

September 17, 2021

Re: 21-115803-ZO

City Staff:

At the March meeting of the South Gateway Neighborhood Association, Jeremy Shoenfelder of Mosaic Development and Andy Harmon of Steele Associates showed a preliminary proposal for the development of land on the East side of 27th Ave .SE to the South of Kuebler Blvd. They said they were in the early stages of design and had no tenants yet but wanted to work with the community on development. We were told they wanted some upscale mixed use that might include medical offices, restaurants, walkable spaces and senior living facilities all of which would be compatible to the senior living development to the south. One of the questions they were asked was why they wanted to change the zone from RA to Retail Commercial rather than Mixed Use-I or Mixed Use-II. The answer was that, while they didn't have any prospective tenants yet, CR would allow for more possibilities.

After further investigation, and comparing permitted uses allowed in the various zoning classifications, we have been unable to find any uses that would be permitted under the CR designation but not under MU that would be desirable in this neighborhood.

The Mixed-Use zone designation did not yet exist when the adjacent properties were rezoned to CR so there were no other options at the time. This resulted in a major conflict within the neighborhood after the developer gave verbal promises which were not memorialized as conditions for approval. This is one of the reasons the Mixed-Use designation would be much more desirable in this area which is surrounded by residential and church properties.

Therefore, unless the developer can give some specific examples of a use that requires the CR designation, the South Gateway Neighborhood Association is strongly opposed to rezoning the property to CR. This is an area that already has traffic problems and will have even more with the advent of the Costco site across 27th Ave. and another proposed shopping development on the on the north side of Kuebler Blvd. In addition, the allowance of any kind of drive-through business, which would be allowed under CR but not under MU-I or MU-II, would exacerbate the traffic problems and would be an undesirable use on this property.

Thank you for your consideration of our comments.

Michael Hughes

SGNA Land-use co-chair



RESPONSE TO REQUEST FOR COMMENTS

DATE: Wednesday, October 13, 2021

CASE/APP NUMBER: CPC-ZC21-04 / 21-115803-ZO / 21-115805-ZO

PROPERTY LOCATION: 2900 Block of Kuebler Blvd SE

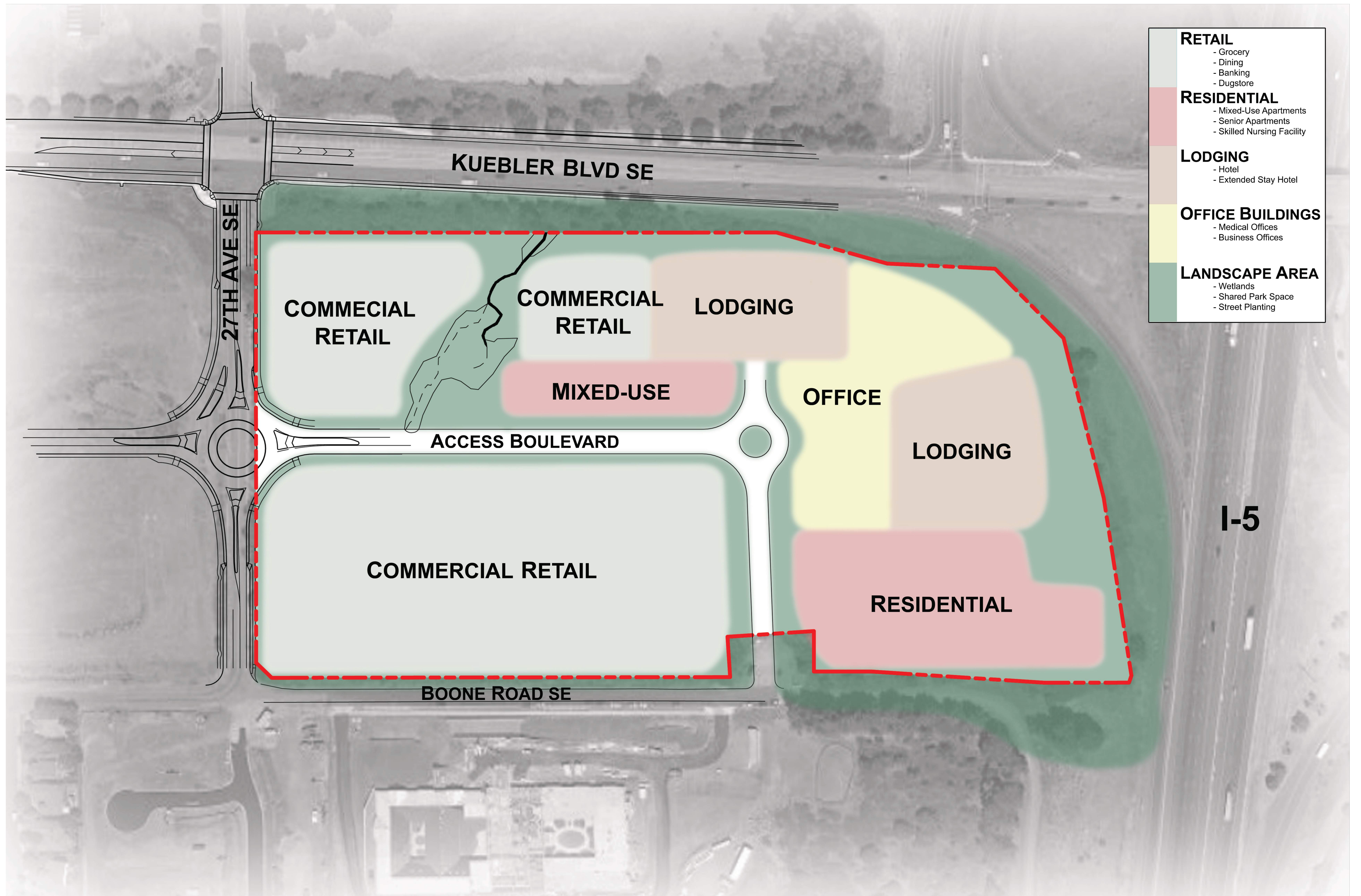
CASE MANAGER: Olivia Dias, Current Planning Manager, City of Salem

Email: odias@cityofsalem.net

COMMENTS FROM: Jolynn Franke, Transit Planner I, Cherriots

Email: planning@cherriots.org

COMMENTS: Cherriots was contacted by a developer regarding this property in June of this year. This developer was very interested in accommodating public transit and Cherriots was very interested in serving this development. The conceptual site plan included with this response was provided to Cherriots by the developer. It shows a new roadway through the development connecting at Boone Rd and 27th Ave with a roundabout at the apex. Cherriots conversations with the developer consisted of adding a bus stop pair on this new road near Boone Rd, south of the roundabout. Regardless of whether this application has been submitted by that same developer or not, Cherriots is still very interested in providing service with bus stops at this location.



	RETAIL - Grocery - Dining - Banking - Dugstore
	RESIDENTIAL - Mixed-Use Apartments - Senior Apartments - Skilled Nursing Facility
	LODGING - Hotel - Extended Stay Hotel
	OFFICE BUILDINGS - Medical Offices - Business Offices
	LANDSCAPE AREA - Wetlands - Shared Park Space - Street Planting

Kuebler Village Conceptual Site Plan

03.05.2021

Olivia Dias

From: Kathryn Chambers <abbykats@hotmail.com>
Sent: Sunday, October 24, 2021 4:42 PM
To: Olivia Dias
Cc: citycouncil
Subject: Kuebler and 27th Rezoning (CPC-ZC21-04)

The citizens of Salem object to the proposed rezoning of the property at 27th and Kuebler. You as our representatives have the chance to prevent the debacle of the Costco development where the developers promised a mixed use development and then acted in extreme bad faith by switching to a big box store.

The developers request for rezoning to a Retail Commercial designation would open the door to another big box store bringing with it additional traffic congestion and other related problems.

The mixed use zone designation would match the uses expressed by the developer in their original concept design.

Going with Mixed-Use zoning would also prevent the developer from promising a mixed-use development then switching to a big-box store as was done on the Costco property, which was rezoned as Commercial-Retail.

Please make sure this time, the rezoning reflects community values and the “livability” that Salem leaders so regularly espouse and that developers are held to their proposals.

Sincerely,
Kathryn Chambers
Member South Gateway Neighborhood Association

Olivia Dias

From: SUZI NERLI <mbsstudio@gmail.com>
Sent: Sunday, October 24, 2021 7:58 PM
To: Olivia Dias
Subject: Re: 21-115803-ZO response

RE: 21-115803-ZO

Council Members,

I live in Boone Wood Estates and submit this letter in complete opposition to the proposed rezoning of the property on the east side of 27th Ave SE and to the south of Kuebler Blvd. from MU to CR.

The area does NOT need another shopping area nor commercial space. With the upcoming Costco being built (much to the resident's numerous objections) across 27th, more commercial business, including additional potential "Big Box" stores will create greater traffic problems, higher risks to pedestrians and cyclists, increased noise and light pollution, increased crime including vandalism, ongoing disruption of local wildlife. Additionally, there will be added time delay for emergency vehicles as well as add to current resident's travel times.

Although the council did not take into consideration the resident's numerous oppositions to the development of Costco (with the exception of Councilmember Leung) and appear to be more interested in serving corporate interests not the city residents, I request that the Council reexamine their loyalties and vote to keep this property zoned MU

Thank you,

Suzi Nerli
mbsstudio@gmail.com

Olivia Dias

From: lmg@earthlink.net
Sent: Sunday, October 24, 2021 3:45 PM
To: Olivia Dias
Subject: Zone Change Case No. CPC-ZC21-04 Planning Commission Comments
Attachments: Drft2 Letter for 0 Kuebler Blvd (1).pdf

To the Planning Commission:

An application for rezoning the property at Kuebler and 27th from Residential/Agricultural to Commercial-Retail is up for your approval. The South Gateway Neighborhood Association submitted a letter of opposition (see attached) to the application.

We are also against this application:

- 1) The developer failed to add conditions to their application to the uses expressed in their original concept design that indicated that the property would include mixed uses (medical offices, residential, etc.) versus pure commercial uses.
- 2) The mixed use zone designation would match the uses expressed by the developer in their original concept design. Going with Mixed-Use would also prevent the developer from promising a mixed-use development then switching to a big-box store as was done on the Costco property, which was rezoned as Commercial-Retail. Fool us once PacTrust/Costco) shame on them, fool us twice—how stupid can we get?

Lora Meisner & Glenn Baly
1347 Spyglass Court SE
Salem, OR 97306
503-588-6924



NEIGHBORHOOD ASSOCIATION
555 LIBERTY ST. SE RM. 305 SALEM OR 97301 • 503-588-6207 • WWW.CITYOFSALEM.NET/NEIGHBOR

Re: 21-115803-ZO

City Staff:

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The Mixed Use zone designation did not yet exist when the adjacent properties were rezoned to CR so there were no other options at the time. This resulted in a major conflict within the neighborhood after the developer gave verbal promises which were not memorialized as conditions for approval. This is one of the reasons the Mixed Use designation would be much more desirable in this area which is surrounded by residential and church properties.

Therefore, unless the developer can give some specific examples of a use that requires the CR designation, the South Gateway Neighborhood Association is strongly opposed to rezoning the property to CR. This is an area that already has traffic problems and will have even more with the advent of the Costco site across 27th Ave. and another proposed shopping development on the north side of Kuebler Blvd. In addition, the allowance of any kind of drive-through business, which would be allowed under CR but not under MU-I or MU-II, would exacerbate the traffic problems and would be an undesirable use on this property.

Thank you for your consideration of our comments.

Michael Hughes

SGNA Land-use co-chair

Olivia Dias

From: Kyle Scott <knute45@aol.com>
Sent: Monday, October 25, 2021 2:35 PM
To: Olivia Dias
Cc: glennbaly12345@gmail.com
Subject: Opposition to Kuebler & 27th Rezoning Application (CPC-ZC21-04)

Dear Ms. Dias,

I have lived in Salem for the past 25 years and was part of the efforts to stop Costco from being built at Kuebler & 27th. As we all know, the leadership of the City of Salem once again put filling the cities coffers before the well being of its citizens. I live at the top of Foxhaven Dr. and use to have a nice view of green hills and cows. Now, I have a lovely view of the entire roof line of the new Costco building and I have the Mayor and the Salem City Council to thank for that. Our city leaders have failed the citizens of South Salem with the approval of the Costco development, and I don't hold much hope that they will see the huge mistake in allowing more commercial developments to be placed in this area.

Our once quiet and lovely neighborhoods are being overtaken by greedy developers and the poor decisions of our spineless Mayor and Salem City Council. I completely agree with Glen Baly and the South Gateway Neighborhood Association position on this new zoning proposal for the east side of Kuebler and 27th. It is a terrible idea to rezone this property for commercial use. Traffic is already bad and will soon be worse with the opening of Costco. It will be complete grid lock if more commercial developments are allowed to be built. Kuebler is the only northbound access to I-5 for all South Salem residents from River Rd to the interstate. Putting more commercial developments at the mouth of the Kuebler- I-5 interchange is like putting a cork in a bottle.

I strongly oppose the zoning changes to commercial use on the east side of Kuebler and 27th. For once, please listen to the citizen's who live in the surrounding neighborhoods and who will be effected by any poor decisions made by our city leaders. Our city leaders are prostituting themselves and our neighborhoods lured by the enticement of big development money. It's time for Salem city leadership to start making decisions, which will enhance the lives of its citizen's and not sell us out for a few pieces of silver.

Please feel free to contact me if you have any questions.

Sincerely,

Kyle Scott
Citizen of South Salem