

MARCH 27TH



Community and Economic Development Department

City of Sweet Home
1140 12th Avenue
Sweet Home, OR 97386
541-367-8113
Fax 541-367-5113
www.ci.sweet-home.or.us

Application for an Amendment to the Comprehensive Plan or Zoning Maps or Text

Within 30 days following the filing of this application, the City Planner will make a determination of completeness regarding the application. If deemed complete, the application will be processed.

Date Received:
Date Complete:
File Number:
Map/Text Amendment Application Fee \$:
Zoning Application Fee \$: 1030.00
Receipt #:
Planning Commission Hearing Date:
City Council Hearing Date:

Applicant's Name:

DILL LUND

Applicant's Address:

37627 MT. HOPE DR

Applicant's Phone and e-mail:

541-979-9560 WLUND-ALBANY@YAHOO.COM

Property Owner:

RENEWED PROPERTIES LLC

Owner's Address:

SAME

Owner's Phone and email:

SAME

Comprehensive Plan Map or Zoning Map Amendment

Subject Property Address:

4472 Hwy 20

Subject Property Assessor's Map and Tax Lot:

135 010 28D 00200

Subject Property Size:

8.72

Current Zoning Classification:

HIGHWAY COMMERCIAL

Current Comprehensive Plan Classification:

R2

Purpose of Request

TO BUILD MULTI FAMILY HOMES OR SIMILAR

Zoning or Comprehensive Plan Text Amendment

Sections proposed to be changed:

Proposed language for change.

Attach proposed text to this form.

Purpose of Request

Submittal Requirements

The checklist on the other side of this application lists the required items must be submitted with this application and the Criteria the request must meet. Please address all items that apply to this request.

I certify that the statements contained on this application, along with the submitted materials, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature:

[Handwritten signature]

Date:

3/20/2020

Property Owner's Signature:

[Handwritten signature]

Date:

Narrative

4472 Hwy 20, Sweet Home Zone change to R-2

§ 17.28.010 PURPOSE.

The purpose of the R-2 zone is to provide areas suitable and desirable for highdensity residential development, and particularly for apartme nts, but where other types of residential and related public service uses are appropriate. The R-2 zone is most appropriate in areas which have been developed for high- density residential use or which are suitable for such use due to proximity to downtown Sweet Home and to highway- related commercial areas inside the city.

SHMC 17.12.025 REVIEW CRITERIA FOR MAP AMENDMENTS.

An amendment to the official zoning or comp plan map maybe authorized provided that the proposal satisfied all relevant requirements of this title and also provide that the applicant demonstrates the following:

- A. This zone change we are proposing is/will be consistent with the goals and policies of the comp plan.
- B. This development will be timely and orderly with a structured time line considered and is consistent and follows the pattern of surrounding residential uses.
- C. All utilities, water and sewer are right up to the property at 45th st. and up to the property on the connecting 44th st. and we have checked with city engineering to make sure ALL the utilities are available.
- D. This zone change is MORE than consistent with Oregon's statewide planning goals as

The narrative for this zone change is the need for more residential housing in Sweet Home. Currently there is a large amount of unused Highway commercial land and not enough residential land.

We propose the zone change so that Sweet Home will have enough land to build more than needed residential homes. This zone change could add minimum 60 homes and up to 120 high density homes to this lot. This lot currently zoned will not meet the goals of the state to create very needed residential homes.

We are grateful to already have provided housing up at Lake Pointe and will also be grateful to continue providing more residential housing for Sweet Home.

Renewed Properties, LLC

