



# Community Development Land Use Application

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 Location: 1387 Avenue U. Seaside, OR 97138

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Property Information:					
STREET ADDRESS OR LOCATION OF PROPERTY					
ZONE	OVERLAY ZONE	TOWNSHIP	RANGE	SECTION	TAX LOT(S)

Owner:	Applicant/Representative Other than Owner:
NAME	NAME OF APPLICANT / REPRESENTATIVE
ADDRESS	ADDRESS
PHONE	PHONE
EMAIL	EMAIL
SIGNATURE	SIGNATURE

**Proposed Use:**

**Existing Use:**

**Site Plan:**

Please attach a site plan of the property showing lot dimensions, sizes, and locations of all existing and proposed structures. The site plan must show the structure's setbacks to all property lines as well as access to the site and the parking area layout. Site plans must be drawn to scale and show the needed information pertinent to the request. Parking Maps for VRDs must have scaled dimensions showing the location of required 9'x18' car spaces.

Specific of Request:			
Conditional Use	Non-conforming	Subdivision	Zoning Code Amendment
Landscape/Access Review	Planned Development	Temporary Use	Zoning Map Amendment
Major Partition	Property Line Adjustment	Vacation Rental	Appeal
Minor Partition	Setback Reduction	Variance	

For Office Use Only	
Application Received:	File Number:
Application Deemed Complete:	120-Day Decision:
Staff Decision (Type 1)	PC Decision (Type 2)



## Community Development

# Zoning Map Amendment

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The City of Seaside City Council may authorize a zone change in accordance with the provisions in the City of Seaside Zoning Ordinance when the proposed change is found to be consistent with the City of Seaside Comprehensive Plan.

In accordance with Section 15.4 of the Comprehensive Plan, the property owner must justify the zone change based on the following considerations:

1. Any revision shall be based on an examination of development trends, population growth, and effectiveness of the policy statement since the adoption or previous revision date.
2. Changes to the Comprehensive Plan shall be based on adequate findings of public need and factual information.
3. Findings of fact for requested Comprehensive Plan revisions shall as a minimum:
  - a. Explain which plan goals, objectives, or policies are being furthered by the change.
  - b. Present the facts used in making the decision,
  - c. Explain how the change will serve the public needs.
4. As with the preparation of the Comprehensive Plan, other jurisdictions and agencies shall be involved in the process of revision or updating.
5. Zone changes shall be consistent with the Comprehensive Plan.

The following questions shall be answered in a narrative statement submitted with your application:

1. What is the land area that will be affected by the map amendment?
2. What are the current land uses in the surrounding area?
3. What is the proposed use of the site?
4. What is the impact of the proposed amendment on land use and development patterns in the city regarding:
  - a. Traffic generation and circulation patterns
  - b. Population concentrations
  - c. Demand for public facilities and services
  - d. Maintenance of public health and safety
  - e. Level of park and recreation facilities
  - f. Economic activities
  - g. Protection and use of natural resources

- h. Natural hazards and constraints
  - i. Compliance of the proposal with existing adopted special purpose plans or programs, such as public facilities improvement programs.
- 5. Is there a need for the proposed map change based on the lack of available land in the districts where the proposed use is allowed?
- 6. Are adequate urban services available to the site for the proposed use?
- 7. How does the proposed amendment comply with all the applicable Statewide Planning Goals and administrative rule requirements? The State's Transportation Planning Rule requires an amendment to an acknowledged comprehensive plan or land use regulation to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of transportation facilities. If there is a proposed change to the urban growth boundary, then compliance with Goal 14 and the Urban Growth Policies of the City of Seaside will also need to be described.
- 8. Can the proposed amendment be implemented within the existing framework of the comprehensive plan?
  - a. Is the proposed amendment and appropriate action under one or more of the following criteria?
    - i. It corrects identified errors in the provisions of the comprehensive plan.
    - ii. It represents a logical implementation of the plan.
    - iii. It is mandated by changes in federal, state, or local law.
    - iv. It is otherwise desirable, appropriate, and proper.

Applicants are strongly encouraged to schedule a pre-application meeting with City Staff to discuss the request prior to the submittal of the application.