



**Marion County**  
OREGON

# ZONE CHANGE/COMPREHENSIVE PLAN CHANGE APPLICATION

**RECEIVED**

**Do not double-side or spiral bind any documents being submitted**

JUN 03 2025

**Marion County  
Planning**

**Fee: Please check the appropriate box:**

- ☒ Zone Change - \$2500+\$40/acre **\$2521**      ☐ Mineral Aggregate Site - \$6360 base fee +  
☐ Comprehensive Plan Change - \$3755+\$70/acre      \$30/acre – 0-100 acres  
☐ Zone Change/Comprehensive Plan Change - \$4510+\$70/acre      \$90/acre – 101-200 acres  
☐ Zone Change/Comprehensive Plan Change -      \$120/acre – 201-399 acres  
with goal exception \$6010+\$70/acre      \$180/acre – 400+ acres

PROPERTY OWNER(S): <del>Jun Yao Cen</del> Junyao Cen	ADDRESS, CITY, STATE, AND ZIP: 193 Lancaster Dr NE, Salem, OR, 97301
PROPERTY OWNER(S) (if more than one): Lucky Jun LLC	ADDRESS, CITY, STATE, AND ZIP: Same
APPLICANT REPRESENTATIVE:	ADDRESS, CITY, STATE, ZIP
DAYTIME PHONE (if staff has questions about this application): 503-400-8627	E-MAIL: JunyaoCen@gmail.com
ADDRESS OF SUBJECT PROPERTY:	SIZE OF SUBJECT PROPERTY:
The property owners request to change the zone from (current) <u>RM</u> to (proposed) <u>CR</u> and/or change the Comprehensive Plan designation from _____ to _____. Provide detailed information on the attached "Applicant Statement" page.	
Will a railroad highway crossing provide the only access to the subject property? ( ) Yes ( ) No If yes, which railroad:	

**FOR OFFICE USE ONLY:**

Township <u>7S</u>	Range <u>2W</u>	Section <u>30CC</u>	Application elements submitted:
Tax lot number(s) <u>100</u>			<input checked="" type="checkbox"/> Title transfer instrument
Zone: <u>RM;CR</u>	Comp Plan: <u>CR</u>		<input checked="" type="checkbox"/> 2 Site plans showing existing/proposed zoning
Zone map number: <u>137</u>	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural		<input checked="" type="checkbox"/> Applicant statement
<input type="checkbox"/> TPA/header			<input type="checkbox"/> GeoHazard Peer Review (if applicable)
Case Number: <u>ZC25-003</u>			<input checked="" type="checkbox"/> Filing fee
Signs given (min. agg. only):			Application accepted by: <u>ACS</u> Set up by: <u>GP</u>
Date determined complete:			Date: <u>6/4/2025</u>

**THE APPLICANT(S) SHALL CERTIFY THAT:**

- A. If the application is granted the applicant(s) will exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the approval.
- B. I/We hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that all the above information and statements and the statements in the plot plan, attachments and exhibits transmitted herewith are true; and the applicants so acknowledge that any permit issued on the basis of this application may be revoked if it is found that any such statements are false.
- C. I/We hereby grant permission for and consent to Marion County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.
- D. The applicants have read the entire contents of the application, including the policies and criteria, and understand the requirements for approving or denying the application.

**PRINTED NAME AND SIGNATURE** of each owner of the subject property.

<u>Junyao Cen</u>	<u>Junyao Cen</u>
Print Name	Signature

_____	_____
Print Name	Signature

_____	_____
Print Name	Signature

_____	_____
Print Name	Signature

**DATED** this 22 day of May, 20 25



I am requesting a zone change to convert the residential portion of my property to commercial so that the entire parcel is uniformly zoned for commercial use. Currently, the property is split between commercial and residential zoning, which limits its development potential and creates inefficiencies in land use planning.

My development plan includes constructing a commercial building at the rear of the existing structure on the property. This proposed building will sell goods and provide retail services to the public. Above the commercial space, I will include dwelling units which address local housing needs. This type of mixed-use development is encouraged in both state and local land use policies.

Specifically, it supports **Oregon Statewide Planning Goal 9 (Economic Development)** and **Goal 10 (Housing)** by creating job opportunities and expanding housing supply. It is also consistent with **Marion County's Comprehensive Plan** policies, which promote efficient land use and compatibility with the surrounding development. The proposed plan will bring new services to the community and help meet local housing demand.

The proposed CR zone fits the property's Comprehensive Plan land use designation, which supports commercial development to serve the community. My project blends with the surrounding area of Lancaster Dr which is majority CR and aligns with the plan's goal of encouraging efficient land use and providing local services. The CR zone is logical as opposed to other zonings because it allows for a small-scale, neighborhood-focused business which I intend to build.

Furthermore, public facilities and transportation infrastructure are already in place to support development. The address is currently serviced with utilities including public water, sewer, and electricity. There is also direct access to public roads and bus routes which makes transportation viable. Should any additional utilities be required, they will be addressed during the development process and coordinated with the appropriate public agencies.

I am also committed to ensuring that development minimizes any negative impact on neighboring properties. I will ensure that construction contractors follow required regulations to minimize potential impacts. For instance, noise will be managed by limiting work to standard daytime hours and traffic concerns will be addressed by providing sufficient on-site parking.

However, the proposed use will not adversely affect adjacent properties, as the scale of development is modest and designed to be compatible with the surrounding neighborhood.

If the zone change is approved, I intend to begin the planning and design phase immediately. This will include architectural drawings, permitting, and coordinating with contractors. My goal is to finalize the development plans within several months of approval and begin construction within the year. I am fully committed to moving forward in a timely manner and expect the commercial building, along with the residential units above, to be underway no later than 12-16 months from the date of approval.