

Site-Specific Comprehensive Plan Map Amendment and Concurrent Rezone

Public Hearing
September 27, 2022

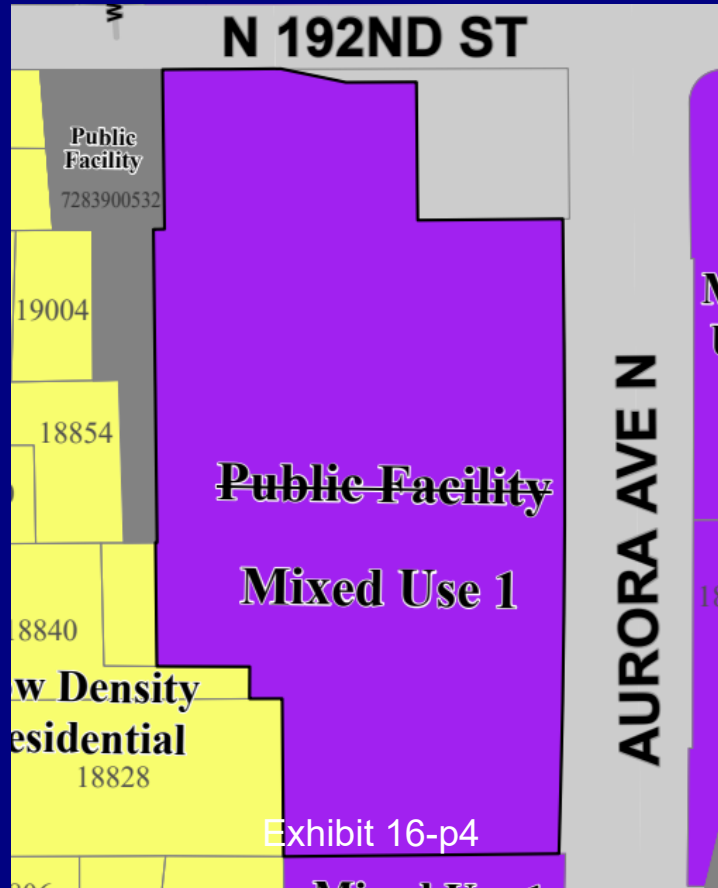


Proposal

1. Change the Land Use Map from Public Facility to Mixed-Use 1.
2. Change the zoning from R-18 and Mixed-Business to Mixed-Business in order to develop the property in the future.

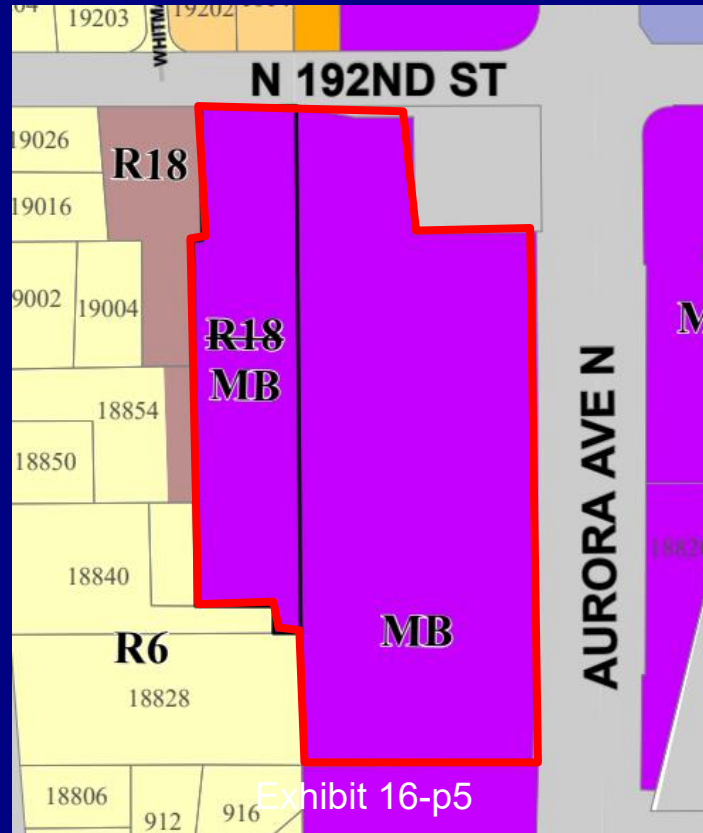


Comprehensive Plan Map ^{Exhibit 16}



Zoning

Exhibit 16



Process

- Neighborhood Meeting August 1.
- Notice of Application (August 4) and Public Hearing (August 25) sent to property owners (500').
- SEPA DNS Issued August 25.
- Hearing Examiner Public Hearing – Recommendation to Council.
- City Council considers the application November 14 and November 28, 2022.

Criteria

1. The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies and the other provisions of the Comprehensive Plan and City policies.



Criteria

2. The amendment addresses changing circumstances and changing community values, incorporates a subarea plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan.



Criteria

3. The amendment will benefit the community as a whole, and will not adversely affect community facilities, the public health, safety or general welfare.



Criteria

4. The amendment is warranted in order to achieve consistency with the Comprehensive Plan goals and policies.



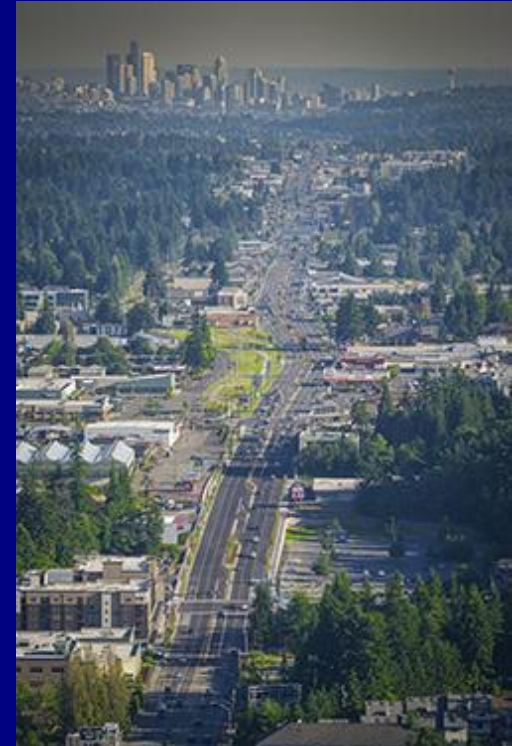
Criteria

5. The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property



Criteria

6. The rezone has merit and value for the community.



Recommendation

Staff recommends approval of PLN 22-0113 by amending the Comprehensive Plan Land Use Map from Public Facility to Mixed-Use 1 and amending the zoning designation from R-18 and Mixed-Business to Mixed-Business.

