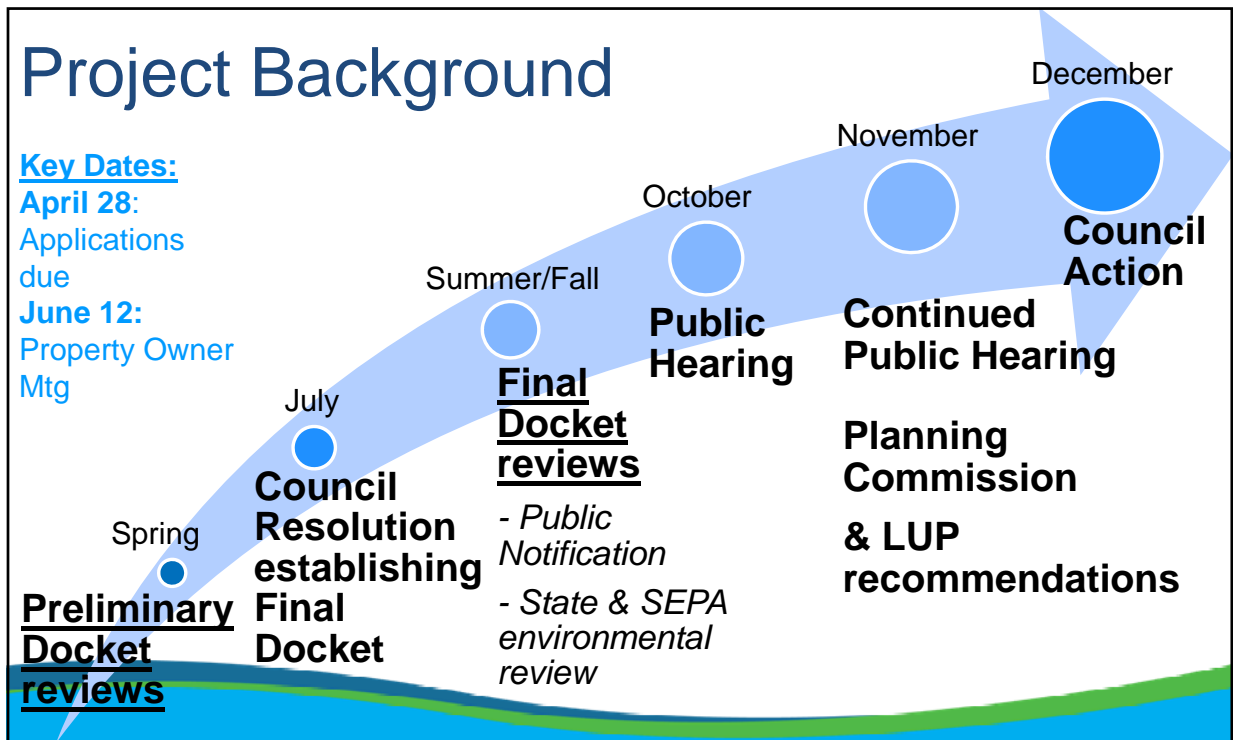


2017 Proposed Comprehensive Plan Amendments & Related Zoning Code Amendments



Council Study Session
November 28, 2017

***Purpose: Review proposals and
request Council action before year end***



Review Proposed Amendments

Final Docket Proposals (14):

- **Total Map Amendments: 7**
 - Proposals initiated by the public: 2
 - Proposals initiated by the City: 5
- **Total Text Amendments: 7**

*****Note: Proposals in Ordinances include ONLY Planning Commission recommended amendments.**

PUBLIC COMMENT RECEIVED		Written Comments Support / Don't Support	Public Hearing Support / Don't Support
M-1	Segale Comprehensive Plan Map Amendment & Concurrent Rezone		- Applicant
M-2	Hillside Park Comprehensive Plan Map Amendment & Concurrent Rezone	- Applicant - 1 individual (concerns) - 7 individuals	- Applicant - 1 speaker (concerns) - 8 speakers
M-2A	Tombs Comprehensive Plan Map Amendment & Concurrent Rezone	- M-2 Applicant - 7 individuals	- M-2 Applicant - 1 speaker (concerns) - 8 speakers
M-3	Address Zoning & Comprehensive Plan Map Consistency	- Alaska Airlines - Kenworth Northwest - Patton	- Kenworth Northwest
M-4	Eliminate Business Park Zone & Land Use Designation	- NW Kidney Center - Prince of Peace Church	- NW Kidney Center
T-4	Add Policy to Explore Locations where Duplexes May be Appropriate		- 1 speaker

M-1) Segale Properties Map Amendment & Rezone Proposal

Proposal: To change portion of undeveloped parcel as part of future multi-family development.

- **From:** Residential Low Density/ UL-9,600 single family zone
- **To:** Residential High Density/ UH-900 multi-family zone

PC Recommendation: Approve

LUP Recommendation: Approve

Staff Recommendation: Approve



Proposal: To change classifications of undeveloped lot for future senior (assisted living) and/or multi-family housing project, depending on the market.

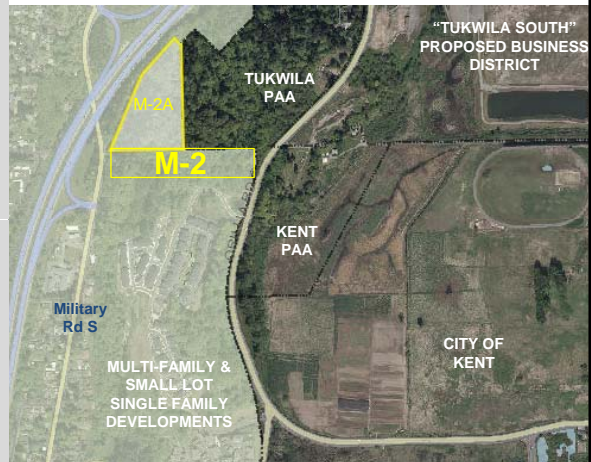
- **From:** Residential Medium Density/ UL-15,000 single family zone
- **To:** Residential High Density/ UH-900 multi-family zone

PC Recommendation: Approve

LUP Recommendation: Do not approve

Staff Recommendation: Do not approve

M-2: Hillside Park Map Amendment & Rezone Proposal



Proposal: City Council requested that M-2A be considered concurrently with M-2 because of adjacency of parcels and issues of compatible future development.

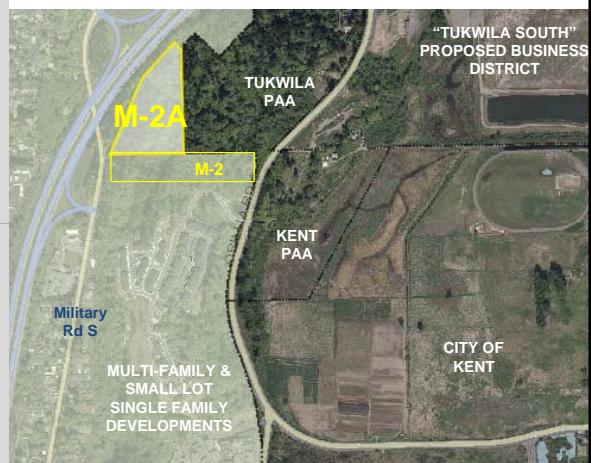
- **From:** Residential Low Density/ UL-15,000 single family zone
- **To:** Residential High Density/ UH-900 multi-family zone

PC Recommendation: Approve

LUP Recommendation: Do not approve

Staff Recommendation: Do not approve

M-2A: Tombs Parcel Map Amendment & Rezone Proposal



PROPOSED MAP AMENDMENTS		RECOMMENDATIONS
M-3	Address Zoning & Comprehensive Plan Map Consistency: Change classifications of properties zoned at a higher intensity than their land use designations (17 properties)	<i>See following slides</i>
M-4	Eliminate “Business Park” Zone & Land Use Designation: Eliminate Business Park because of development constraints (29 properties)	<i>PC: Approve LUP: Approve Staff: Approve</i>
M-5	Correct/Update Land Use Designations of City-Owned & Adjacent Properties (5 properties)	<i>PC: Approve LUP: Approve Staff: Approve</i>
M-6	Update Comprehensive Plan Informational Maps (housekeeping)	<i>PC: Approve LUP: Approve Staff: Approve</i>

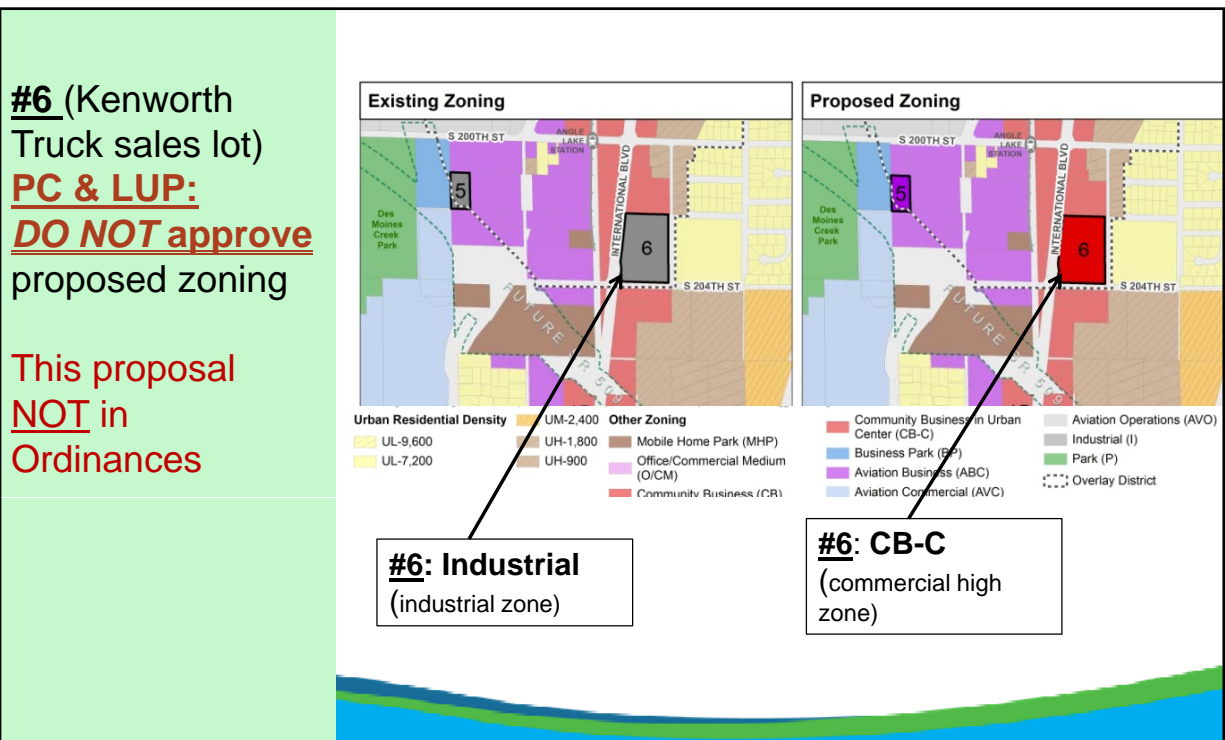
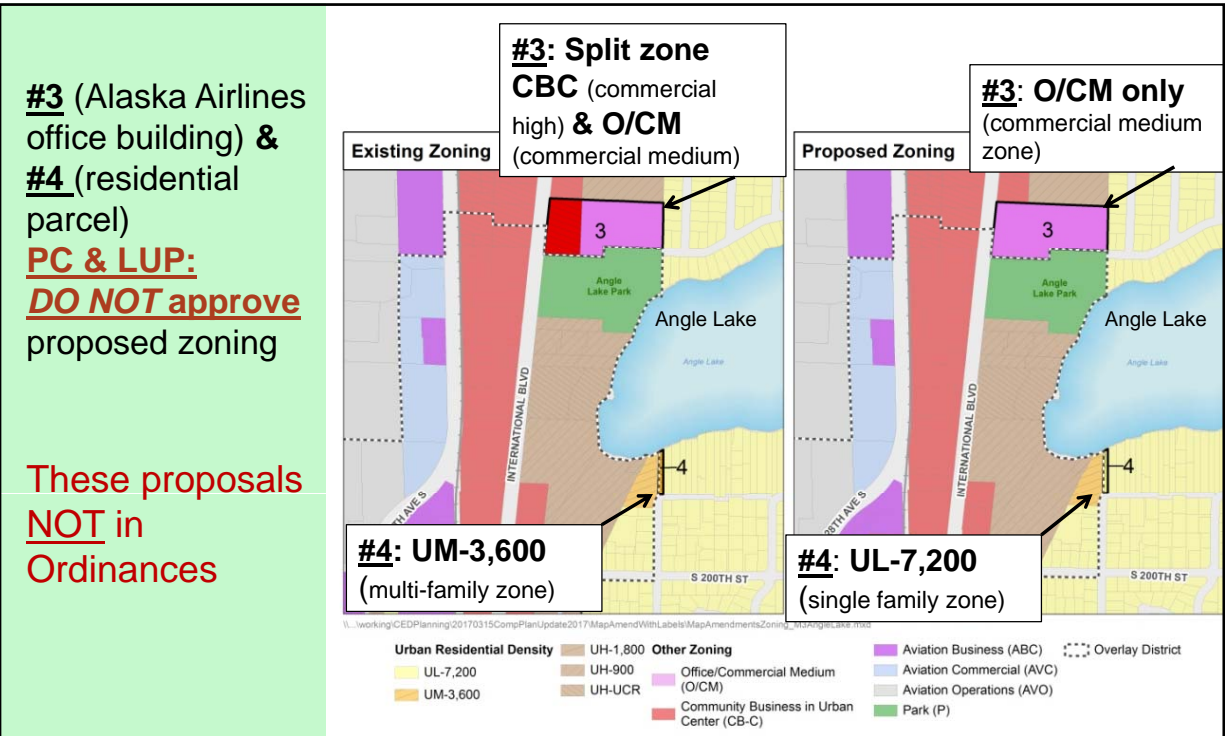
M-3) Zoning & Comp Plan Consistency

Proposal: To change the zoning and/or land use designations of parcels with zones of higher intensity than allowed by Comprehensive Plan. (17 parcels)

PC Recommendation: Approve all EXCEPT parcels #3, 4 & 6

LUP Recommendation: Approve all EXCEPT parcels #3, 4 & 6

Staff Recommendation: Approve



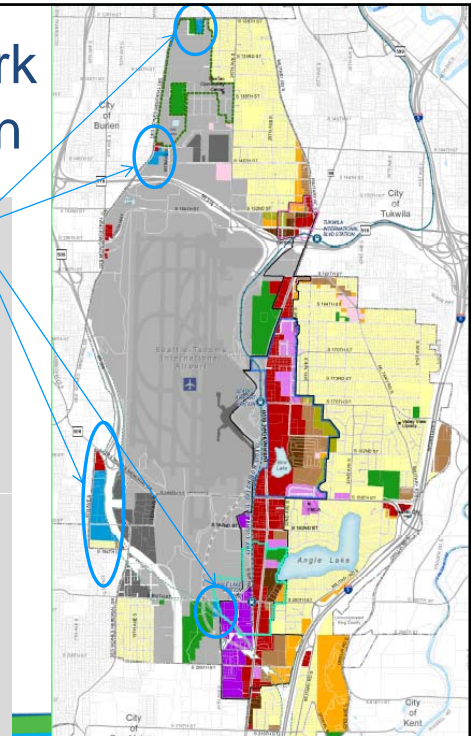
M-4) Eliminating Business Park Zone & Land Use Designation

Proposal: Eliminate **Business Park** land use designation and zone and replace with compatible classifications. (29 parcels)

PC Recommendation: *Approve*

LUP Recommendation: *Approve*

Staff Recommendation: *Approve*



PROPOSED TEXT AMENDMENTS		RECOMMENDATIONS
T-1	<p>Clarify Land Use Designation Descriptions & Criteria: Initiated to clarify designations and assist with evaluation of future map amendment proposals.</p>	<p><i>PC: Approve</i> <i>LUP: Approve</i> <i>Staff: Approve</i></p>
T-2	<p>Integrate Low Impact Development (LID) Policy Updates: Per State requirements.</p>	<p><i>PC: Approve</i> <i>LUP: Approve</i> <i>Staff: Approve</i></p>
T-3	<i>Withdrawn</i>	<i>N/A</i>
T-4	<p>Add Duplex Policy to Explore Where Appropriate: Including in some low density residential/single family areas.</p> <p>This proposal <u>NOT</u> in Ordinance.</p>	<p><i>PC: Do not approve</i> <i>LUP: Do not approve</i> <i>Staff: Approve</i></p>

SUMMARY OF PROPOSED TEXT AMENDMENTS		RECOMMENDATIONS
T-5	Update Policies on Regional Facility Design: Initiated because of Sound Transit & SR-509 extensions.	<i>PC: Approve LUP: Approve Staff: Approve</i>
T-6	Add Policy Establishing Review of City Center Plan: Plan adopted in 1999 and near end of 20-year vision.	<i>PC: Approve LUP: Approve Staff: Approve</i>
T-7	Update Capital Facilities Plan Update: Update includes new policy adopting Highline School District Capital Facilities Plan by reference. <i>-Capital Facilities Plan update in Ordinance -New School District policy <u>NOT</u> in Ordinance</i>	<i>PC & LUP: Approve Capital Facilities Plan, do not approve School District policy. Staff: Approve</i>
T-8	Remove Business Park References from Comp Plan & Zoning Code: Addendum to M-4.	<i>PC & LUP: Approve Staff: Approve</i>

END OF PRESENTATION

