



2013 Comprehensive Plan Amendment Process

October 1, 2013

Presentation to the SeaTac Planning Commission

Exhibit B

Process

- + Amendment process open to public
- + Two stage process
 - × Preliminary Docket – all proposals
 - × Final Docket – screened proposals
- + Final Docket proposals subject to SEPA review, public noticing & Public Hearing

2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

Status

- + SEPA process completed
 - × DNS issued Sept. 2
 - × No appeals filed
- + Public Hearing Notice
 - × Mailed Oct. 1 to all property owners within 1,000 ft. of proposed map amendments

2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

Schedule (Dates may change)

- + Informational Open House March 5
- + Application Submittal Deadline March 29
- + Planning Commission Review May 7
- + Planning Commission & Staff Recommendations-
Proposals to include in Final Docket May 21
- + City Council Review – Preliminary Docket June 11
- + Council Establishes Final Docket June 25

2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

Schedule (Cont.)

- + Public Hearing w/Open House October 15
- + Planning Commission Recommendation-
on Proposals to Adopt November 5
- + Council Review November 12
- + Council Action (proposed) November 26

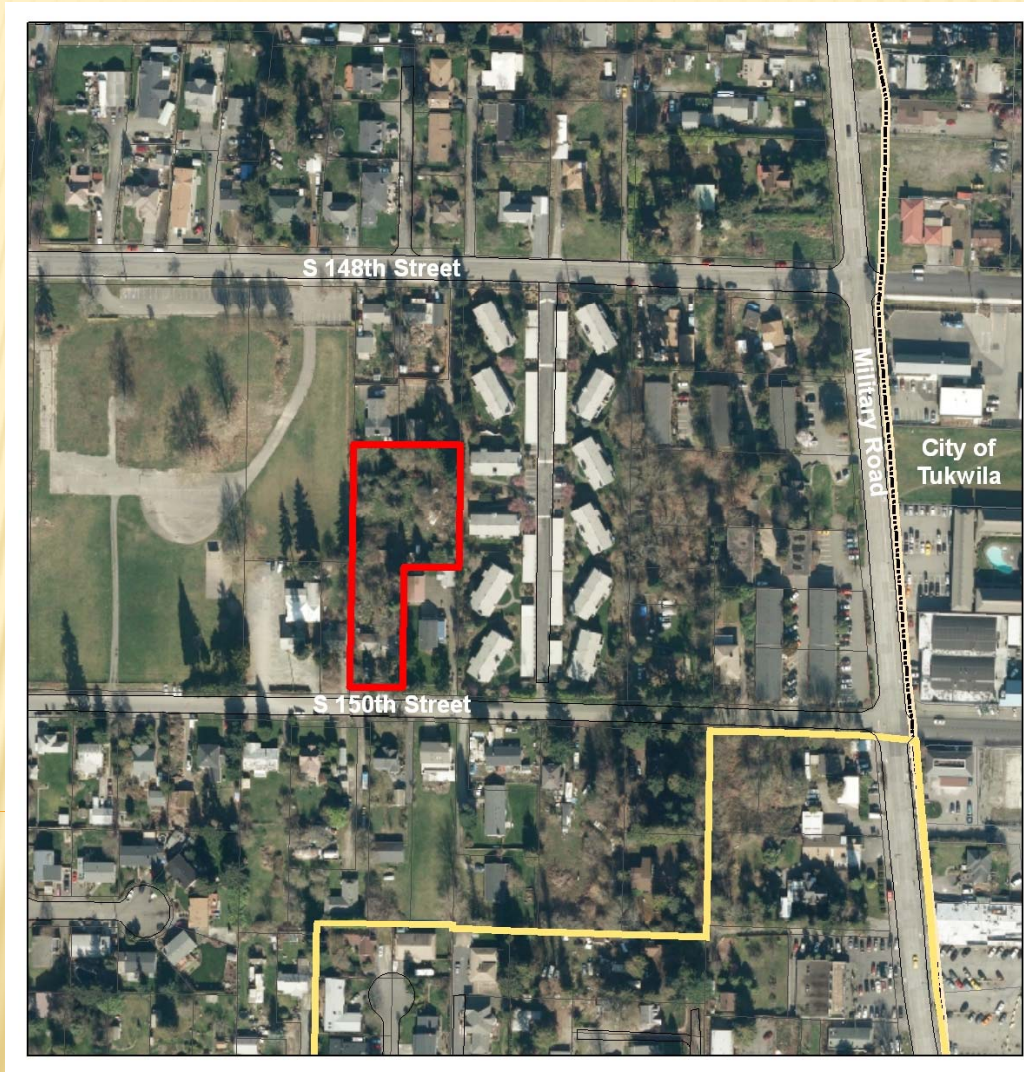
2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

PROPOSED AMENDMENTS

2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-1 LOCATION AND CONTEXT

Parcel Outlined in **Red** Proposed for Change

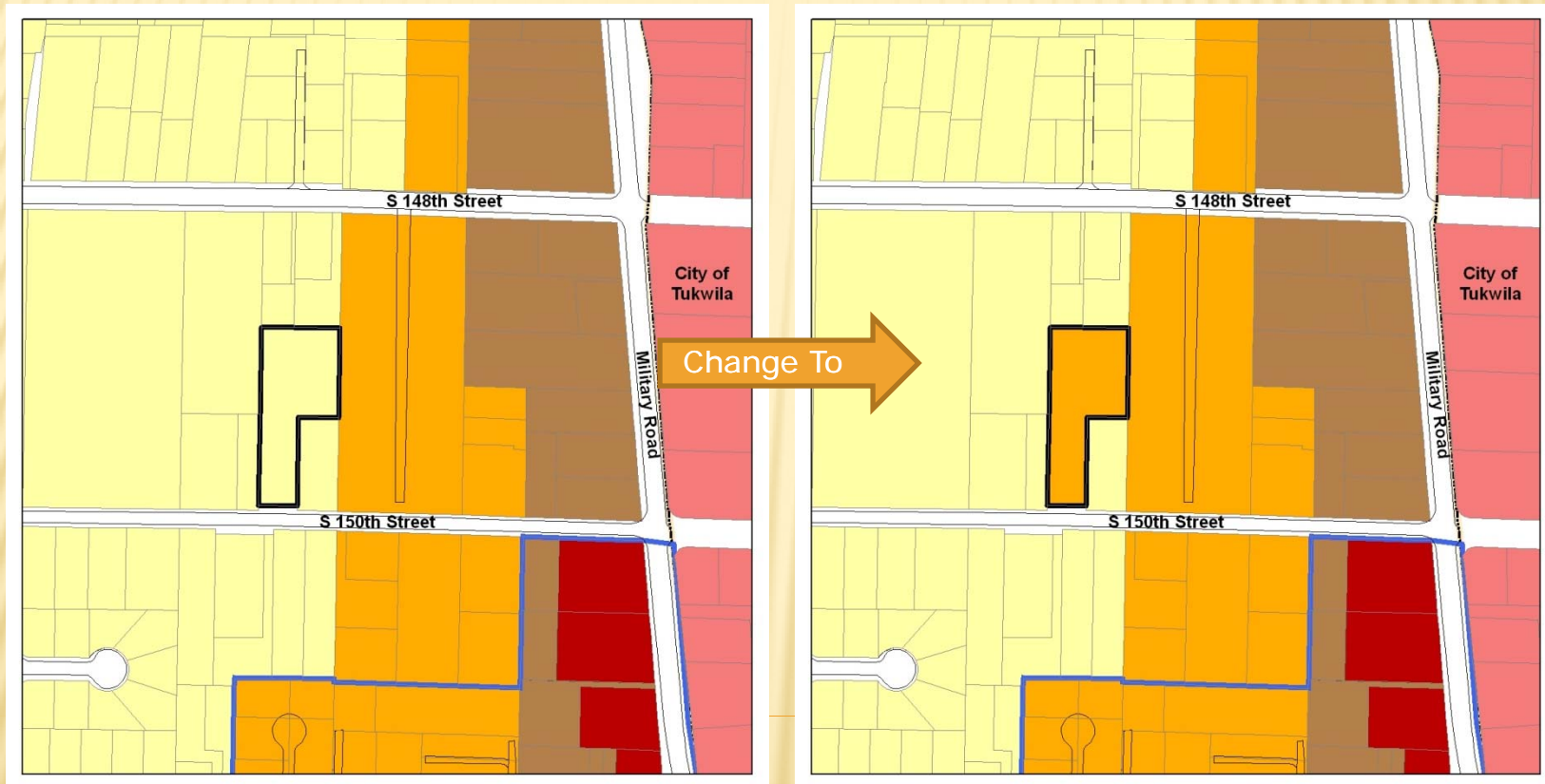


2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-1: COMPREHENSIVE PLAN

Existing Comprehensive Plan:
Residential Low Density

Proposed Comprehensive Plan:
Residential Medium Density



**SEATAC
COMP.
PLAN**



Subject Parcel



Residential Low Density



Residential Medium Density



Residential High Density



Commercial High Density



Station Area-S. 154th Street

TUKWILA COMP. PLAN



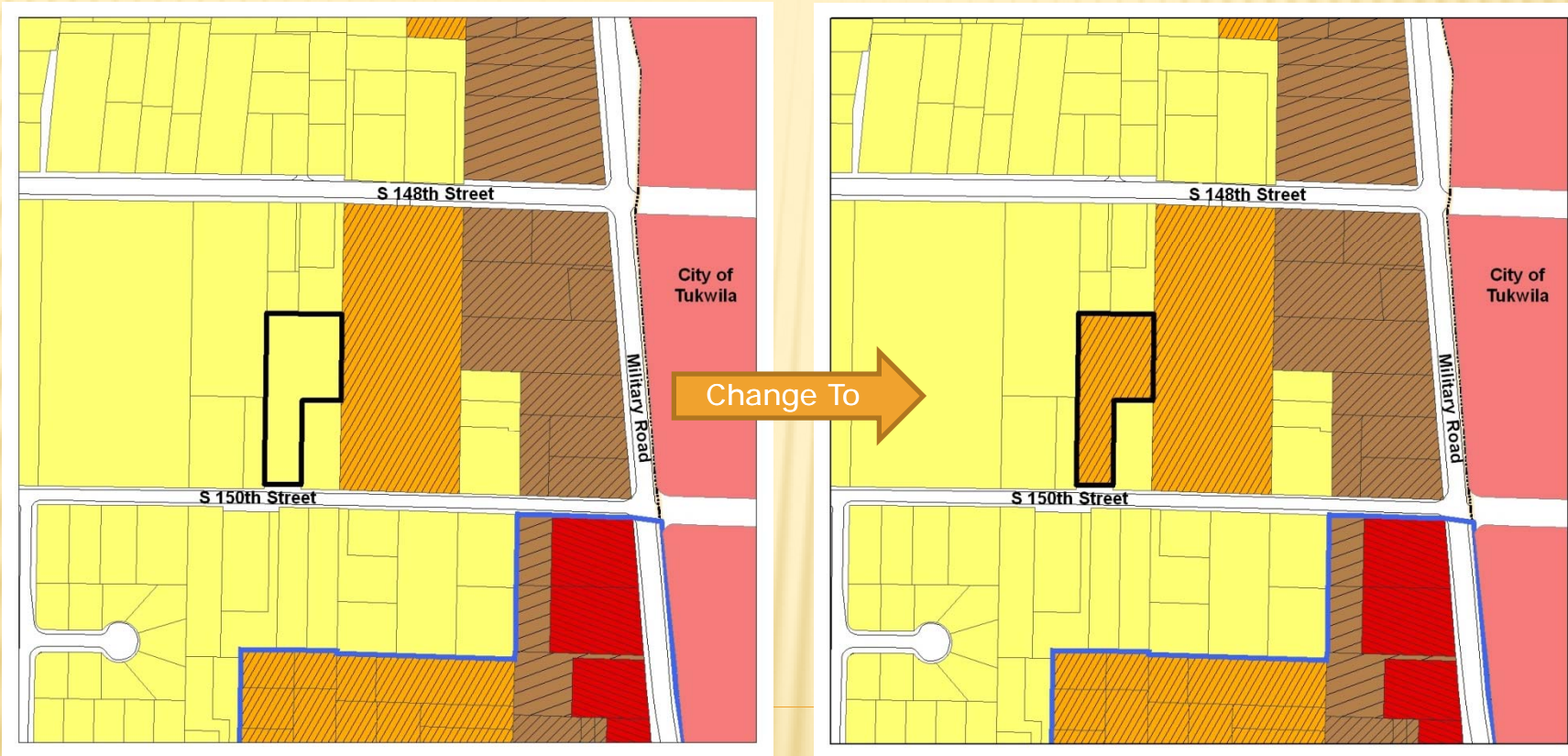
RC - Regional Commercial

2013 COMPREHENSIVE PLAN AMENDMENT PROCESS





MAP AMENDMENT A-1: ZONING




Existing Zoning:
UL-7200

Proposed Future Zoning:
UM-2400



SEATAC ZONING

-  Subject Parcel
-  UL-7,200
-  UM-2,400
-  UH-1,800

-  UH-900
-  Community Business in Urban Center (CB)
-  Station Area - S. 154th Street

TUKWILA ZONING

-  RC - Regional Commercial

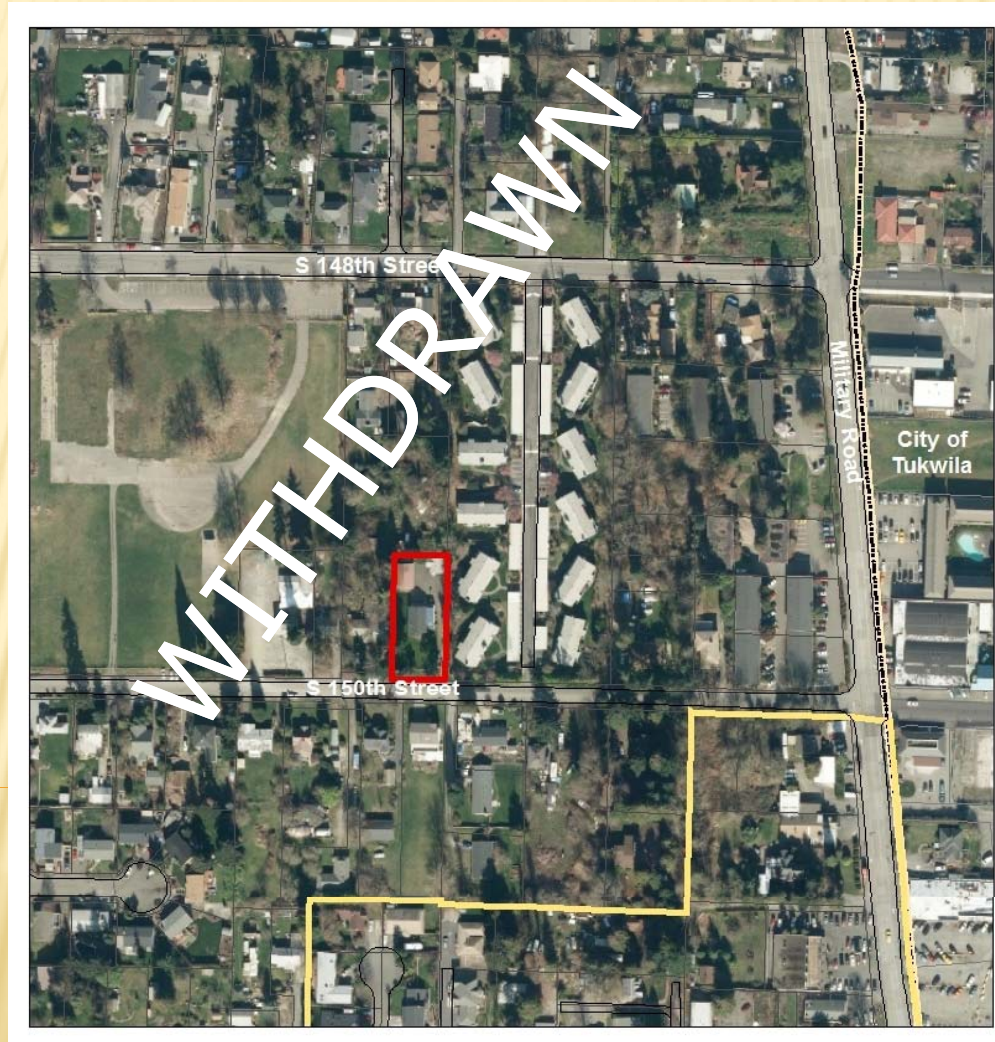
MAP AMENDMENT A-1: NEW INFORMATION

- ✘ New Property Owner
 - + Property has been acquired by Islamic Center of Seattle Mosque
 - + Short term use: parking for Mosque congregation
 - + Long term use: new Mosque building to accommodate congregation, with associated parking using both parcels

2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-2 LOCATION AND CONTEXT

Parcel Outlined in Red Proposed for Change



2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-3 LOCATION AND CONTEXT

Parcel Outlined in Red Proposed for Change

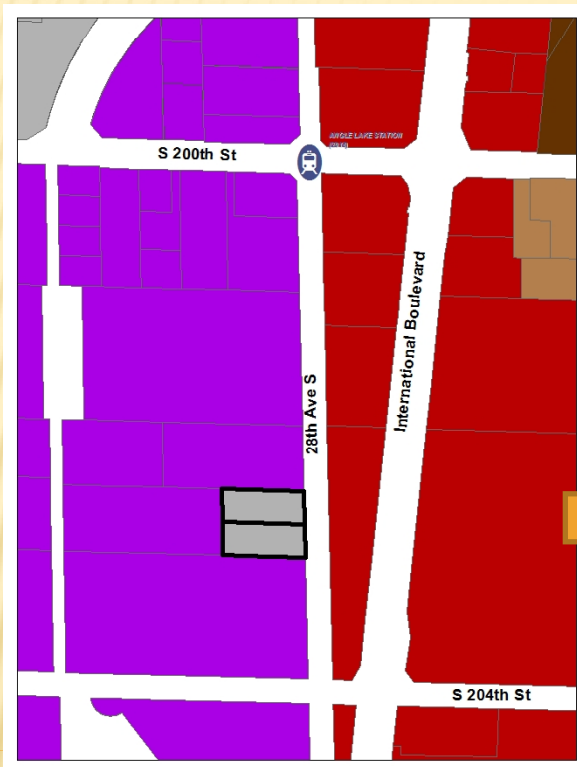


2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

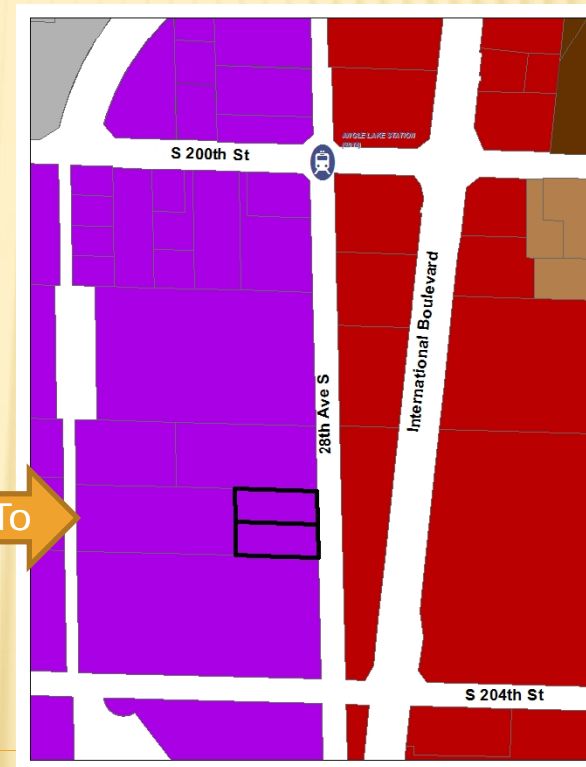
MAP AMENDMENT A-3: COMPREHENSIVE PLAN

Existing Comprehensive Plan:
Airport

Proposed Comprehensive Plan:
Aviation Business Center (ABC)



Change To



Comprehensive Plan



Subject Parcels



Residential High Density



Residential High Mixed Use



Commercial High Density



Aviation Business Center



Airport

2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-3: ZONING

Existing Zoning:
Mobile Home Park






Proposed Future Zoning:
Aviation Business Center (ABC)







Change To



Zoning

-  Subject Parcels
-  UL-7,200
-  UH-1,800
-  UH-900
-  Mobile Home Park (MHP)

-  Community Business-Urban Center (CB-C)
-  Aviation Business Center (ABC)
-  Aviation Operations (AVO)
-  Industrial (I)

MAP AMENDMENT A-3: RELEVANT INFORMATION

- ✘ Background:
 - + Former Town & Country Mobile Home Park –
 - ✘ Port acquisition in 2010 – park closed
 - ✘ Recent acquisition by Sound Transit – “Airport” designation not appropriate
- ✘ Size of site: 0.78 acres (33,907 sq. ft.)
- ✘ Current use: Vacant
- ✘ Future use: undetermined

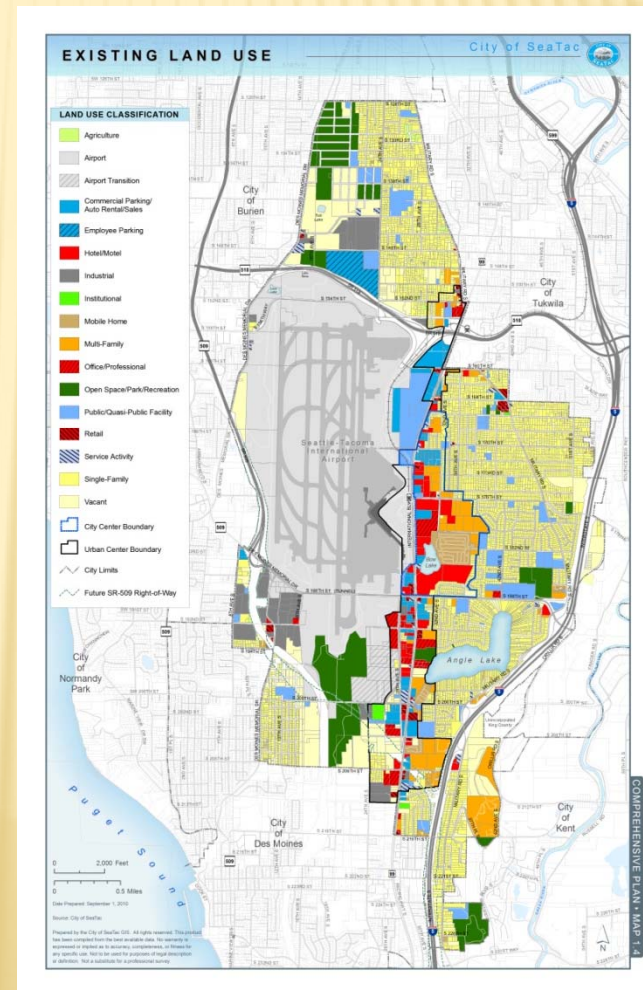
2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

Other Map Amendments

Map Amendment B-1

Update Current Land Use Map to incorporate new information

- (typical change: vacant to developed)
- Annual Update - Housekeeping



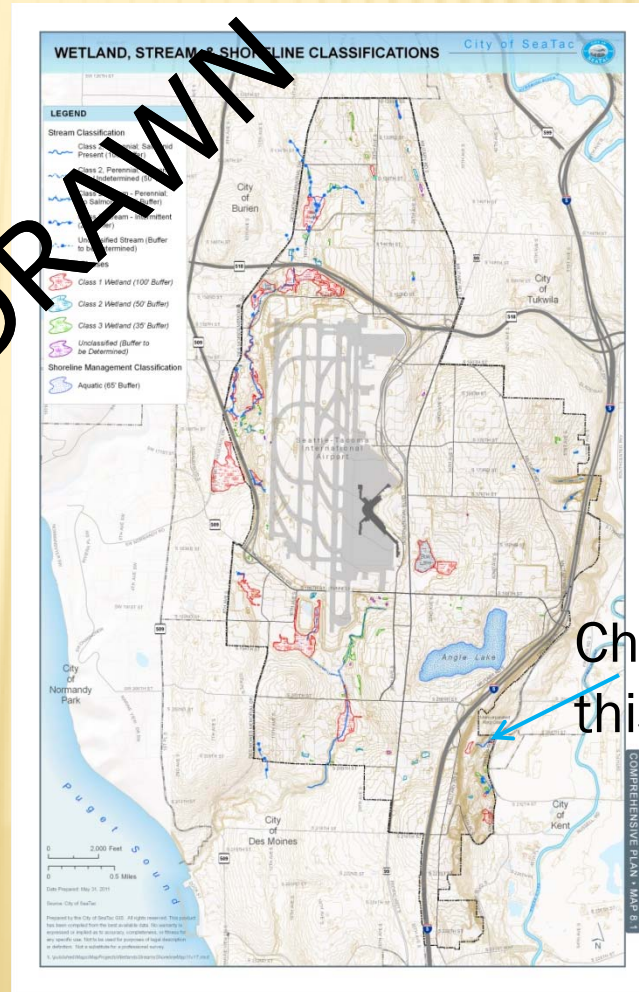
2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

Other Map Amendments (cont.)

Map Amendment B-2

Update Wetland, Streams Map with new information

- Known change: wetland classification and buffer amendments related to Polygon development
- Annual Update - Housekeeping



Changes in this area

2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

Text Amendments

Land Use Element

Amendment T-1: Update existing land use information in Background Report (related to Map Amendment #B-1)

- + This amendment updates the table showing the percentage of land in each land use category, as well as related descriptive text, and adds other summary information

2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

Capital Facilities Element

Amendment T-2: Update the Capital Facilities Background Report, including the 6-year Capital Facilities Plan

- + Annual amendment - to remain current, this element needs to be updated each year using the most recent project priorities, and cost/revenue information for the next 6 years (2013 – 2018)

2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

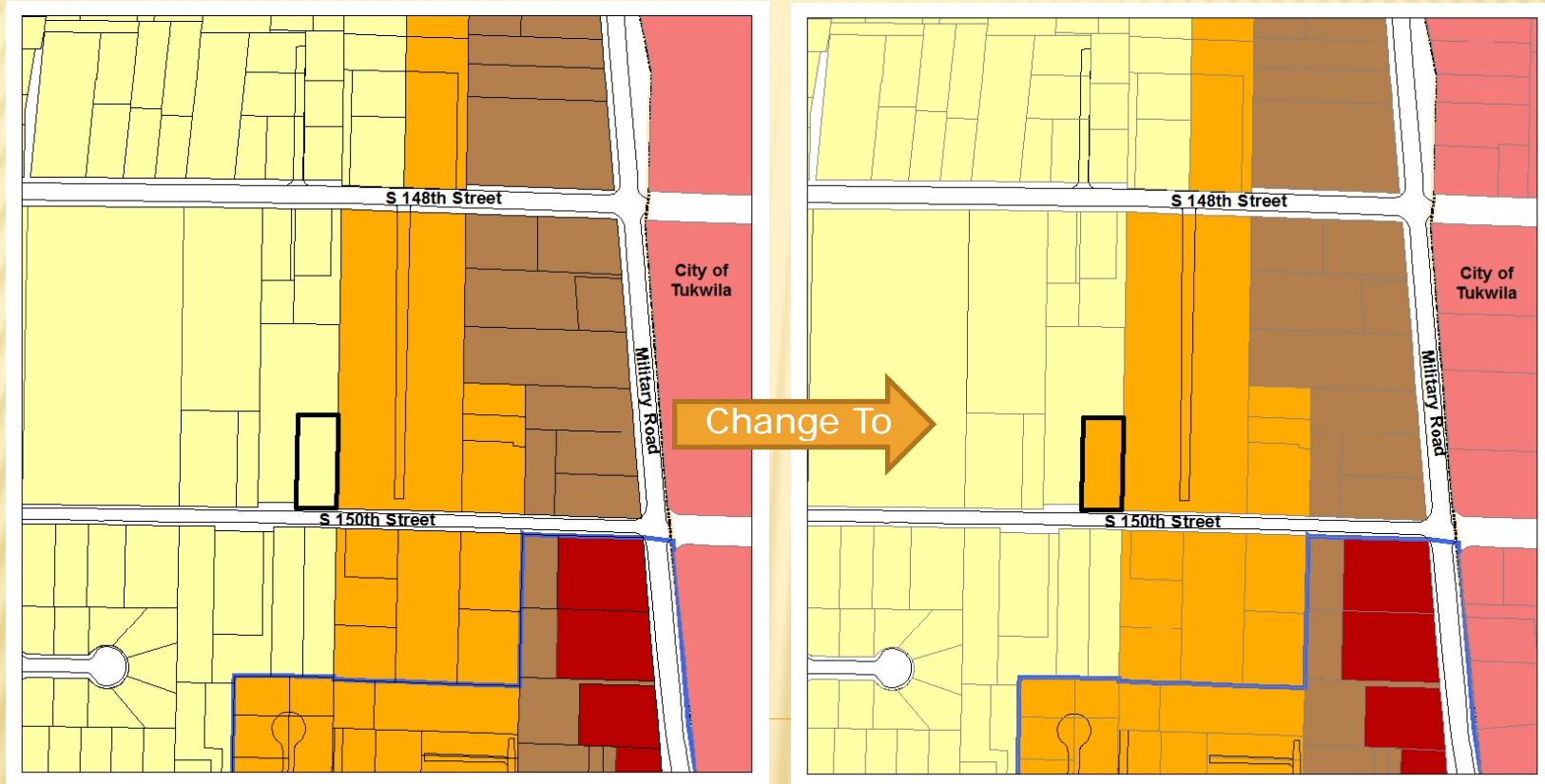


2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-2: COMPREHENSIVE PLAN

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TUKWILA COMP. PLAN



RC - Regional Commercial

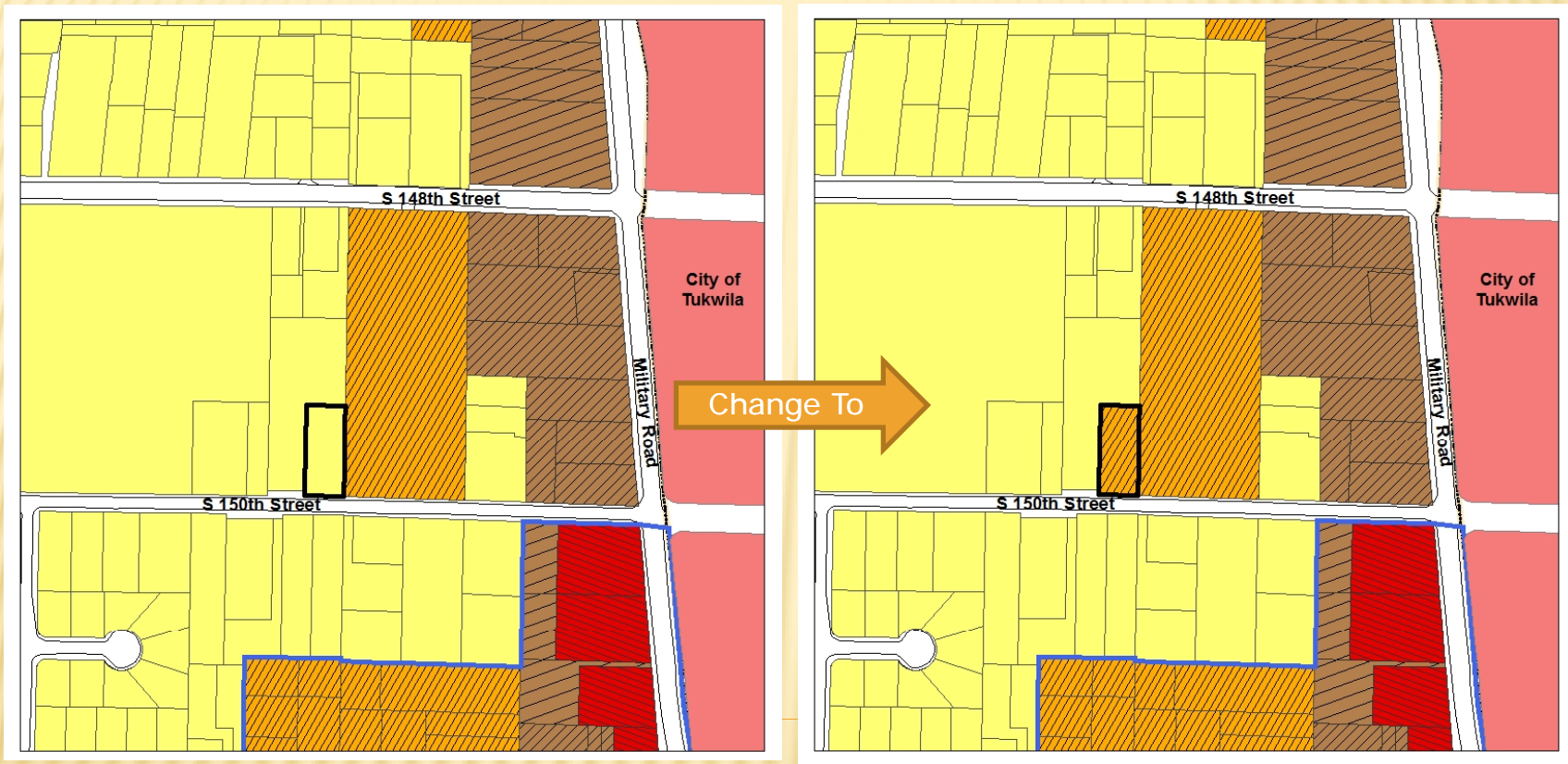
Change To

2013 COMPREHENSIVE PLAN AMENDMENT PROCESS





MAP AMENDMENT A-2: ZONING




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SEATAC ZONING

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