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TO: Chair Turner and Members of the Planning Commission

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Planning & Community Development

SUBJECT: 2012 Annual Comprehensive Plan Amendment Applications

The City has an open window for Comprehensive Plan Amendment (CPA) applications each year from December 1st to January 31st. This briefing is to provide the Planning Commission with early information about the applications received during the recent application window. No action is requested at this stage. The Planning Commission will next conduct the Threshold Review process, including study sessions, establishing the extent of the geographic scope of proposals, and holding public hearings. The result of a Planning Commission Threshold Review recommendation brought to City Council later this spring will be adoption of the 2012 Comprehensive Plan Amendment work program.

The applications received this year (See Attachment 1) include:

Holy Cross Lutheran Church 12-104586 AC

4315 129th PI SE

This privately initiated application would amend the map designation of this 3-acre site from SF-H (Single Family-Medium) to MF-M (Multifamily-Medium). This site is currently a church. If the CPA were adopted the site could then be rezoned to allow multifamily redevelopment at a density of up to twenty units per acre (R-20). *Concurrent rezone*

Leggate-Balwada 12- 104612 AC
SE

225, 231, 325 and 335 105th Ave

This privately initiated application would amend the map designation of this total of .94 acres from SF-H (Single Family-Medium) to MF-M (Multifamily-Medium). The site is currently four single family residential properties. If the CPA were adopted the site could then be rezoned to allow multifamily redevelopment at a density of up to twenty units per acre (R-20). *Concurrent rezone.*

Banner Bank 12- 104617 AC
NE

12433-12443-12453 Bellevue-Redmond Road

This privately initiated application would amend the map designation of this total of 2.61 acres from BR-ORT (Bel-Red Office/Residential Transition) to BR-CR (Bel-Red Commercial/ Residential). The site is currently three office buildings. If the CPA were adopted the site could then be rezoned to allow Bel-Red commercial redevelopment at an intensity of up to 2.0 FAR. *Concurrent rezone.*

**Lorge-Benis 12- 104629 AC
SE**

4307 and 4317 Factoria Blvd

This privately initiated application would amend the map designation of this total of .62 acres from Professional Office (PO) to Community Business (CB). The site consists of small office buildings on each of two parcels. If the CPA were adopted the site could then be rezoned to allow commercial and mixed use redevelopment intensities.

Staff does not have a recommendation at this point as to whether these amendments should be included in the annual work program or ultimately approved. Staff will complete its review of the applications and provide the Commission with staff reports and recommendations.

City-initiated CPAs

In addition to public applications for Comprehensive Plan amendments, the City Council may initiate amendments at any time, to be included in the annual work program.

Last year, the City Council initiated an amendment to provide policy support and clarity regarding public involvement during the City's master planning processes. This amendment is associated with the update to the City's Shoreline Master Program and therefore is continuing to be developed. This master planning process amendment will likely be included in the 2012 amendment work program recommendation.

The City Council may also choose to initiate other amendments, such as those supporting the implementation of the Eastgate/I-90 project. The Shoreline Master Program Update also will result in Comprehensive Plan amendments, although those amendments will be acted on outside of the normal annual work program, consistent with the Growth Management Act.

Attachments

1. Site location map for 2012 Comprehensive Plan amendment applications

2012 Comprehensive Plan Amendments

