



2013 - 2015 COMPREHENSIVE PLAN UPDATE CITY COUNCIL ADOPTION

DECEMBER 8, 2015



COMPREHENSIVE PLAN UPDATE

OVERVIEW

Deliberate and make a motion after each ordinance discussion in this order:

1. Ordinance O-4506: Nelson/Cruikshank Citizen Amendment Request
2. Ordinance O-4494: Neighborhood Plans and related Code amendments
3. Ordinance O-4498: Citizen Amendment Requests (excluding Walen)
4. Ordinance O-4493: General Element Chapters
5. Ordinance O-4495: Totem Lake Business District Plan and Zoning Code Amendments
6. Ordinance O-4496: General Minor Zoning Code and Municipal Code Amendments
7. Ordinance O-4497: General Zoning Map and Land Use Map amendments
8. Ordinance O-4499: MRM Request
9. Ordinance O-4505: Walen CAR

ORDINANCE 4506 NELSON/CRUIKSHANK CAR

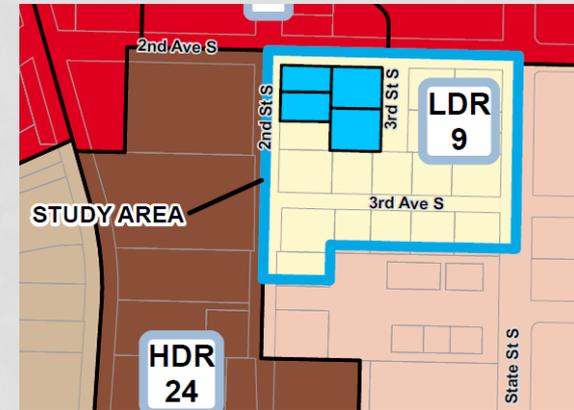
Ordinance 4506 – Nelson/Cruikshank CAR

- Exhibit 1: Comprehensive Plan Land Use Map Amendments
- Exhibit 2: Neighborhood Plan Amendments
- Exhibit 3: Zoning Code Chapter 5, 15, 20, 50 Amendments
- Exhibit 4: Zoning Map Amendments

ORDINANCE 4506

NELSON/CRUIKSHANK CAR

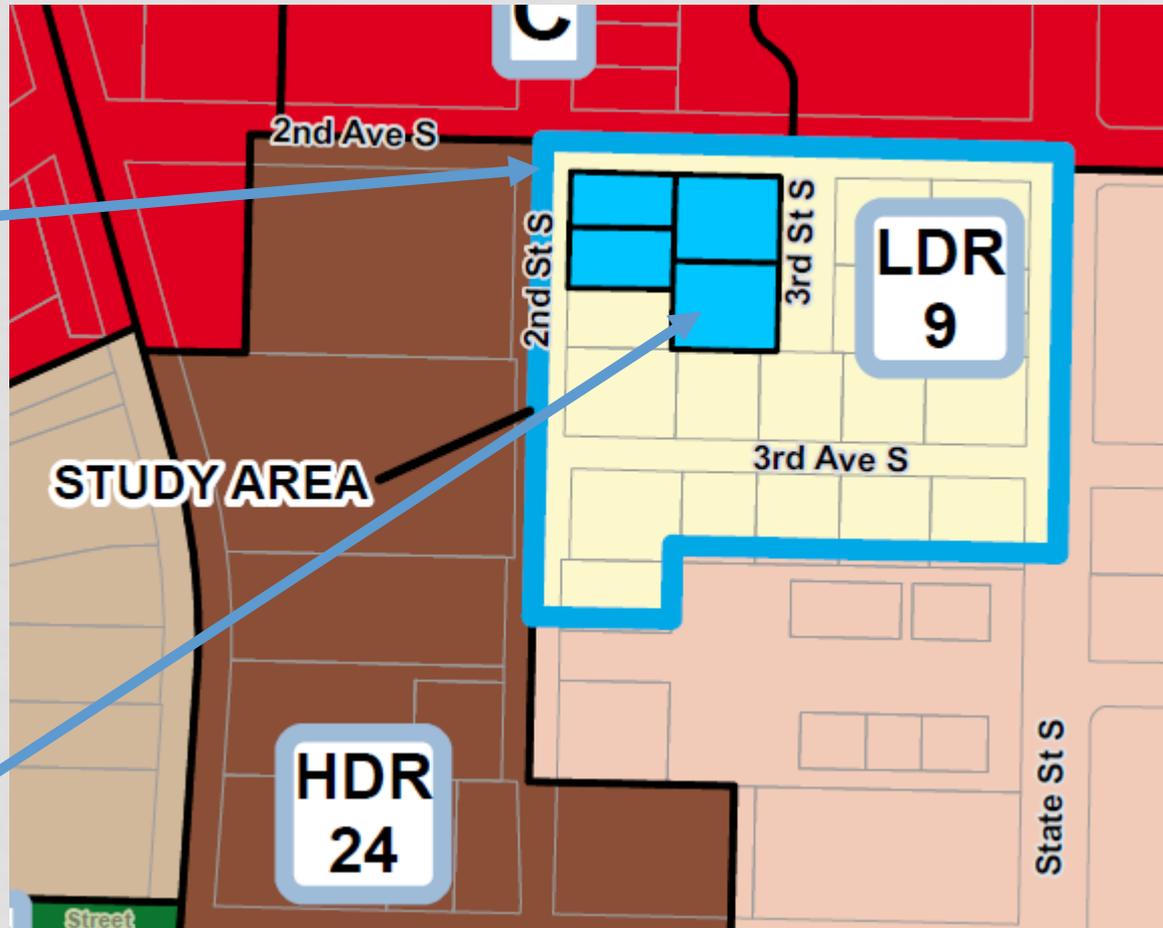
- **As drafted:**
 - Change study area from low density to medium density (12 units/acre, RM 3.6 zone)
 - Establish Comp Plan text for designation & rationale for height/setbacks
 - Regulations:
 - 25' height
 - 10' front setback (20' for driveways)
 - 10' side where abutting existing single family



ORDINANCE 4506 NELSON/CRUIKSHANK CAR

Option 1:
Change
entire study
area to
Medium
Density w/
related RM
code

Option 2:
Change
only 4
parcels, no
change for
remainder



Option 3:
Change
Comp Plan,
defer
rezone and
regs.

Option 4:
No
Change.
Improve
rationale for
Low
Density?

ORDINANCE 4494

NEIGHBORHOOD PLANS

- Exhibit 1: Lakeview
- Exhibit 2: Central Houghton
- Exhibit 3: Bridle Trails
- Exhibit 4: Moss Bay (contains amendments for Nelson/Cruikshank CAR)
- Exhibit 5: Everest
- Exhibit 6: North Rose Hill
- Exhibit 7: NE 85th Street
- Exhibit 8: South Rose Hill
- Exhibit 9: Juanita
- Exhibit 10: Market
- Exhibit 11: Market Street Corridor
- Exhibit 12: Norkirk
- Exhibit 13: Highlands
- Exhibit 14: Kingsgate
- Exhibit 15: Zoning Code Chapter 40 Industrial Zones amendment

ORDINANCE 4498

CITIZEN AMENDMENT REQUESTS

(EXCLUDING WALEN)

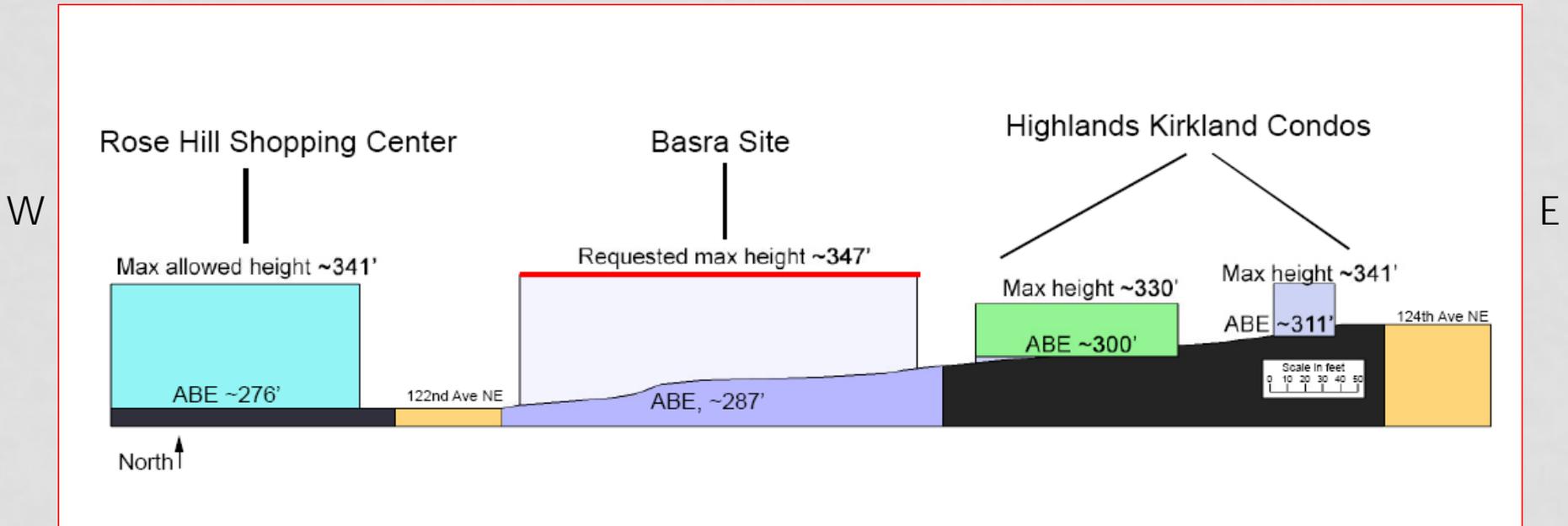
- **Basra** (North Rose Hill) Comp Plan text and map, Zoning Code text and map
- **Griffis** (North Rose Hill) Comp Plan text and map, Zoning Code text and map
- **Newland** (Juanita) Comp Plan and Zoning map
- **Waddell** (Moss Bay) Zoning Code text
- **Evergreen Healthcare** (Totem Lake) Comp Plan and Zoning map
- **Totem Commercial Center** (Totem Lake) Comp Plan map, Zoning Code text and map
- **Rairdon** (Totem Lake) Comp Plan text and map, Zoning Code text and map
- **Morris** (Totem Lake) Comp Plan text and map, Zoning Code text and map
- **Astronics** (Totem Lake) Comp Plan text and Zoning Code text

ORDINANCE 4498
BASRA CITIZEN AMENDMENT REQUEST

Issue: Should height of hotel be 45 or 54 feet above Average Building Elevation (ABE)?

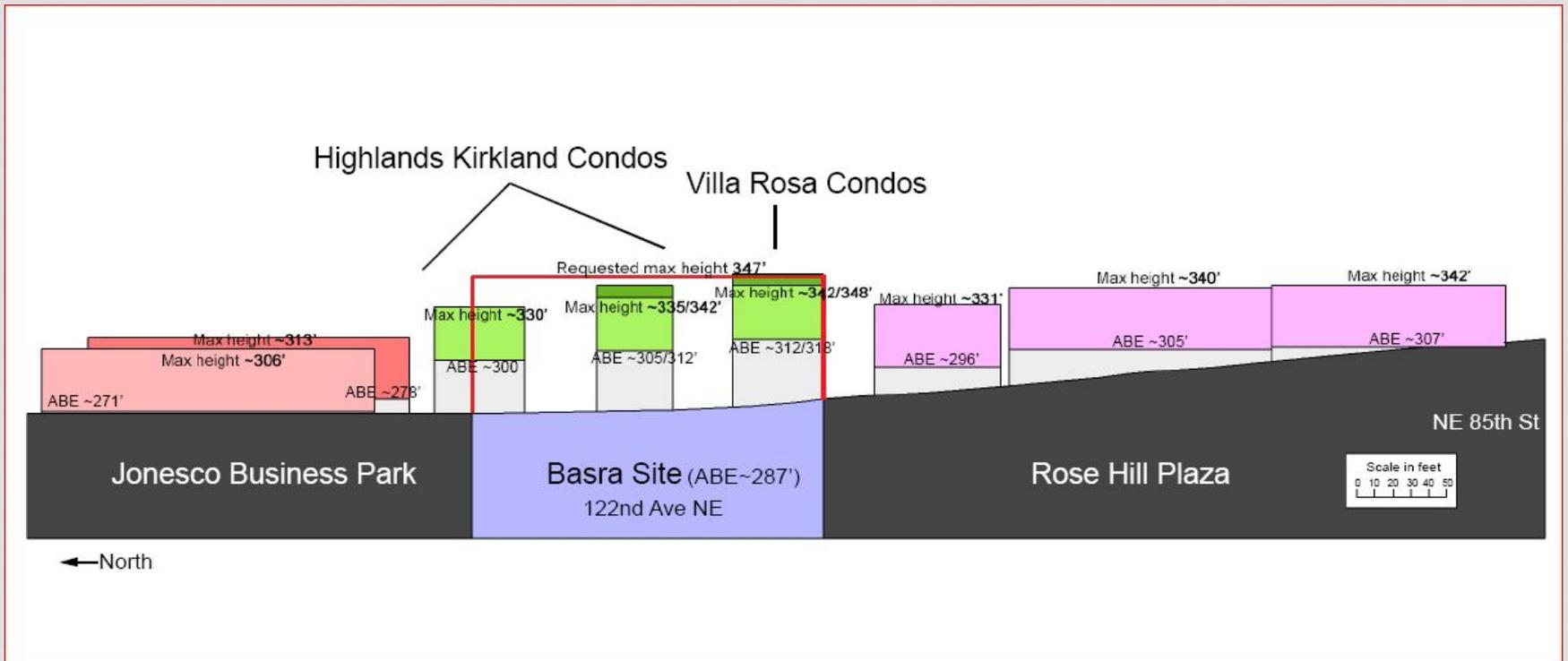
- Planning Commission recommendation: 45 feet above ABE
- Basra new proposal: 54 feet above ABE

BASRA EAST/WEST ELEVATION



Planning Commission Recommendation: Limit height on Basra to same maximum height elevation allowed on lowest multifamily building to the east

BASRA NORTH/SOUTH ELEVATION



Planning Commission Recommendation: Limit height on Basra to **same** maximum height elevation allowed on lowest multifamily building to the east.

ORDINANCE 4493

GENERAL ELEMENT CHAPTERS

- Exhibit 1: Introduction
- Exhibit 2: Vision and Guiding Principles
- Exhibit 3: General Element
- Exhibit 4: Community Character Element
- Exhibit 5: Environment Element
- Exhibit 6: Land Use Element
- Exhibit 7: Housing Element
- Exhibit 8: Economic Development Element
- Exhibit 9: Transportation Element
- Exhibit 10: Park, Recreation and Open Space Element
- Exhibit 11: Utilities Element
- Exhibit 12: Public Services Element
- Exhibit 13: Human Services Element
- Exhibit 14: Capital Facilities Element
- Exhibit 15: Implementation Strategies
- Exhibit 16: Appendix A – Level of Service Methodology (deleted)
- Exhibit 17: Appendix B Glossary
- Exhibit 18: Appendix C - Design Principles - Residential Development (deleted)

ORDINANCE 4495 TOTEM LAKE BUSINESS DISTRICT

Ordinance 4495 – Totem Lake Business District

- Exhibit 1: Totem Lake Business District Plan
- Exhibit 2: Zoning Code Amendments
- Exhibit 3: Zoning Map Amendments

ORDINANCE 4496

ZONING AND MUNICIPAL CODE

Ordinance 4496 - Zoning and Municipal Amendments

- Exhibits 1 – 3: Chapters 10 and 142 KZC Amendments
- Exhibit 4: Title 3 KMC Amendments
- Exhibits 5 - 6: Design Guidelines Amendments

ORDINANCE 4497

ZONING MAP AND LAND USE MAP

Ordinance 4497 - Zoning Map and/or Land Use Map Amendments

- Exhibit 1: Rezone 95 city parcels
- Exhibit 2: Revise legend
- Exhibit 3: Remove suffixes

ORDINANCE 4499 MRM REQUEST

Ordinance 4499 – MRM Request

- Exhibit 1: CBD 5 Zoning Code amendments

ORDINANCE 4505

WALEN CITIZEN AMENDMENT REQUEST

Ordinance 4505 – Walen Request

- Exhibit 1: Comprehensive Plan Text Amendment
- Exhibit 2: Comprehensive Plan Land Use Map Amendments
- Exhibit 3: Zoning Code NRH 5 Zone Amendments*
 - *An amendment is needed to this exhibit*
- Exhibit 4: Zoning Map Amendment

ORDINANCE 4505

WALEN CITIZEN AMENDMENT REQUEST

Revision:

2. This use is restricted to parcels abutting Slater Avenue NE, and may not exceed a depth of ~~190~~ 200 feet from Slater Avenue NE.

COMPREHENSIVE PLAN UPDATE



**Congratulations on
adopting the 2035
Comprehensive Plan!!**

