

Appendix C

Planned Area (PLA) 6B Split Zone Parcels

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A component of the 2004 GMA Comprehensive Plan Amendments are corrections to certain property parcels in Planned Area (PLA) 6B which are split by Zoning and Comprehensive Plan land use designations. Correction of these split parcels will bring the parcels into conformance with the original intent of the Zoning and Land Use designations and will simplify the application of development standards to these parcels.

Split parcels are identified on the map that follows and the proposed City action on each of these parcels is summarized below.

Parcel 1875000190: A sliver of the property is in PLA6D (RM 1800) with most in PLA 6B (office/RM3600)

Proposed City Action: Potentially correct zoning and land use designation boundary lines to shift line to the east so that entire property is in PLA6B.

Parcel 7654900165: A sliver of the parcel is in PLA6B (office/RM3600) with most of the parcel in PLA 6A (RM1800).

Proposed City Action: Potentially correct zoning and land use designation boundary lines to shift line to the west so that entire property is in PLA6A.

Parcels 4070700165, 2120200005 and 0825059009: Each of these parcels have a greater portion in PLA 6B (office or multifamily at RM3600) than in PLA6D (multifamily at RM1800). The land use designation boundary and corresponding zoning boundary runs down the middle of the existing development on each parcel.

Proposed City Action: Potentially correct zoning and land use designation boundary lines to shift line to the east so that each property is entirely within PLA6A.

Parcel 7786600000: This parcel has four different land use designations and zoning. The site is developed under a Planned Unit Development (PUD) Permit in which total allowable density was used based on all four underlying zones.

Proposed City Action: None; no action is needed because the PUD was used to resolve issue of split zoning.

Parcels With Split Zoning and Land Use Designations in PLA 6B

