

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of the 2010 Comprehensive Plan Amendment (CPA) Docket
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Joseph W. Tovar, FAICP, Director Steven Cohn, Senior Planner

PROBLEM/ISSUE STATEMENT:

The State Growth Management Act limits review of proposed Comprehensive Plan Amendments to no more than once a year. To ensure that the public can view the proposals in a citywide context, the Growth Management Act (GMA) directs cities to create a list (docket) of the amendments to be considered in this "once a year" review. GMA also requires that the City Council review the proposed amendments as a package, in order to consider the combined impacts of the proposals.

There is an exception for the "once a year" review. The exception applies to the adoption of subarea plans. The City Council is permitted to review these when they are completed, as it did in adopting the Point Wells Subarea Plan earlier this year.

Comprehensive Plan Amendments usually take two forms: Privately initiated site-specific amendments initiated by a property owner and plan amendments initiated by any interested party or the City. For 2010, Shoreline received no CPA suggestions from private parties or outside agencies, so all the docketed items are city-initiated. A few are carryover items from the 2009 docket.

The proposed 2010 docket was reviewed by the Planning Commission and is forwarded to the Council for consideration.

RECOMMENDATION

Motion to adopt the 2010 CPA docket as part of the Planning Commission's 2010 work program.

Approved By:

City Manager 

City Attorney 

ATTACHMENT

2010 Comprehensive Plan Docket

2010 COMPREHENSIVE PLAN AMENDMENT DOCKET

The State Growth Management Act generally limits the City to amending its Comprehensive Plan once a year and requires that it create a Docket (or list) of the amendments to be reviewed.

The following items are “docketed” and on the work plan for the Planning Commission’s review in 2010 (They are not listed in priority order):

1. Revise and update introductory chapter to the Comprehensive Plan.
2. Add additional language about the Ballinger neighborhood in various parts of the Comprehensive Plan (carryover from 2009).
3. Adopt Point Wells Subarea Plan (carryover from 2009).
4. Modify the definition of the Mixed Use Comprehensive Plan designation to remove reference to Point Wells.
5. Modify the Land Use Map to reflect recent public ownership of parks and open space parcels and redesignate them as “Public Open Space” (carryover from 2009).
6. Remove all references to “Regional Business zone (RB)” and replace with “Mixed Use Zone (MUZ)”.
7. Remove all references to “Appropriate zoning designations” in the Comprehensive Plan designation descriptions.
8. Update Shoreline Master Program Element Goals & Policies, and Appendix 2 (1998 Shoreline Master Program Goals and Policies) and Appendix 3 (Shoreline Master Program Update Strategy). Due to timing considerations, adoption may not occur until 2011.
9. Adopt Town Center Subarea Plan and remove Appendix 5 (Framework Policies for the Town Center Subarea Plan).
10. Adopt Southeast Neighborhoods Subarea Plan.
11. Modify text in LU43 regarding the Public Health Lab to change it to a 12 acre site.
12. Modify or delete existing Land Use Policies 17, 18 and 19 (reproduced below) to create more meaningful distinctions among the “commercial” Comprehensive Plan land use designations that can be translated to a vision and provide direction for future development.

LU17: Mixed Land Use. The Mixed Use designation applies to a number of stable or developing areas and to the potential annexation area at Point Wells. This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses. Appropriate zoning designations for the area include, Neighborhood Business, Community Business, Office, Regional Business, Industrial, R-8, R-12, R-18, R-24 and/or R-48.

LU18: Commercial Land Use. The Community Business designation applies to areas within the Aurora Corridor, North City and along Ballinger Road. This designation provides for retail, office and service uses and high density residential uses. Significant pedestrian connection and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances. Appropriate zoning designations for this area might include the Neighborhood Business, Community Business, Regional Business, Office, R-12, R-18, R-24, or R-48.

LU19: Commercial Land Use. The Regional Business designation applies to an area within the Aurora Corridor north of N 185th St. and south of N 192nd Street. This designation provides for retail, office, service, high density residential and some industrial uses. Significant pedestrian connection and amenities are anticipated. Appropriate zoning designations for this area include Community Business, Office, Regional Business, Industrial, R-12, R-18, R-24 or R-48.

13. Modify or add (as appropriate) policies in the Urban Design Element.