

CITY COUNCIL AGENDA TOPIC

AN ORDINANCE relating to zoning within the Wilburton Transit-Oriented Development (TOD) Area within the Wilburton/N.E. 8th Street Subarea; Amending the land use designations for all properties within the Wilburton TOD Area for consistency with revisions to the City's Comprehensive Plan and the Wilburton Land Use Code Amendments; Providing for the termination and repeal of certain Concomitant Zoning Agreements and related ordinances that limit the applicability of the new land use designations to certain real property within the Wilburton TOD Area; and establishing an effective date.

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Development Services Department

EXECUTIVE SUMMARY**ACTION**

On May 20, after discussion in Study Session, Council directed staff to finalize this Ordinance for action. This Ordinance is a rezone of parcels in the Wilburton TOD to UC, MU-H, MU-M, and MUR-M, and authorizes the termination and repeal of Concomitant Zoning Agreements Nos. 3632, 4711, 6445, 6442, 8885, 11034, 11285, and 17935 and Ordinance Nos. 2288, 2549, 2883, 2884, 3332, 3605, 3662, and 4376, for consistency with the Wilburton land use designations in the Comprehensive Plan.

RECOMMENDATION

Move to adopt Ordinance No. 6847.

BACKGROUND/ANALYSIS**Background**

In the associated Wilburton Land Use Code Amendment (LUCA), Council created four new land use districts: UC, MU-H, MU-M, and MUR-M Mixed Use Land Use Districts. Council also created new requirements and standards associated with each of the new Districts. A map of the rezone area is included with this memorandum as Attachment A. This legislative rezone for the Wilburton TOD ensures consistency with the Wilburton land use designations adopted through the Comprehensive Plan Amendment (CPA) under Ordinance No. 6802. The CPA land use map is included with this memorandum as Attachment B.

The proposed rezone ordinance also repeals Ordinance Nos. 2288, 2549, 2883, 2884, 3332, 3605, 3662, and 4376 and authorizes the City Manager to terminate related Concomitant Zoning Agreements (CZA) Nos. 3632, 4711, 6445, 6442, 8885, 11034, 11285, and 17935. Similarly, the City Manager is authorized to terminate or modify any recorded CZA affecting King County Parcel No. 109910-040. The effect of the repeal of these ordinances and termination or modification of these related CZAs is that the real property affected by these CZAs will be able to develop in accordance with the new development regulations contained in the Wilburton LUCA.

Review Process

Council reviewed the Wilburton Transit-Oriented Development LUCA and rezone during study sessions held on April 15 and May 20. Following the May 20 study session, Council directed staff to prepare final Ordinances to effectuate the LUCA for action.

POLICY & FISCAL IMPACTS**Policy Impact**

The proposed Rezone of parcels in the Wilburton TOD to four new UC, MU-H, MU-M, and MUR-M Mixed Use Land Use Districts will achieve consistency with the Wilburton vision and policies adopted in the Comprehensive Plan.

Fiscal Impact

There is no fiscal impact associated with implementing the proposed Rezone.

OPTIONS

1. Adopt the Ordinance relating to zoning within the Wilburton Transit-Oriented Development (TOD) Area within the Wilburton/N.E. 8th Street Subarea; Amending the land use designations for all properties within the Wilburton TOD Area for consistency with revisions to the City's Comprehensive Plan and the Wilburton Land Use Code Amendments; Providing for the termination and repeal of certain Concomitant Zoning Agreements and related ordinances that limit the applicability of the new land use designations to certain real property within the Wilburton TOD Area; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS

- A. Wilburton Rezone Map
 - B. Wilburton CPA Land Use Map
- Proposed Ordinance No. 6847

AVAILABLE IN COUNCIL LIBRARY

N/A