

CITY COUNCIL AGENDA TOPIC

An Ordinance relating to zoning within mixed-use areas within the City; Amending the land use designations for mixed-use areas throughout the City for consistency with revisions to the City's Comprehensive Plan and the Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendments; Confirming the legal description of the F1 land use district; Confirming the legal description of the F3 land use district; providing for severability; and establishing an effective date.

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EXECUTIVE SUMMARY

ACTION

On February 24, the City Council reviewed the proposed Housing Opportunities in Mixed Use Areas (HOMA) Land Use Code Amendment (LUCA). The council directed staff to prepare the LUCA and Rezone ordinances for final action. The Rezone ordinance will rezone certain mixed-use parcels that are not currently consistent with the FLUM.

RECOMMENDATION

Move to adopt Ordinance No. 6907

BACKGROUND/ANALYSIS

Background

On February 24, the council reviewed the Housing in Mixed-Use Areas (HOMA) LUCA. This LUCA includes rezones to targeted mixed-use parcels that are currently inconsistent with the FLUM as well as applying two new land use districts, MU8 and MU16.

Since the February 24 study session, staff clarified the rezone ordinance to include three sites that were not shown on the previous rezone map. Those sites are located south of NE 8th Street at 156th Avenue. identified as the India Metro Hypermart, 653 156th Avenue NE, Grocery Outlet, 15625 NE 8th Street, and the 76 Gas Station, 15615 NE 8th Street. A map of the proposed rezones, including these sites, is included as Attachment A.

The boundaries of the F1 and F3 land use districts are not being changed. Instead, the legal descriptions of these zones are being moved out of Chapter 20.50 of the Land Use Code and into the rezone ordinance to be consistent with current city practice.

Review Process

Council reviewed the proposed rezones at a study session on February 24. Following the study session the council directed staff to prepare the final ordinance for action.

POLICY & FISCAL IMPACTS

Policy Impact

The proposed rezones are consistent with the Comprehensive Plan and FLUM.

Fiscal Impact

The proposed rezones should have a positive fiscal impact by encouraging redevelopment of parcels into denser, higher value uses, increasing tax revenues from the redeveloped parcels.

OPTIONS

1. Adopt the Ordinance relating to zoning within mixed-use areas within the City; Amending the land use designations for mixed-use areas throughout the City for consistency with revisions to the City's Comprehensive Plan and the Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendments; Confirming the legal description of the F1 land use district; Confirming the legal description of the F3 land use district; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS

- A. Rezones Map
Proposed Ordinance No. 6907

AVAILABLE IN COUNCIL LIBRARY

N/A