



# Comprehensive Plan Periodic Update: Recommendation

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Kate Nesse, Senior Planner

*Community Development*

Planning Commission | July 10, 2024



# Direction

**Action** to recommend the Periodic Update to the Comprehensive Plan to City Council for Adoption

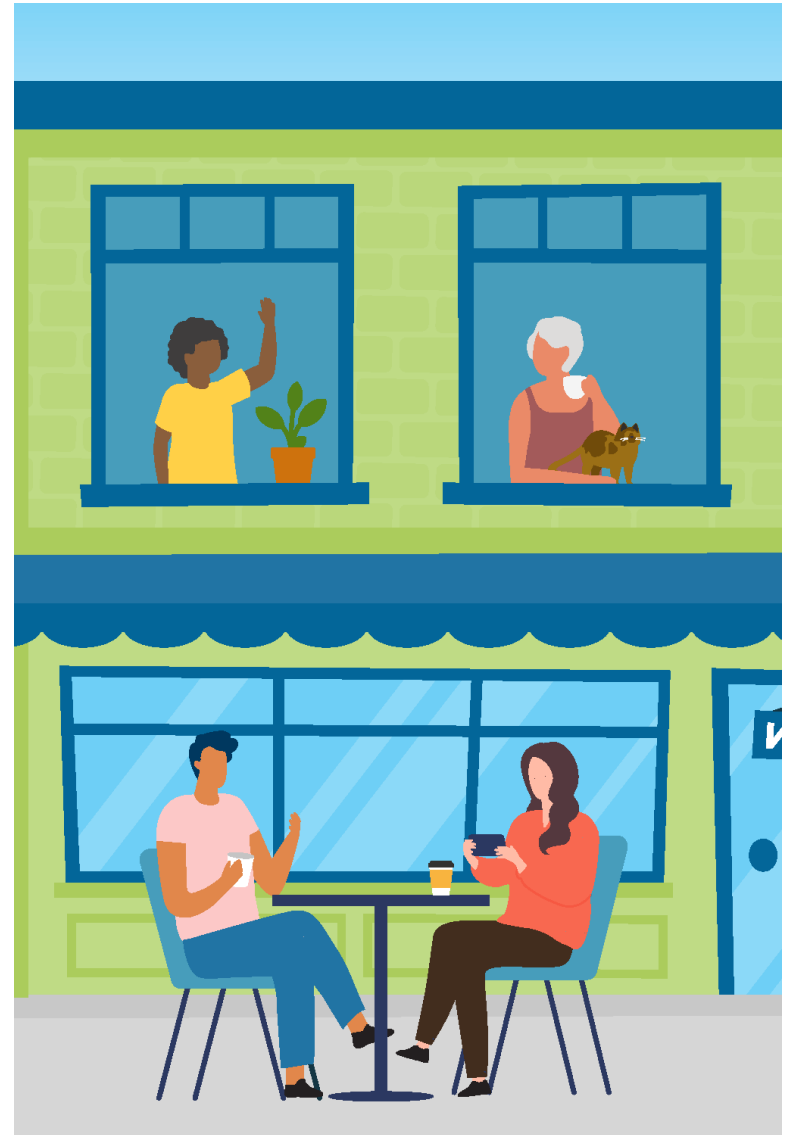




# Agenda

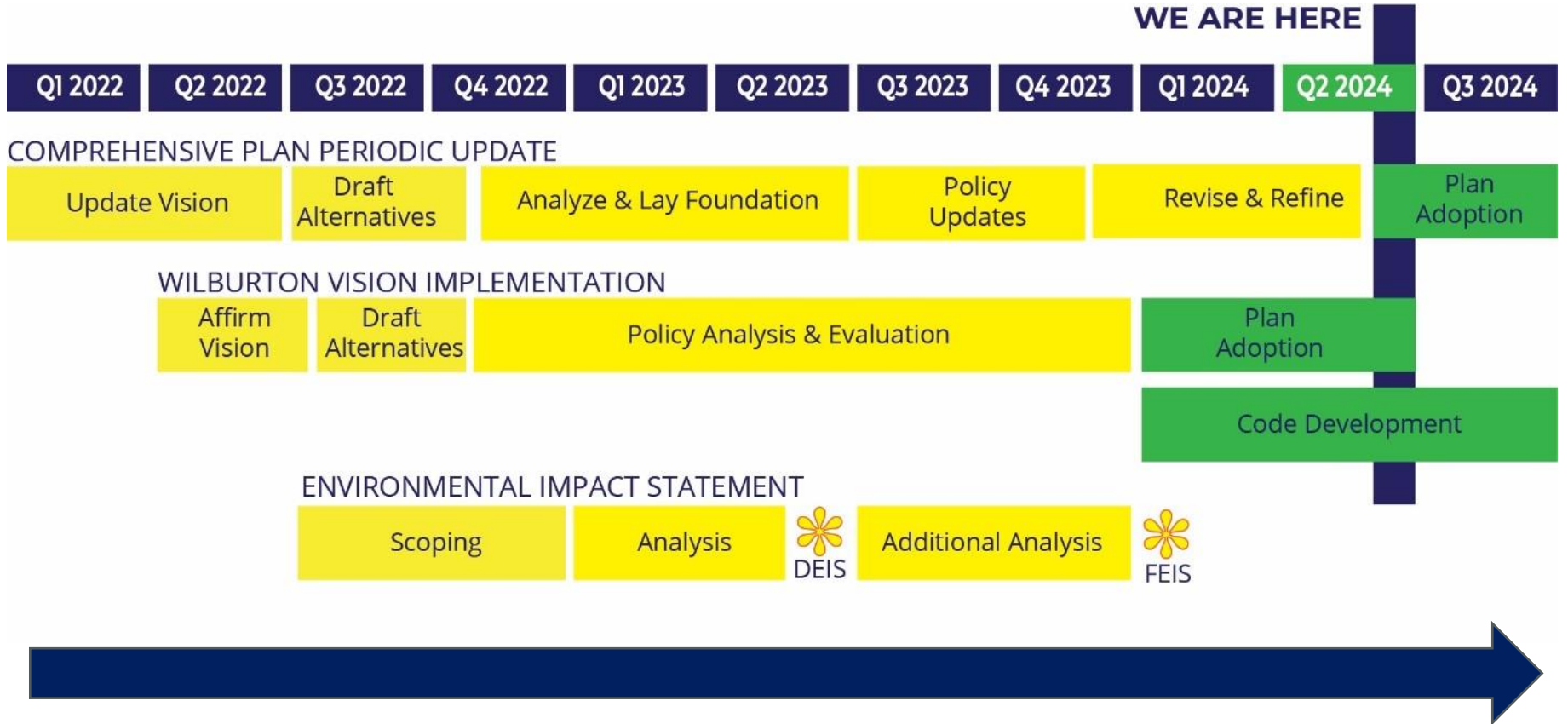
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1. Timeline
2. Follow-up Items
3. Next Steps





# Timeline



**Continuous Community Engagement**



# Follow-up Items

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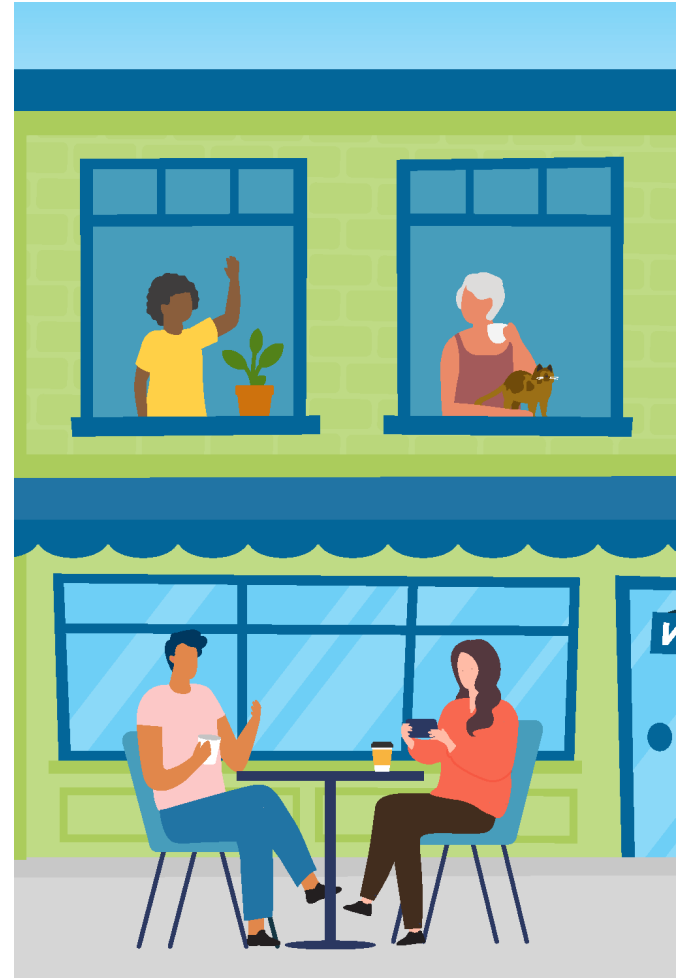




# Follow-up Items

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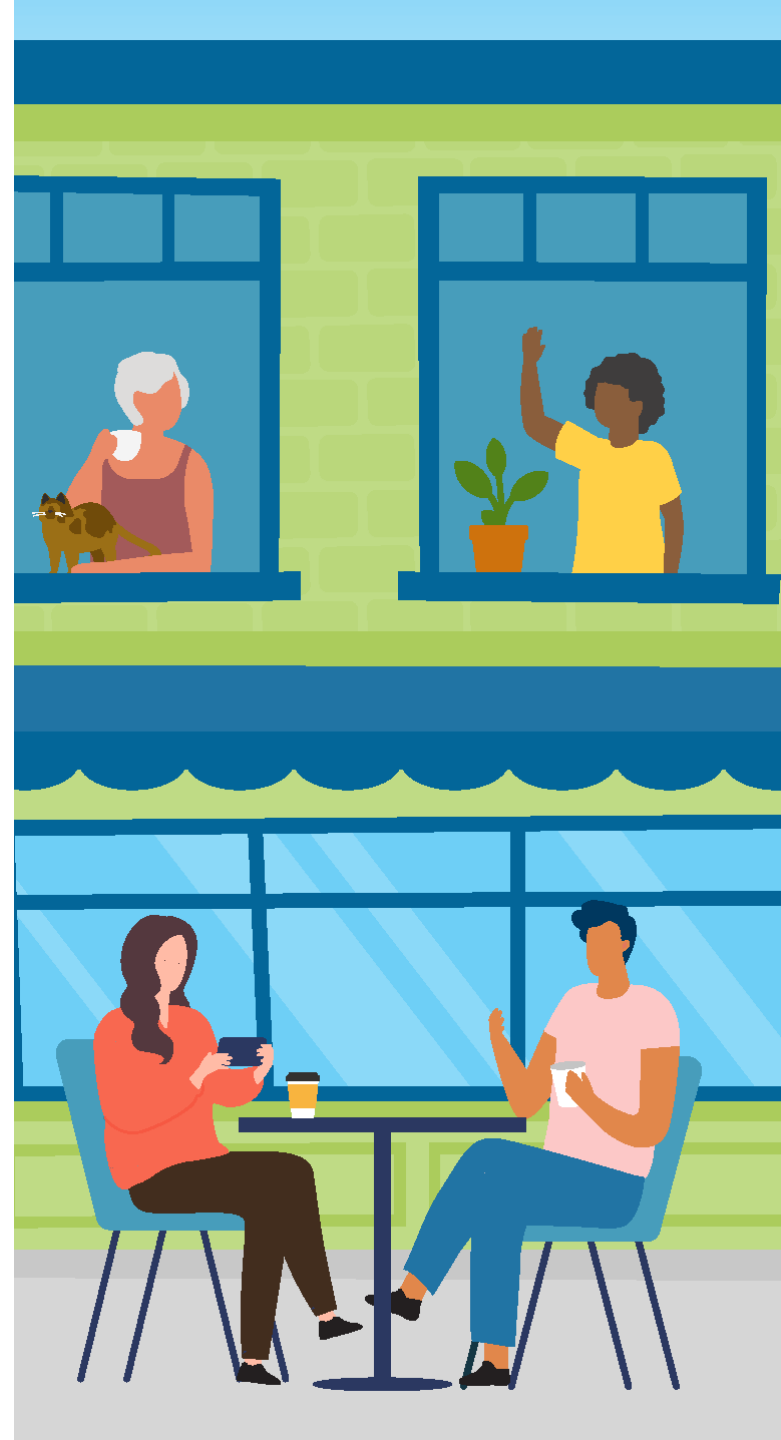
1. Relationship between Future Land Use Designations and Zoning
2. Overview of the Rezone Process
3. Neighborhood Centers - Newport Hills
4. Crossroads Mall



# FLU-Zone Relationship

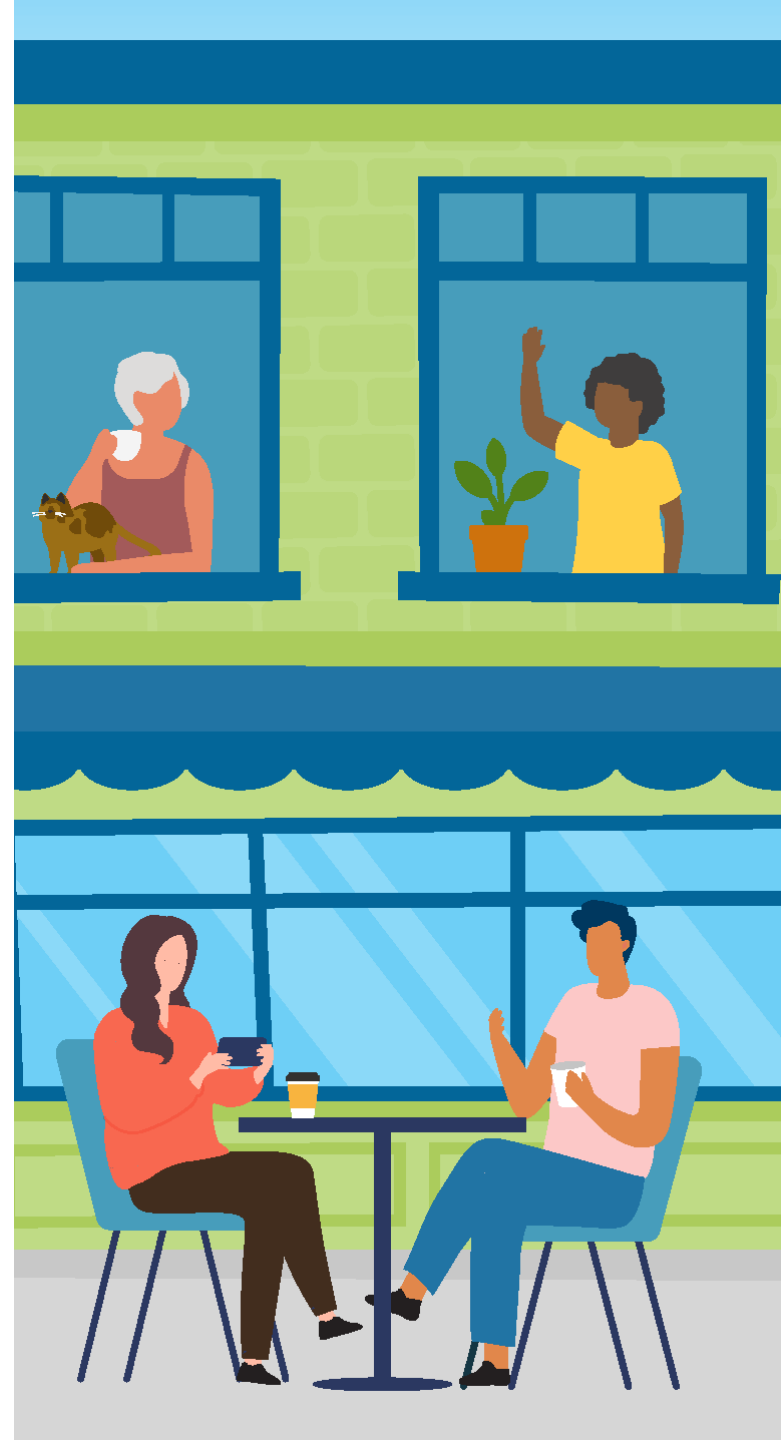
When a property owner would seek a rezone vs. a Comprehensive Plan Amendment:

- **Rezone:** Desired zone within same Future Land Use Designation
- **Comprehensive Plan Amendment:** Desired zone in a different Future Land Use Designation



# FLU-Zone Relationship

<b>Future Land Use Designation</b>	<b>Future Zones</b> (based on environmental review to date)
Lowrise Mixed Use	NB: Neighborhood Business
	CB: Community Business
	MU-L/M (To be determined)





# Neighborhood Business

## Northtowne Shopping Center



### Neighborhood Business – NB

**Building  
Height**

20' (or 30' with upper story residential,  
not exceeding two stories)

**Residential  
Density**

15 dwelling units per acre

# Neighborhood Business

## Newport Hills Shopping Center



Neighborhood Business – NB	
<b>Building Height</b>	20' (or 30' with upper story residential, not exceeding two stories)
<b>Residential Density</b>	15 dwelling units per acre



# Neighborhood Business

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Example of 2-story  
Mixed Use from  
Boise, Idaho

# Community Business

## Lakemont Village



### Community Business – CB

**Building Height**

45 feet

**Residential  
Density**

30 dwelling units per acre



# Community Business

## Lake Hills Village



### Community Business – CB

**Building Height**

45 feet

**Residential Density**

30 dwelling units per acre

# Mixed Use-Low/Medium

Examples representative of typical building scale + height

*Spring District Brewpub*



**Lowrise**  
2 to 4 stories

*Downtown Lux Apartments*



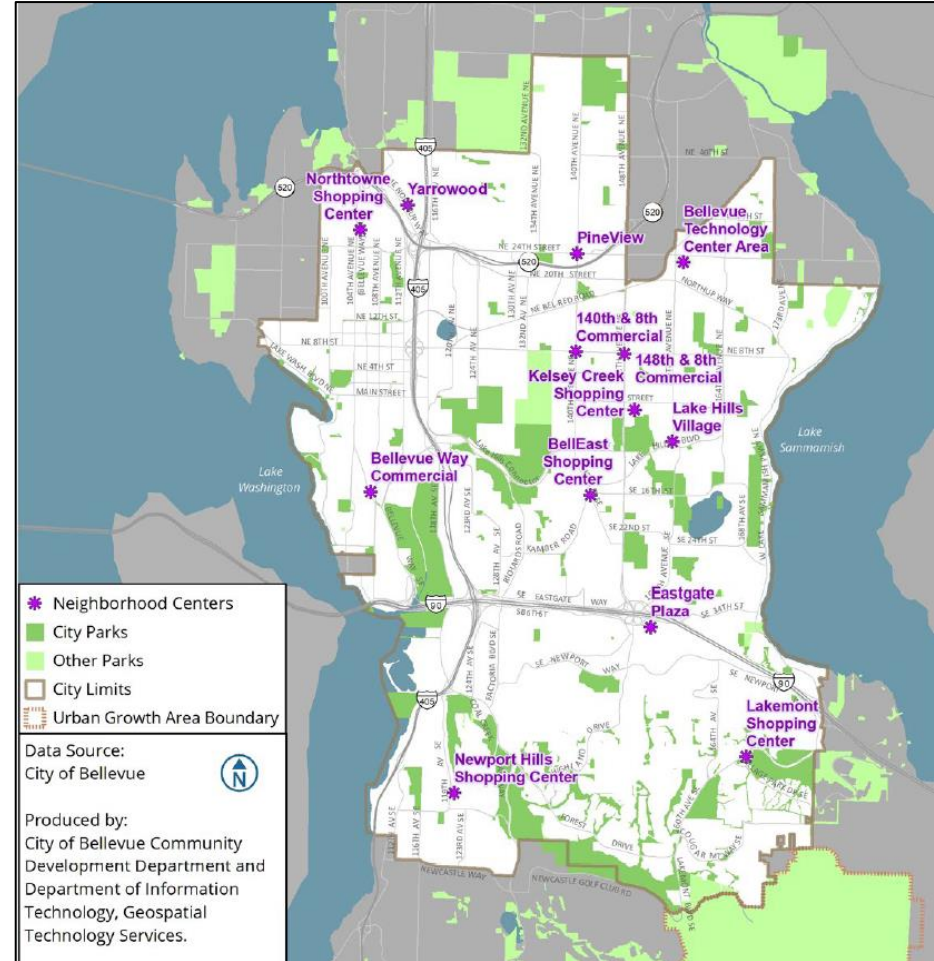
**Midrise**  
5 stories

Mixed Use-Low/Medium – MU-L/M	
<b>Building Height</b>	TBD. Typical development would be 4 to 6 stories.
<b>Residential Density</b>	FAR to be developed as part of LUCA.



# Neighborhood Centers – Newport Hills

- 13 centers that vary in size, uses and densities.
- Studied in Economic Report
- Deeper analysis of Newport Hills in Retail Study (2024)
- EIS analysis of added density:
  - 2- to 4-stories of mixed use and infill housing
  - Additional density in Kelsey Creek, Lake Hills and Lakemont



# CPA & Rezone Process

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- CPA
  - Process IV decision
  - Legislative decision
  - Final decision made by Council
  - Public hearing held by either Planning Commission or Council
- Rezone Application
  - Process III decision
  - Quasi-judicial decision
  - Final decision made by Council
  - Hearing Examiner public hearing
  - Decision based on Hearing Examiner's recommendation







# Overview of the Rezone Process

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## Process III Steps – LUC 20.35.300

1. Notice of application
2. Required public meeting
3. Director's recommendation
4. Notice of recommendation, SEPA determination and hearing
5. Hearing Examiner's public hearing
6. Hearing Examiner's recommendation
7. City Council decision at a public meeting



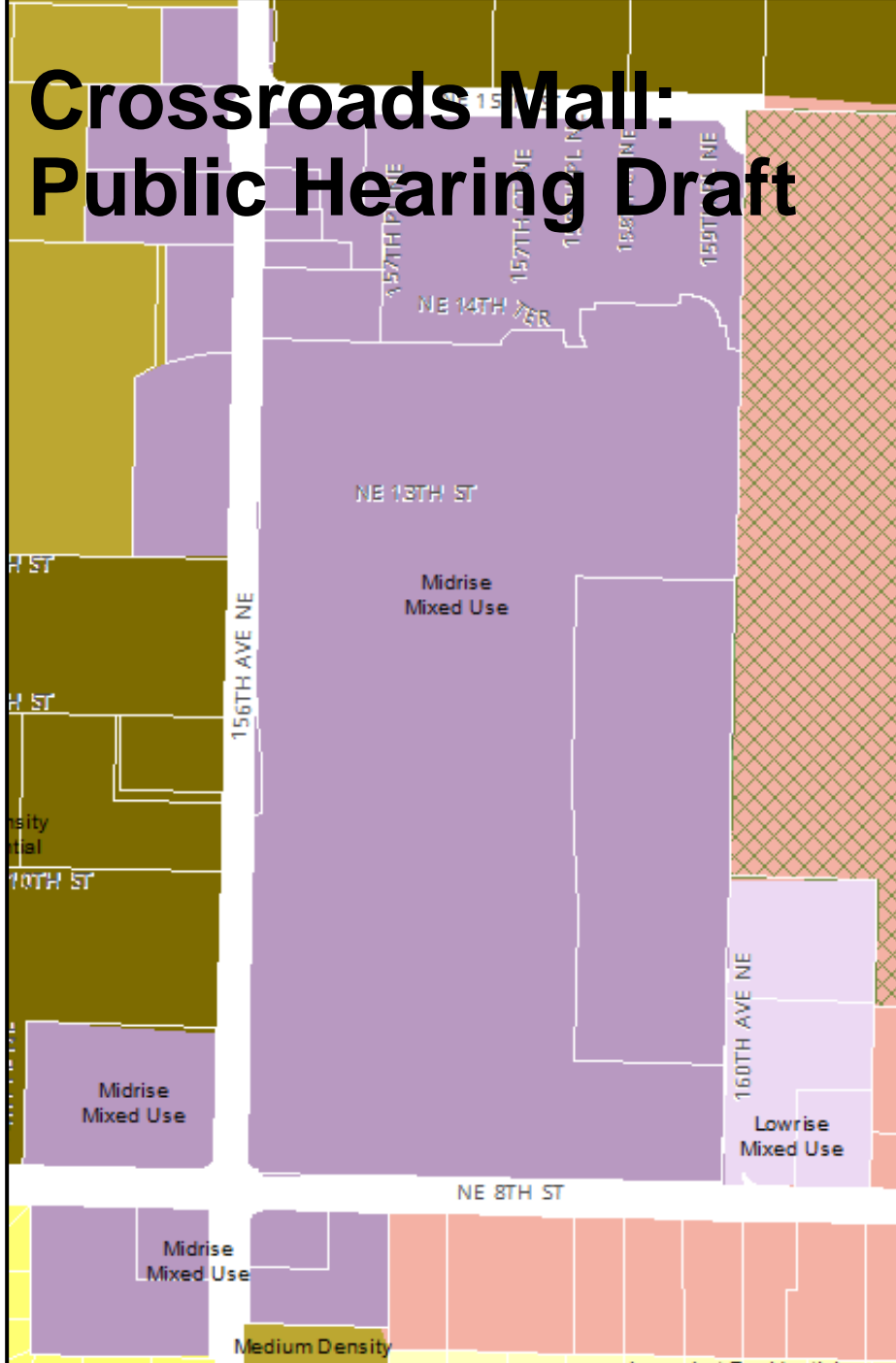
# Overview of the Rezone Process

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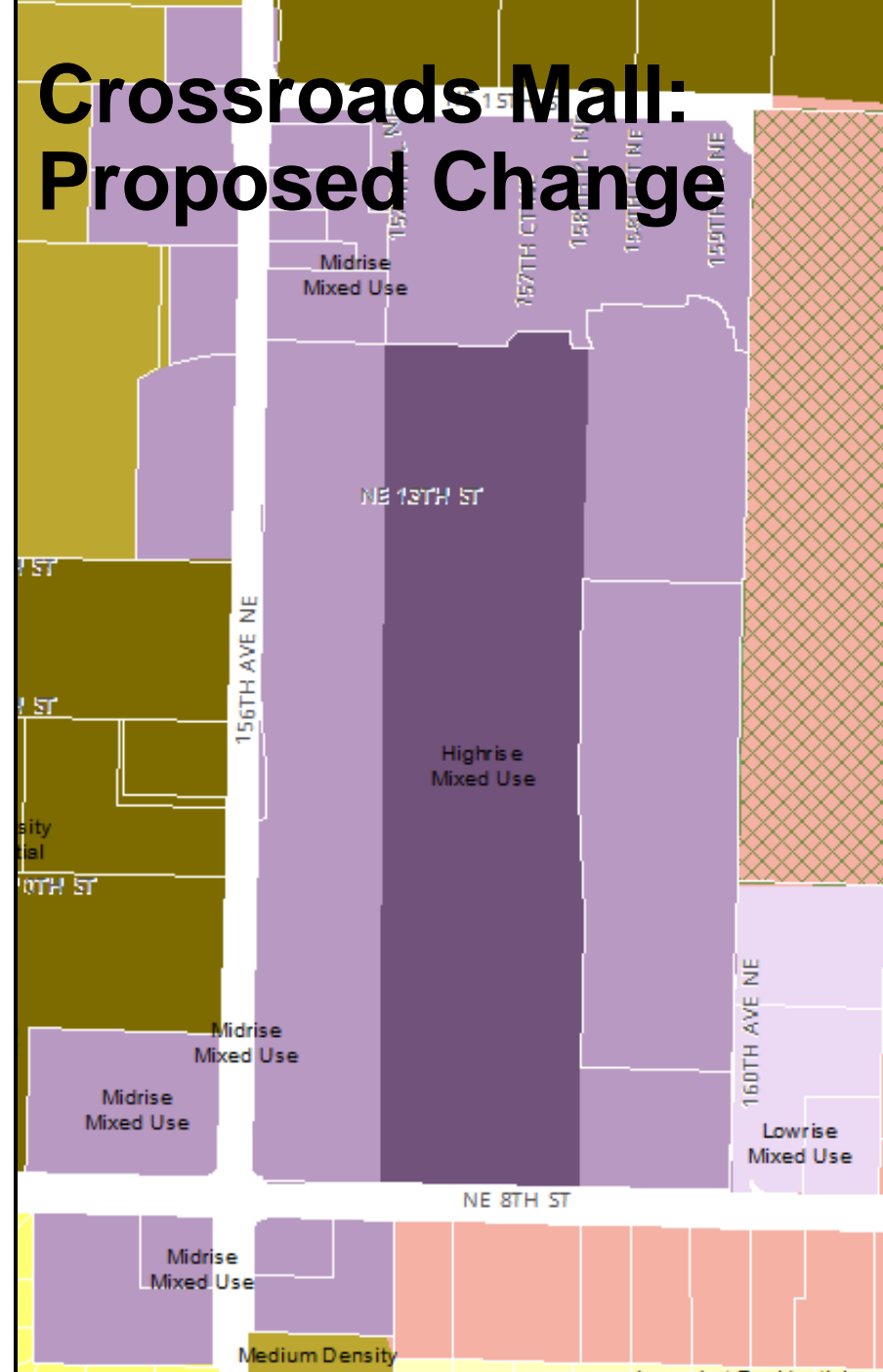
## Decision Criteria – LUC 20.30A.140

- A. The rezone is consistent with the Comprehensive Plan;
- B. Substantial relation to the public health, safety, or welfare;
- C. Warranted to:
  - achieve consistency with the Comp Plan, or
  - because of a need for additional property in the proposed land use district classification, or
  - because the proposed zoning is appropriate for reasonable development of the subject property
- D. Not materially detrimental to uses or property in the vicinity;
- E. Rezone has merit and value for the community.

# Crossroads Mall: Public Hearing Draft



# Crossroads Mall: Proposed Change





# Direction

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