

CITY COUNCIL AGENDA TOPIC

Ordinance relating to zoning within mixed-use areas within the City; Amending the land use designations for five parcels located within mixed-use areas within 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; providing for severability; and establishing an effective date.

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EXECUTIVE SUMMARY**ACTION**

The Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendment (LUCA) and associated rezones were adopted on March 17 through Ordinance Nos. 6906 (LUCA) and 6907 (rezones). Rezones were applied to any mixed-use property that was inconsistent with the Comprehensive Plan Future Land Use Map. There are several parcels in the Factoria area which were intended to be included in the previous HOMA rezone ordinance which were inadvertently left out from Ordinance No. 6907. This ordinance completes the rezone process for the HOMA initiative.

RECOMMENDATION

Move to adopt Ordinance No. 6916

BACKGROUND/ANALYSIS**Background**

On February 24, Council reviewed the HOMA LUCA and associated rezones. The rezones were targeted and applied to mixed-use parcels that are currently inconsistent with the Future Land Use Map (FLUM) as well as applying two new land use districts, Mixed-Use 8-story (MU 8) and Mixed-Use 16-story (MU 16).

On March 17, Council adopted Ordinance No. 6907 rezoning mixed-use parcels inconsistent with the City's FLUM. Ordinance No. 6907 unintentionally omitted parcels in the Factoria area which are inconsistent with the FLUM. The locations of the five omitted parcels have been outlined in red on the map included as Attachment A. Four of the parcels are currently zoned Factoria 2 (F2), which was eliminated with the HOMA amendments, and the final parcel is currently zoned Community Business (CB). The FLUM shows all of the parcels as "Midrise Mixed-Use" which is inconsistent with the F2 and CB zones.

Through HOMA, all other parcels shown as Midrise Mixed-Use were rezoned to Neighborhood Mixed Use (NMU) in the Land Use Code. This Ordinance rezones the final five parcels to NMU, consistent with the FLUM and stated intent of the HOMA LUCA. Throughout the Planning Commission process, including the Planning Commission public hearing held on December 10, 2025, staff noted that all

current mixed-use parcels which were inconsistent with the FLUM would be rezoned. This Ordinance ensures that the final HOMA amendments are consistent with what was discussed with Planning Commission, Council, and the public throughout the process.

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 five parcels located within mixed-use areas within 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; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS

- A. Map of HOMA Rezones
Proposed Ordinance No. 6916

AVAILABLE IN COUNCIL LIBRARY

N/A