



Safeguard Self Storage Rezone

File 20-102751-LQ

Reilly Pittman, Planning Manager
November 22, 2021

REQUEST

- Rezone of the Safegard Self Storage site currently zoned Office (O) to be zoned Community Business (CB) to be consistent with amendment of the Comprehensive Plan adopted in 2020.
- The proposed rezone is site specific but there is no proposed development associated with this rezone.

PROCESS

- Per LUC 20.35.015, rezone applications are Process III, quasi-judicial decisions, made by the City Council.
- The Hearing Examiner held a public hearing on October 21, 2021 and recommended approval of this rezone to the Council. No appeals of the HE recommendation were submitted.
- Any questions regarding the project should be directed to the City Attorney.

BACKGROUND

- Comprehensive Plan Amendment 20-102660-AC was approved by Council on December 14, 2020 by Ordinance 6561. See DSD file at DSD-000012 through DSD-000015.
- A Determination of Non-Significance for the CPA and Rezone was issued on October 8, 2020 and is found at DSD-000016 with the SEPA Checklist at DSD-000017 to DSD-000045.
- Public notice for this rezone was issued February 11, 2021. A public meeting held on February 18, 2021. No comments were submitted.

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Crossroads Park

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163rd Ave NE

NE 11th St

NE 11th St

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164th Ave NE

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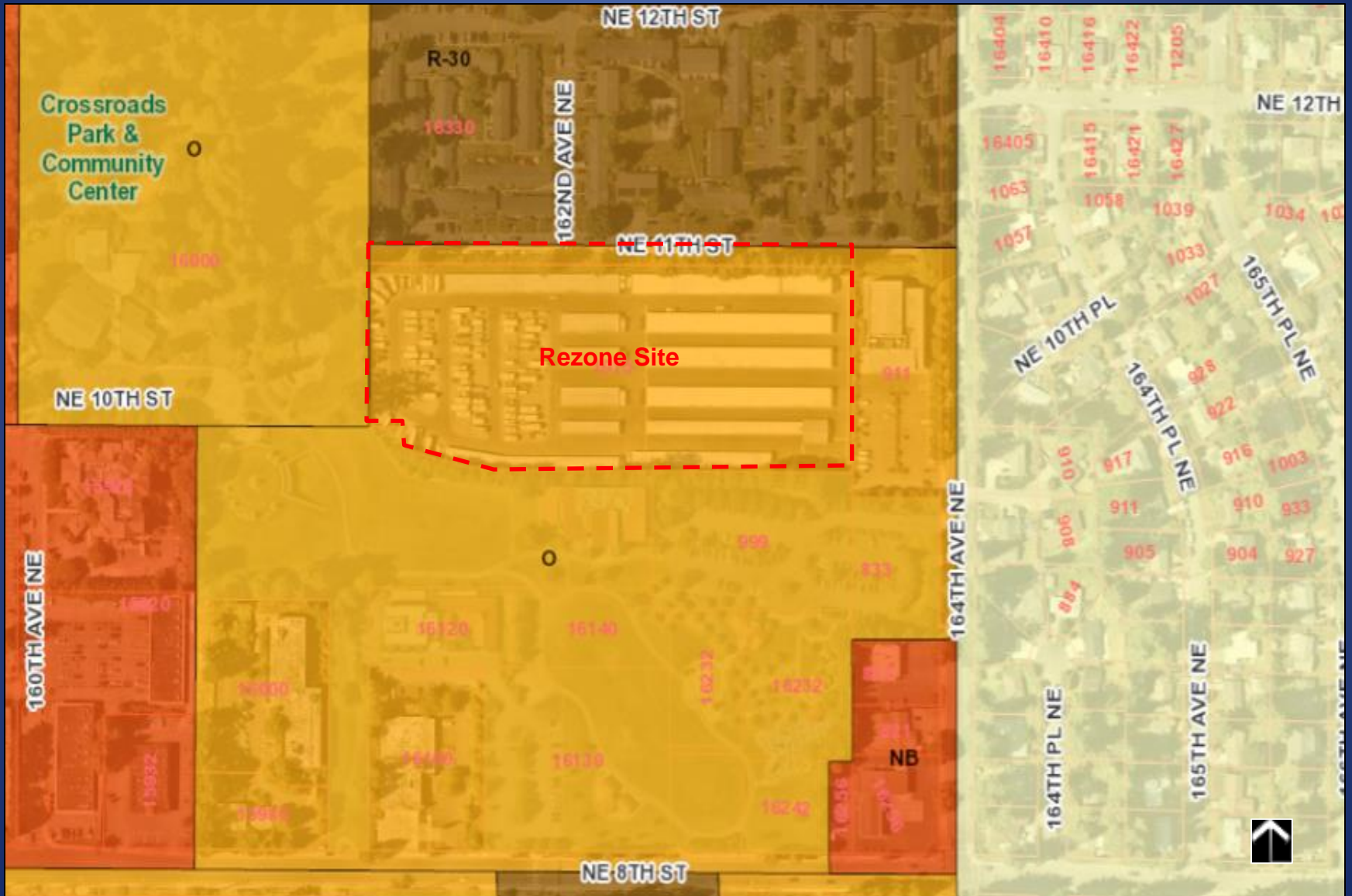
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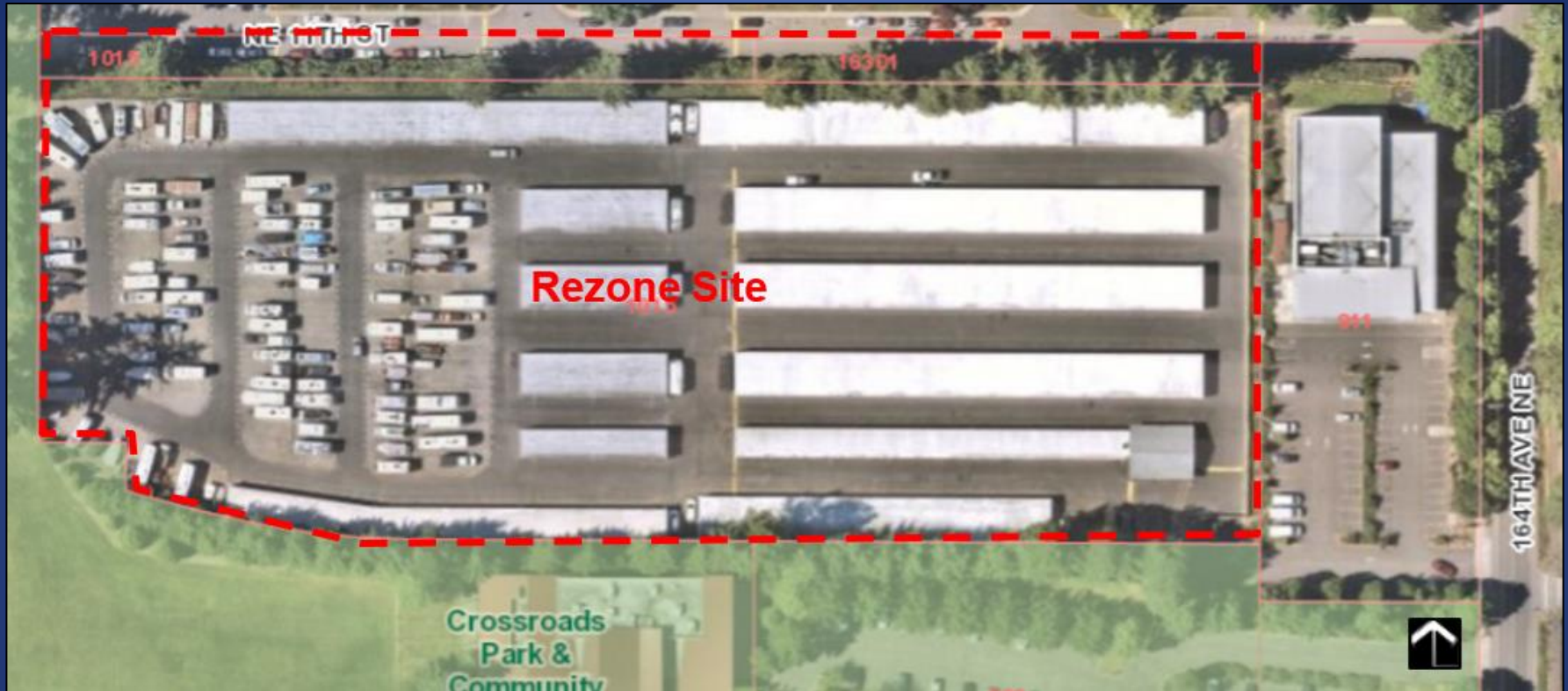
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ZONING



SITE DESCRIPTION



CONSISTENCY WITH LAND USE CODE (LUC)

- The proposed rezone does not include any development. Future development will be proposed under separate applications. The rezoned site is subject to the requirements in Land Use Code Part 20.25I for Community Retail Design District, all zoning dimensional standards in LUC 20.20.010
- A portion of the site is within 300 feet of the adjacent parcel to the north that is zoned R-30 and this area is subject to the requirements of the Transition Overlay Area in LUC 20.25B.
- Refer to pages DSD-000006 and 000007 for a discussion of consistency with the Land Use Code.

DECISION CRITERIA

- The rezone is consistent with the Comprehensive Plan; and
- The rezone bears a substantial relation to the public health, safety, or welfare; and
- The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and
- The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and
- The rezone has merit and value of the community as a whole
- See pages 9-11 of the staff report

RECOMMENDATION

Director recommends the Hearing Examiner approve the proposed rezone of the Safeguard Self Storage Site change the zoning from Office to Community Business.

Condition of Approval:

1. Authority

Approval of this rezone does not constitute an approval of any Land Use Code amendments, entitlement review, or any other ancillary permits that may be required for the design and construction of any proposed development on the rezone site.