



Comprehensive Plan or Land Use Code Amendment

Application

DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

(Inconsistent Amendments will only be processed every other year beginning in 2005.)

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions (for all proposals):

- a. Describe the nature of the proposed amendment and explain why the change is necessary.
- b. How will the proposed change provide a substantial benefit to the public?
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.
- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.
- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.



2. For Text Amendments:

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.

3. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation?
- c. What is the requested land use designation?
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

CPA Map Amendment
Narrative
R 4-10 & R-10-20 to Office



1. General Questions (for all proposals):

a. Describe the nature of the proposed amendment and explain why the change is necessary.

This is a map amendment to change the land use category from R 4-10 & R10-20 to Office. This is the only available site that is available and can be developed cost effectively. It is a reasonable use of the land because it is adjacent to existing Office designated property both west and south of it.

b. How will the proposed change provide a substantial benefit to the public?

This proposed designation and zone change enables a local neighborhood veterinary service to remain in the neighborhood. Currently this service is located on leased land and the success of this practice to the neighborhood enables this use to be on owner occupied land, within the neighborhood.

c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.

The proposed amendment is consistent with the Comprehensive Plan Goals and Policies. LU 1.5 Office Uses states in part that "the office designation is also located where it continues an existing office designation." This site is located against or adjacent to an existing Office designation. Hence it is consistent with LU 1.5.

LU 7.4 leaves correction and reconciling issues to more detailed sub-area planning empowering neighborhoods to solve problems collectively. Indeed, such is the case here where the Neighborhood Council was introduced to the request and it was readily embraced as a means of providing for one of their own services to remain conveniently located in the neighborhood and at the same time solving a long standing crime problem in this isolated vacant property.

TR 3.2 Reduced distances to neighborhood services. The approval of this amendment enables a very popular neighborhood service to remain in the neighborhood. Thereby reducing out-bound trips for the same relocated services.

d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

GMA requires a land use element to address among other things, Office uses. It also requires such to be located where there are sufficient urban services. The subject property is located where there are sufficient urban services and where other Office designations adjoin the subject property.

e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

The CWPP also requires each jurisdiction within its border to address a land use element and provide an adequate amount of various categories to meet the needs of the population the plan intends to serve. In this instance, there is a need for more Office designated property since none is available in the area that is cost effective to develop. The proposed use does not affect existing capital facility plans.

f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?

No

g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.

No

h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.

Not Applicable

2. For Text Amendments:

Not Applicable

3. For Map Change Proposals:

a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
See attached exhibit

b. What is the current land use designation?

Residential 4-10 and Residential 10-20

c. What is the requested land use designation?

Office

d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

North: Vacant and occupied detached dwellings

East: Occupied detached dwellings

West: Vacant

South: Vacant, Church, Public Library

Vicinity: Shopping Center