

# CITY OF LYNDEN

## COMPREHENSIVE PLAN AMENDMENT APPLICATION



City of Lynden use only:

CPA # 24-02 Staff Initials: KS

### I. Applicant Information

Name: First Reformed Church  
Address: 610 Grover Street Lynden, WA 98264  
Telephone Number: (360)354-0333 E-mail Address: jerry@jwrdesign.com

### II. Check the appropriate boxes

Comprehensive Plan Map Amendment ☒  
Comprehensive Text Amendment ☐

### III. Summarize the changes you are proposing

Revise zoning from RM2 to CSL to match neighboring property

### IV. For Map Amendments

A. Tax Parcel Number(s): \_\_\_\_\_  
Site Address: 610 Grover Street  
Total Acreage: \_\_\_\_\_  
Property Owner(s): First Reformed Church  
Mailing Address: 610 Grover Street  
City, State & Zip Code: Lynden, WA 98264  
Telephone Number: 354-0333

Please attach additional sheets if more than one parcel is involved.

B. Existing Comprehensive Plan Designation:

Residential

C. Existing Zoning Designation:

RM2

CPA # 750.00 ✓

# CITY OF LYNDEN

## COMPREHENSIVE PLAN AMENDMENT APPLICATION CONTINUED



D. Proposed Comprehensive Plan Designation:

Commercial

E. Proposed Zoning Designation:

CSL

F. The present use of the property is:

Parking for First Reformed Church on neighboring parcel to the south and two SFR utilized used for church staff/visitors

G. The intended future use of the property is:

Parking and a multi-purpose building for First Reformed Church use

H. Surrounding land uses are:

Commercial and Residential

### **V. For Text Amendments**

Identify the section(s) of the Comprehensive Plan that you are proposing to amend, and provide the proposed wording (attach additional sheets as needed):

### **VI. For All Amendments**

A. Describe how the proposed amendment to the plan is supported by or consistent with the existing goals and policies of the comprehensive plan and the State Growth Management Act?

This property is currently being utilized as a parking area for First Reformed Church, as approved under a conditional use permit. This parcel also borders commercial designations and is a natural extension of the use in this area.

# CITY OF LYNDEN

## COMPREHENSIVE PLAN AMENDMENT APPLICATION CONTINUED



- B. Have circumstances changed sufficiently since the adoption of the comprehensive plan to justify the proposed change? If so, the circumstances that have changed should be described in sufficient detail so that a finding of changed circumstances can be made and a decision as to appropriateness of the proposed plan amendment can be reached.

There is an approved conditional use permit that reviewed the parcel to be used for a parking lot and Youth/Multipurpose building to complement the neighboring parcel to the south, which is the main church meeting area for First Reformed Church. A commercial zoning designation is consistent with the previously approved use through the conditional use process.

- C. Have the underlying assumptions found in the comprehensive plan upon which the land use designation, density or other provisions are based changed, or is new information available which was not considered at the time the plan was adopted? If so, the changed assumptions or new information should be described in sufficient detail to enable the Planning Commission and City Council to find that the land use designation or other sections of the plan should be changed. Examples of the underlying assumptions include expected population growth, utility or roadway capacities, available land supply, or demand for land with the existing or proposed land use designation.

This area is bordered by other parcels with commercial use and as time has passed this parcel would also serve Lynden best in a commercial capacity. As First Reformed Church and the community have grown, the necessity of a commercial space has increased.

- D. Does the proposed amendment promote a more desirable land use pattern for the community as stated in the goals and policies in the comprehensive plan? Are there environmental constraints (such as wetlands, steep slopes, significant stands of trees, etc.) present on the site to such a degree that development of the site is economically or physically unfeasible under the existing land use designation? If so, a description of the qualities of the proposed plan amendment that would make the land use pattern more desirable and/or would result in less environmental impact should be provided in sufficient detail to enable the Planning Commission and City Council to find that the proposed amendment is in the community's long term best interest.

The current development on the parcel and the neighboring parcels are conducive to a commercial designation. The flat topography and current parking lot utilize the original topography well. The intent of the multi-purpose building that will be built in the future, while owned and operated by First Reformed Church, will be used and benefit the two churches to the north of our site.



# CITY OF LYNDEN

## COMPREHENSIVE PLAN AMENDMENT APPLICATION CONTINUED



- E. What impacts would the proposed amendment to the plan have on the current use of other properties in the vicinity? What measures should be taken to ensure compatibility with the uses of other property in the area?

The properties to the south and east are also zoned commercial, which would be compatible with the proposed amendment.

- F. How will the public interest be served by this amendment?

The amendment would allow First Reformed Church to serve the public with a facility and events that are well-suited to the neighboring properties and activities in the vicinity.

\*\*\*\*\*

By signing this application, I certify that all the information submitted is true and correct. I also understand that no final approval will be issued until all final review costs are paid in full.

**Applicant's Signature:** \_\_\_\_\_

**Date:** 6/28/2024

**Property Owner's Signature:** \_\_\_\_\_

**Date:** 6/28/2024

# CITY OF LYNDEN

## REZONE APPLICATION



City of Lynden use only:

RZ # 24-02

Staff Initials: W8

### Applicant Information

Name: First Reformed Church

Address: 610 Grover Street, Lynden, WA 98264

Telephone Number: (360)354-0333 E-mail Address: jerry@jwrdesign.com

### Application is hereby made for a rezone as follows:

#### **Type of Rezone Requested:**

Current Zoning Designation: RM-2

Proposed Zoning Designation: CSL

Attach narrative explaining the reason for the request / zoning change

### Property Information

Address: See attached

Legal Description: (Attach Additional Sheets if Necessary)

See attached

Property Size: 250' x 140'

Total Square Footage: 34,935 Total Acreage: .8 Acre

\*\*\*\*\*

By signing this application, I certify that all the information submitted is true and correct. I also understand that no final approval will be issued until all final review costs are paid in full.

Submitted By: JWR Design Date: 6/28/2024

Property owner signature: [Signature] Date: \_\_\_\_\_

Property owner printed name Jerry Roetcisoender Date: 6/28/2024

Pay \$ 563.00 ✓

### Rezone Narrative/Statement

The property is currently used by Faith Reformed Church as a parking lot. There is an approved conditional use permit which implemented the first phase of developing parking for the neighboring property to the south for the main church building. The second phase of the conditional use is to build a Youth/Multi-purpose building. The commercial zoning would facilitate the appropriate setbacks and guidelines to correctly design the best building for the church and community. The commercial zone designation applies to the parcels directly to the east and south of this property and is a natural extension to this parcel.

As the church and community has grown the necessity of commercial space has also grown. This update to the zoning service the public with a facility and events that are well suited to the neighboring properties and activities in the vicinity.

**Legal Description (After LLA)**

Lot A:

Lot A of the First Reformed Church of Lynden Lot Line Adjustment/Lot Consolidation, as per the map thereof, recording in the Auditor's Office of Whatcom County, Washington.

Situate in Whatcom County, Washington.

Subject to and/or together with all easements, covenants, restrictions and/or agreement of record, or otherwise.