
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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PLANNING COMMISSION

To: Planning Commission

From: Alison Van Gorp, CPD Deputy Director

Date: February 11, 2021

RE: CPA21-001 Land Use Plan Map – Comprehensive Plan Amendment

SUMMARY

The proposed Comprehensive Plan amendment updates the Land Use Plan Map in the Land Use Element to correct an error that misidentified the south-end shopping center as “Commercial Office” rather than “Neighborhood Business”.

BACKGROUND

On January 20, 2021, the Planning Commission reviewed the proposed Comprehensive Plan amendment. The Commission did not request further revisions to the amendment, and the proposal for consideration at the February 17, 2021 meeting is unchanged. This meeting will include a public hearing on the proposal, and then the Commission will have time for discussion and a recommendation.

Staff have received a couple of inquiries from residents that live near the south-end shopping center who received the mailed notice about the proposed amendment. There has been a bit of confusion about whether the proposal is truly just correcting an error, or if it is actually a change in zoning or development regulations for the area. Staff have provided clarification that this is only a correction to the Land Use Map, and it does not affect the zoning, allowed uses, building heights, etc. for the shopping center. Staff anticipate there may be some public comment related to these questions/concerns at the February 17 meeting.

The Mercer Island City Code specifies the following decision criteria for Comprehensive Plan amendments (MICC 19.15.230 (F)), which should be used to evaluate the proposed amendment:

F. Decision Criteria. Decisions to amend the comprehensive plan shall be based on the criteria specified below. An [applicant](#) for a comprehensive plan amendment proposal shall have the burden of demonstrating that the proposed amendment complies with the applicable regulations and decision criteria.

1. The amendment is consistent with the Growth Management Act, the countywide planning policies, and the other provisions of the comprehensive plan and [city](#) policies; and:

- a. There exists obvious technical error in the information contained in the comprehensive plan; or
 - b. The amendment addresses changing circumstances of the [city](#) as a whole.
2. If the amendment is directed at a specific property, the following additional findings shall be determined:
- a. The amendment is compatible with the adjacent land use and [development](#) pattern;
 - b. The property is suitable for [development](#) in conformance with the standards under the potential zoning; and
 - c. The amendment will benefit the community as a whole and will not adversely affect community facilities or the public health, safety, and general welfare.

Based on criterion F (1)(a), city staff recommend adopting the proposed amendment to correct the error in the Comprehensive Plan's Land Use Plan map. As this amendment corrects an error in the land use designation for these properties, staff believe the criteria under F(2) are also met.

NEXT STEPS

Hold the public hearing and receive public comment. After hearing public comments on the proposal, the Commission should make a recommendation to the City Council. The recommendation will be transmitted to City Council for review. The Council will hold the first reading in the near term (likely in April), and the second reading will wait until later in the year, so that it can be reviewed together with any additional proposed Comprehensive Plan amendments that may be recommended over the course of the year.

ATTACHMENTS

1. Proposed Comprehensive Plan amendment