
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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PLANNING COMMISSION

To: Planning Commission
From: Alison Van Gorp, CPD Deputy Director
Date: January 14, 2020
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.

BACKGROUND

Both the City and Matthew Goldbach proposed similar amendments through the annual docketing process. The City Council placed them both on the final docket, and they are consolidated here as a single proposed amendment to the Comprehensive Plan Land Use Element.

An error in a previous Comprehensive Plan Amendment in 2018 resulted in the south-end shopping center area being mis-designated in the Land Use Plan Map included in the Land Use Element. The proposed amendment corrects this error. One of the land use designations listed in Section VII of the Land Use Element is "Neighborhood Business", for which the implementing zone is "PBZ". The south-end shopping center area currently zoned PBZ, and previously designated as Neighborhood Business, is erroneously identified as "Commercial Office" on the current Land Use Plan Map. The proposed amendment, included in Attachment 1, includes an updated map that reinstates the Neighborhood Business designation, specifically correcting the designation of the south-end shopping center area to Neighborhood Business.

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 described above. 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

Please review the attached proposed Comprehensive Plan amendment. At the January 20 meeting the Commission will discuss the proposal and provide feedback to staff on any revisions. A Public Hearing is scheduled during the Planning Commission's February 17 meeting. After hearing public comments on the proposal, the Commission should make a recommendation to the City Council.

ATTACHMENTS

1. Proposed Comprehensive Plan amendment