



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 5971
January 4, 2022
Consent Agenda**

AGENDA BILL INFORMATION

TITLE: RECOMMENDED ACTION:	AB 5971: Comprehensive Plan Amendment – Land Use Map CPA21-001 (Ord. No. 21-26 Second Reading)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
	Adopt Ordinance No. 21-26 amending the Comprehensive Plan to correct an error in the Land Use Map.	

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Interim Director Alison Van Gorp, Deputy Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Ordinance 21-26 2. Attachment A
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

SUMMARY

On April 6, 2021 the City Council conducted first reading of a proposed Comprehensive Plan amendment ([AB 5840](#)). Ordinance No. 21-26 (Exhibits 1 and 2) amends the Comprehensive Plan to correct an error in the Land Use Map and re-designates the south-end shopping center area as “Neighborhood Business”.

BACKGROUND

On December 1, 2020, the City Council placed this proposed Comprehensive Plan amendment on the final docket. The Planning Commission reviewed the proposed amendment in early 2021 and recommended an amendment to the City Council in April 2021.

The recommended amendment corrects an error in a previous Comprehensive Plan Amendment in 2018 that resulted in the south-end shopping center area being mis-designated in the Land Use Plan Map included in the Land Use Element. 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 includes an updated map that reinstates the Neighborhood Business designation, specifically correcting the designation of the south-end

shopping center area to Neighborhood Business. This is only a correction to the Land Use Plan Map, and it does not affect the zoning, allowed uses, or building heights for the shopping center.

After City Council conducted the first reading of the proposed amendment and moved to schedule it for a second reading, this item was placed “on hold” to wait and see if additional Comprehensive Plan amendments were brought forward for consideration this year. The Mercer Island City Code requires that all the recommended amendments be consolidated for a concurrent review so that the cumulative effect of the proposed amendments can be considered and a single ordinance amending the Comprehensive Plan can be reviewed by the City Council. However, since no additional amendments have been proposed in 2021, the proposed Land Use Map amendment is moving forward alone for second reading.

RECOMMENDED ACTION

Adopt Ordinance No. 21-26 amending the Comprehensive Plan to correct an error in the Land Use Map.