
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



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

Attachment 1

Proposed Comprehensive Plan Amendment – Land Use Element

VII.

LAND USE DESIGNATIONS

Land Use Designation	Implementing Zoning Designations	Description
Park	PI R-8.4 R-9.6 R-12 R-15	The park land use designation represents land within the City that is intended for public use consistent with the adopted Parks and Recreation Plan.
Linear Park (I-90)	PI	The linear park (I-90) land use designation primarily contains the Interstate 90 right-of-way. The land use designation is also improved with parks and recreational facilities (e.g. Aubrey Davis park, I-90 Outdoor Sculpture Gallery, etc) adjacent to and on the lid above the Interstate 90 freeway.
Open Space	PI R-8.4 R-9.6 R-12 R-15	The open space use designation represents land within the City that should remain as predominantly unimproved open space consistent with the adopted Parks and Recreation Plan.
Commercial Office	CO B	The commercial office land use designation represents commercial areas within Mercer Island, located outside of the Town Center, where the land use will be predominantly commercial office. Complementary land uses (e.g. healthcare uses, schools, places of worship, etc.) are also generally supported within this land use designation.
Neighborhood Business	PBZ	The neighborhood business land use designation represents commercial areas within Mercer Island,

Land Use Designation	Implementing Zoning Designations	Description
		located outside of the Town Center, where the land uses will be predominantly a mix of small scale, neighborhood oriented business, office, service, public and residential uses.
Single Family Residential (R)	R-8.4 R-9.6 R-12 R-15	The single family residential land use designation (R) represents areas within Mercer Island where development will be predominantly single family residential neighborhoods. Complementary land uses (e.g. private recreation areas, schools, home businesses, public parks, etc) are generally supported within this land use designation.
Multifamily Residential (MF)	MF-2 MF-2L MF-3	The multifamily residential land use (MF) represents areas within Mercer Island where the land use will be predominantly multifamily residential development. Complementary land uses (e.g. private recreation areas, schools, home businesses, public parks, etc) are generally supported within this land use designation.
Town Center (TC)	TC	The Town Center land use designation represents the area where land uses consistent with the small town character and the heart of Mercer Island will be located. This land use designation supports a mix of uses including outdoor pedestrian spaces, residential, retail, commercial, mixed-use and office-oriented businesses.
Public Facility	C-O PI R-8.4 R-9.6 R-15 TC	The public facility land use designation represents land within the City that is intended for public uses, including but not limited to schools, community centers, City Hall, and municipal services.










PROPOSED MAP

Figure 1- Land Use Map

Mercer Island Land Use Plan

The Land Use Plan is intended to be a generalized depiction of land uses. The map is not a description of zoning boundaries nor should it be interpreted on a site specific basis.

Legend

-  Commercial Office
-  Linear Park (I-90)
-  Multi-Family
-  Neighborhood Business
-  Open Space
-  Park
-  Public Facility
-  Single Family
-  Town Center

The Mercer Island City limits delineates the communities' Urban Growth Area. The City limits are contiguous with the Mercer Island Lake Washington Shoreline.

0 0.25 0.5 1 Miles



Map Date: 11/2/2020
Color+SymbolLandUseMap2020.mxd





EXISTING MAP

Figure 1- Land Use Map

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Map Date: 5/22/2020
Color+SymbolLandUseMap2020.mxd

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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:

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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.

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