

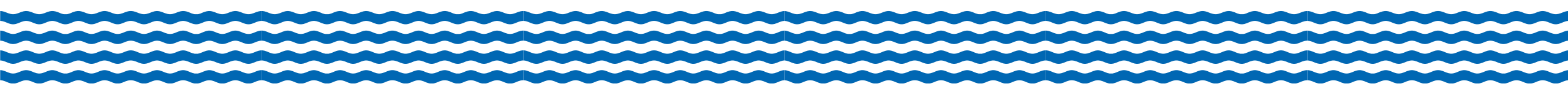


# AB 6270: Development Code Amendment – Business Zone Permitted Uses



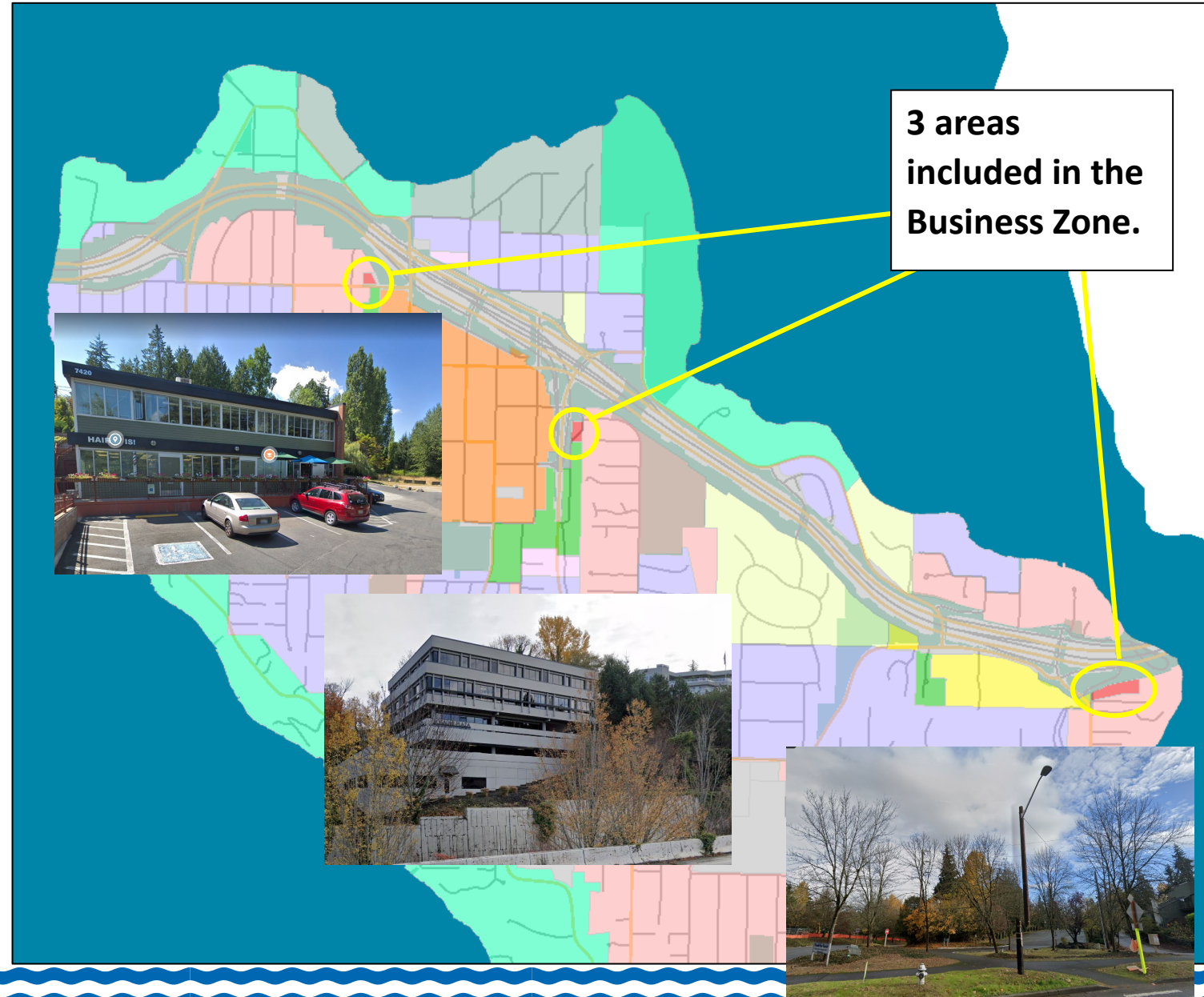
# Background: Docket Request

- Herzl Ner-Tamid submitted a proposed amendment to the development regulations for the Business Zone during the 2022 docket request period
  - Amend MICC 19.04.050: add public and private schools as a permitted use
- City Council added the proposed amendment to the 2022 Docket by Resolution 1615
- Adding an item to the docket does not require the City to amend the code as proposed



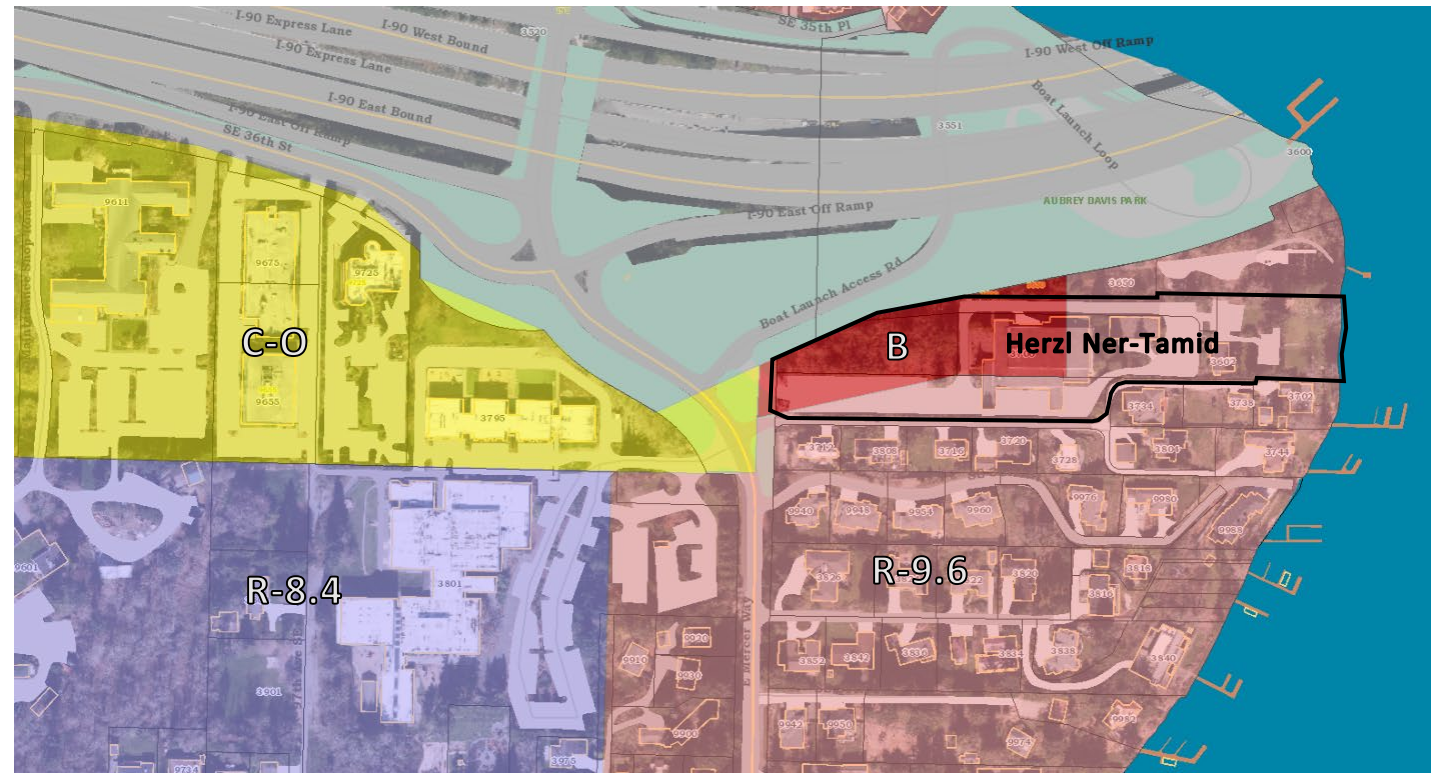
# Background: MICC 19.04.050

- Establishes permitted uses and development regulations for the B Zone
- Permits a variety of commercial uses
- Contains minimal development standards and is reliant on design review in MICC 19.12
- The Business Zone includes properties in 3 small areas

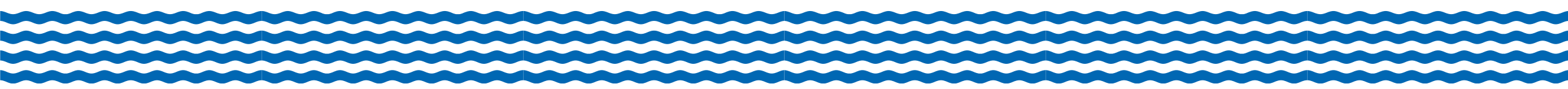


# Background: Herzl Ner-Tamid

- 4 parcels – 1 zoned B, 3 split zoned with R-9.6
- Surrounding zoning includes R-9.6 and C-O
- Split-zoned parcels are “deemed to be located” in the R-9.6 zone
- R-9.6 zone allows schools as a conditional use



# Legislative Review Process

- December 2021 – Added to 2022 Docket & CPD Work Plan
  - February – Initial review of proposal and gathering input from PC on draft code amendment
  - March – Public Hearing and PC Recommendation
  - April – SEPA review, notification to Dept. of Commerce
  - May-June – City Council review
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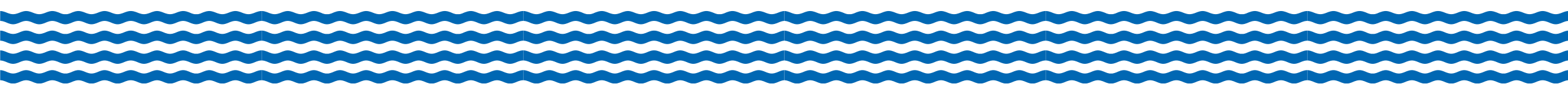
# PC Recommendation

- Permits schools in the B zone with additional development standards to mitigate potential impacts of the use

Permitted uses:

...

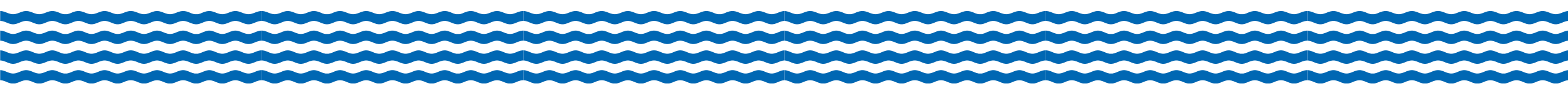
3. Public and private schools accredited or approved by the state for compulsory school attendance, subject to design review as specified MICC 19.12.010 (D), and the following conditions...



# PC Recommendation

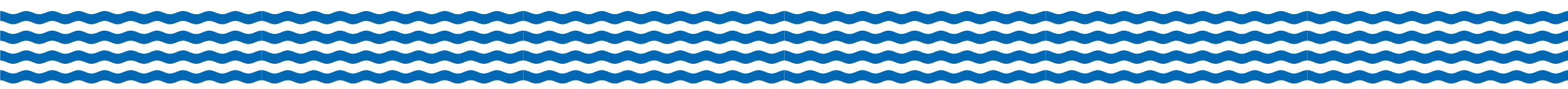
## a. Setbacks

- i. a setback of 35 feet is required from property lines that abut single-family zones.
- ii. a setback of 30 feet is required from public rights of way.
- iii. a setback of 15 feet is required from public parks.
- iv. Setbacks are not required on internal property lines.



# PC Recommendation

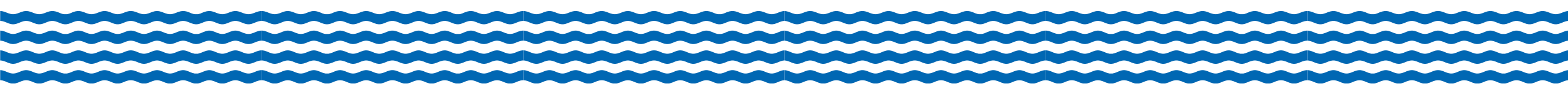
b. Screening. Along property lines abutting rights of way, public parks, and single-family zoning, a landscaped area at least ten feet wide must provide a partial visual barrier to adjacent properties and rights of way. The screening shall be composed of a combination of trees, bushes, and groundcover that produce an eight-foot-tall visual barrier in all seasons within three years of planting. A minimum of one tree for every 20 feet of landscape perimeter length must be provided. Screening is not required on internal property lines.





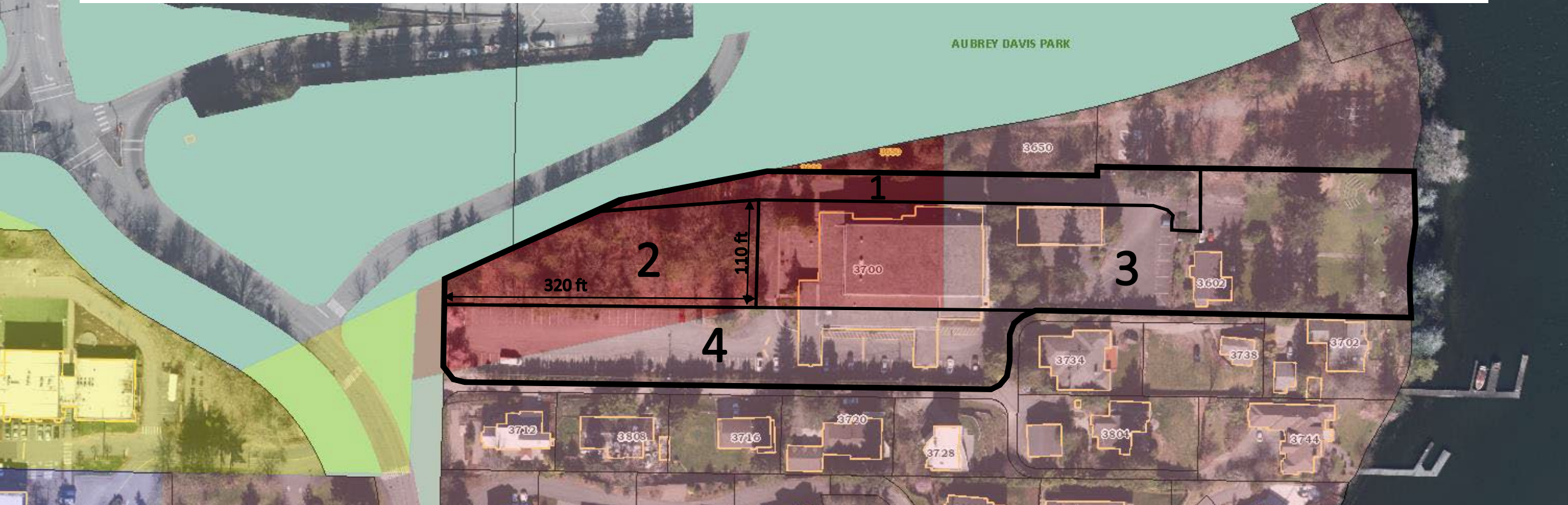
# PC Recommendation

c. Playfield. A one-fourth acre or larger playfield, play surface or open space shall be provided in one usable unit. The Playfield may be located on an adjacent lot.



# Internal Lot Lines

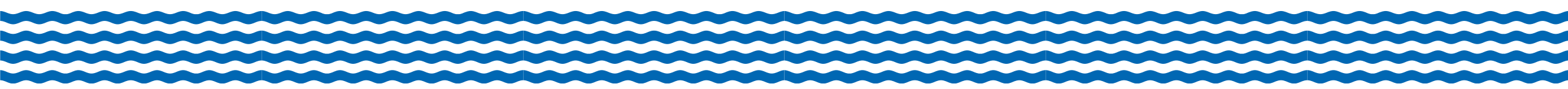
- Boundaries between parcels held in common ownership



**MICC 19.01.040 (G)(2):** Where a boundary between zones divides a lot into two or more pieces, **the entire lot shall be deemed to be located in** the first zone on the following list in which any part of the lot is located: R-15, R-12, R-9.6, R-8.4, MF-2L, MF-3, MF-2, PI, PBZ, C-O, TC, and B.

# PC Recommendation

- Vice Chair Michael Murphy
- PC Discussion and Rationale



# Next Steps

Options:

1. Accept PC recommendation and set second reading
2. Modify PC recommendation and set second reading
3. Decline second reading / no further action