



ANNUAL AMENDMENTS

2022 ANNUAL AMENDMENT TO
THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE
DRAFT STAFF ANALYSIS - UPDATE

PLANNING COMMISSION
FEBRUARY 2, 2022

Larry Harala, Principal
Planner

OVERVIEW

- Amendment Process and Timeline
- Update on Applications:
 - “NewCold”
 - “South Sound Christian Schools”
- Requested Action: Receive an update on Annual Amendment docket, no action requested.

STAFF UPDATE AND TIMELINE

- The Planning Commission is tentatively scheduled to release the 2022 Amendment Package for public review on February 16,
 - public hearing on March 16, and
 - PC recommendation to the City Council on April 20;
 - Further informational meetings via zoom prior to city council review
- The City Council's review/adoption will occur in May-June 2022

ANNUAL AMENDMENT PROCESS

Amendment Process



APPLICATION: “NewCold”

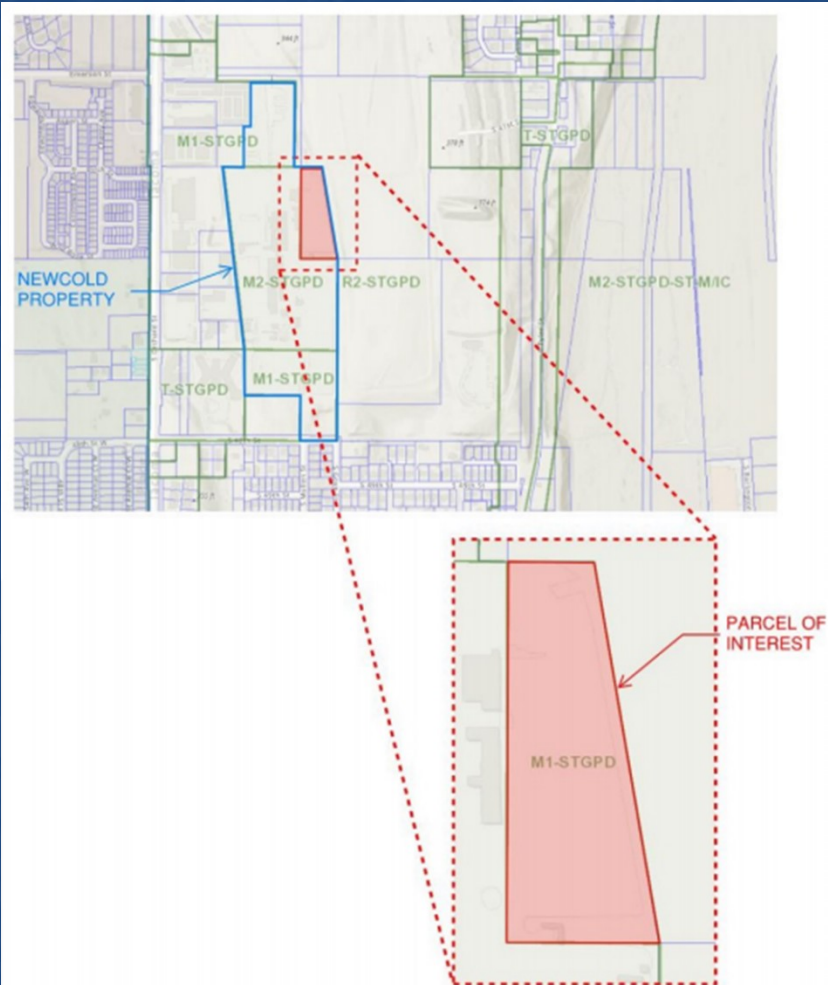
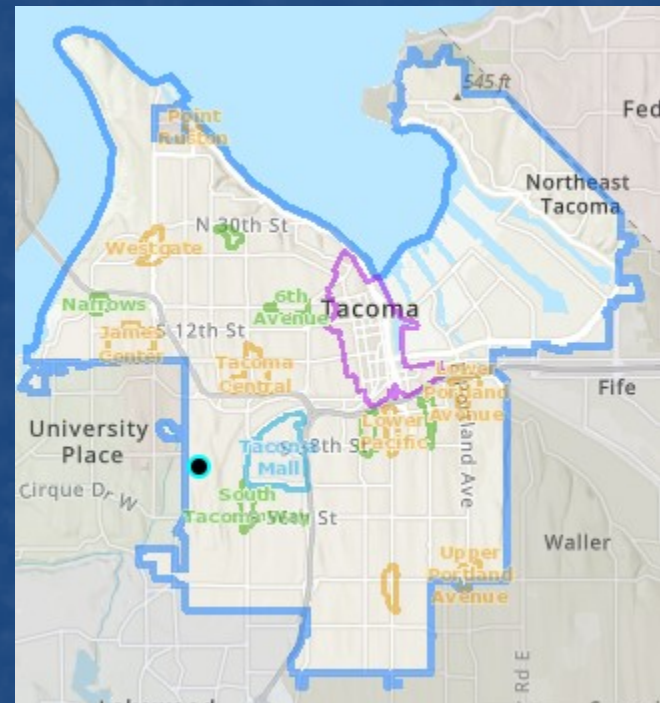
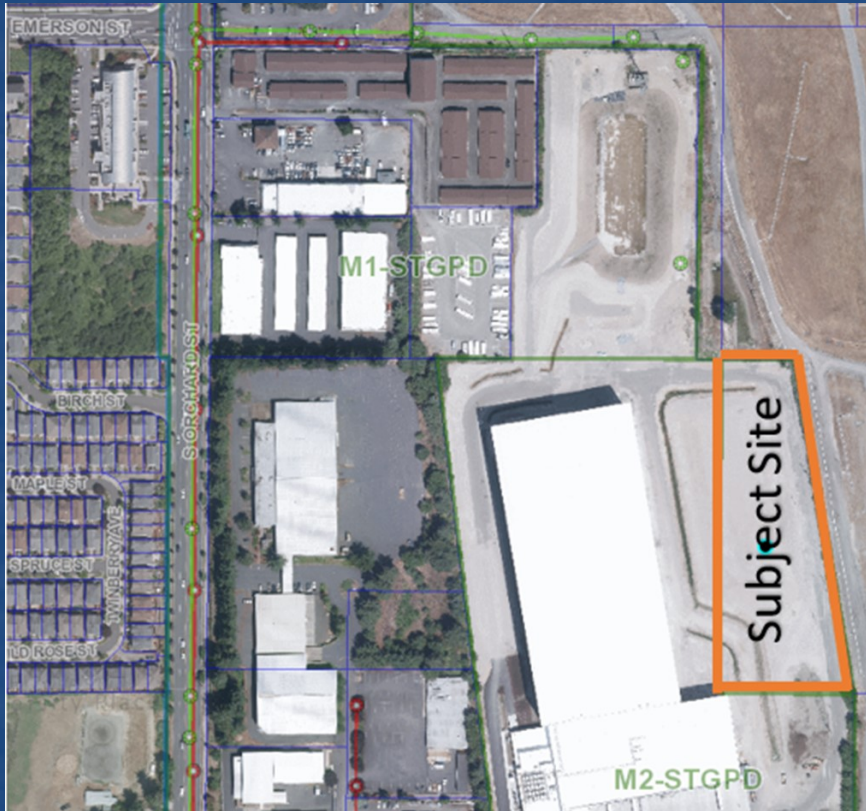


Figure 1: NewCold Property & Parcel of Interest

4601 S Orchard St
APN: 0220133049



NewCold's LAND USE DESIGNATION REQUEST



3-acre portion adjacent to existing NewCold heavy-industrial cold storage facility.



LAND USE DESIGNATIONS

Light Industrial

- 1989 designation on subject site

Heavy Industrial

- 1965 designation on bulk of the overall site

Relationship between Land Use Designation, Zoning and Uses

<i>Comprehensive Plan Land Use Designation</i>	<i>Potential Uses and Impacts</i>	<i>Potential Zoning Districts Per the Comprehensive Plan Urban Form Element</i>
Light Industrial	<ul style="list-style-type: none"> • Moderate sized buildings • Moderate scale production • Lower noise, odors and traffic generation. • Various types of light manufacturing and warehousing and high-tech industries, • Commercial and some limited residential uses also allowed 	<ul style="list-style-type: none"> • M-1 – Light Industrial District
Heavy Industrial	<ul style="list-style-type: none"> • Large institutional uses such as • Higher levels of noise and odor • Large scale structures • Large scale production • Extended operating hours • Heavy Truck Traffic • Commercial and residential uses heavily restricted 	<ul style="list-style-type: none"> • M-2 - Heavy Industrial District • PMI – Port Maritime & Industrial District

APPLICATION: “SOUTH SOUND CHRISTIAN SCHOOLS”



APPLICATION: “SOUTH SOUND CHRISTIAN SCHOOLS”

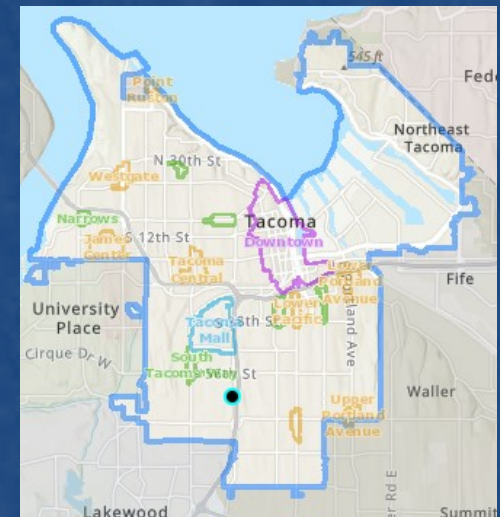


SITE:

**8 Parcels totally
approximately 15.96 acres.**

Address:

2052 South 64th Street



APPLICATION: “SOUTH SOUND CHRISTIAN SCHOOLS”

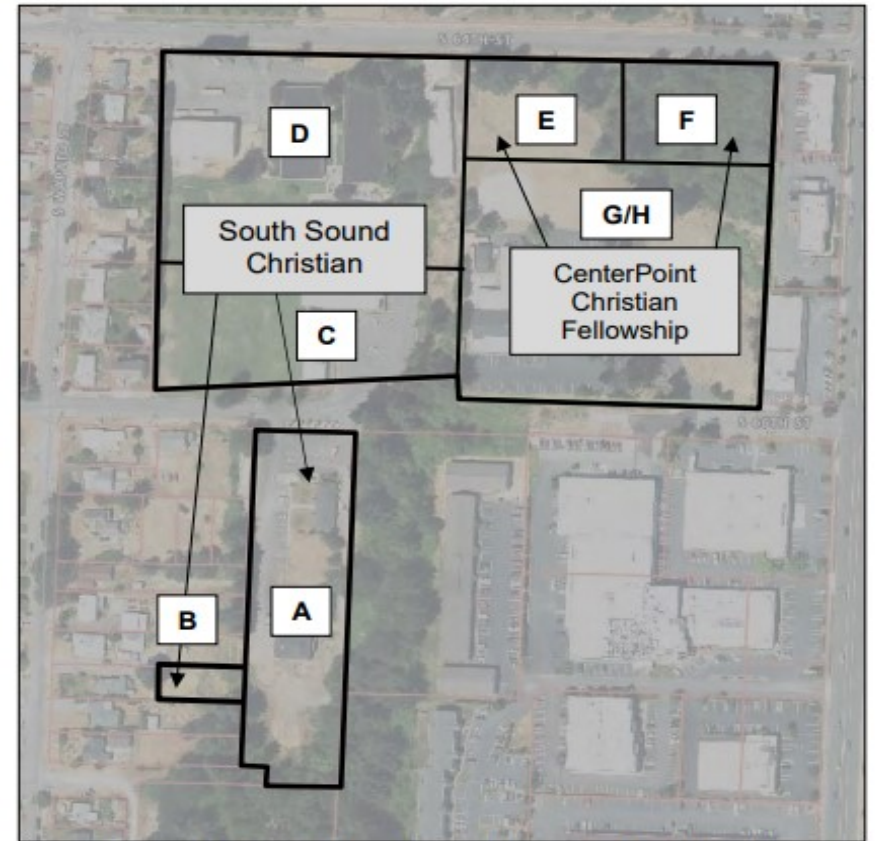


Figure 1: Project Parcels and Owner Identification

LAND USE DESIGNATIONS

Single Family Residential	** Multi-Family (low-density)**
Low scale, typically detached single family residential development. 6-12 units per acre.	<i>Low-density multi-family shares characteristics with single family, typically more proximate to transit. Typically 14-36 units per acre.</i>
Low-Scale Residential (New Designation)	Diverse housing types and prices, lower noise levels, limited vehicular traffic, moderate setbacks, private and shared open space Target Development Density: 10–25 dwelling units/net acre

LAND USE DESIGNATIONS

Single Family Residential	General Commercial
<p>Low scale, typically detached single family residential development. 6-12 units per acre.</p>	<p>This designation allows for medium to high intensity commercial uses. Broad range of other uses such as institutional, community facilities and even residential or mixed development. Typically situated along major transit corridors. Moderate to high traffic generation, longer hours.</p> <p>45-75 units per acre (when applicable)</p>

NEXT STEPS

- The Planning Commission is tentatively scheduled to release the 2022 Amendment Package for public review on February 16,
 - public hearing on March 16, and
 - PC recommendation to the City Council on April 20;
 - The City Council's review/adoption will occur in May-June 2022.