



Permit Center
210 Lottie Street
Bellingham, WA 98225
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www.cob.org

COMPREHENSIVE / NEIGHBORHOOD PLAN AMENDMENT
DOCKET APPLICATION FORM

TO BE COMPLETED BY STAFF
Date Received 4/2/2012
Case Number 20N2012-6

Use this form to request docketing of a proposed Comprehensive Plan and or Neighborhood Plan amendment(s). Applications may be submitted at any time but must be received by April 1 of each year for review during the following year.

1. An application must include the following materials:

- Checkboxes for 'Docket Application Form' and 'Fee payment calculated at 10% of the total comprehensive plan amendment fee...'.

(a) Non-site specific Comprehensive / Neighborhood Plan amendments:

\$1,594 base fee + \$255 notice fee x 0.1 = \$185 due at docket application.

OR

(b) Site specific Comprehensive / Neighborhood Plan amendments:

\$1,594 base fee + \$255 notice fee + \$213 per acre over first acre (\$12,750 max.) x 0.1 = fee due at docket application.

*Recognized Neighborhood Associations are exempt from this fee.

2. Applicant: C.O.B. Planning & Community Dev. Phone: 778-8344

Address: 210 Lottie Street Dept.

City/State/Zip:

Email: gaucutt@cob.org Fax:

Name of contact if applicant is a group: Careg Aucutt, Senior Planner

I have read the application materials and acknowledge that if the proposed amendment is approved by the City Council for inclusion in the annual docket, a complete Comprehensive / Neighborhood Plan Application must be submitted within 30 days of the Council's docket decision or a date approved by the Planning and Community Development Director...

Applicant signature: [Signature] Date: 4-2-12

3. Provide an explanation of how the proposed Comprehensive or Neighborhood Plan amendment meets one or more of the docking criteria listed in **Bellingham Municipal Code 20.20.030 A. (2)**. (Docketing criteria - page 4 attached)
4. If the proposal includes general Comprehensive Plan or Neighborhood Plan amendments that are not site-specific, please describe your amendment proposal as specifically as possible and attach it to this form. If specific wording changes are proposed, show the changes in strikethrough and underline format. Reference the location in the Plan where the change is proposed.

Complete the following sections if the proposal includes a site-specific amendment to a comprehensive plan land use designation.

Property Owner

Name: Sunset Commons LLC Phone: 676-1799

Address: David Edelstein

City/State/Zip: _____

Email: _____ Fax: _____

Owner's Authorized Agent/Contact

Name: _____ Phone: _____

Address: _____

City/State/Zip: _____

Email: _____ Fax: _____

Property Information

1. Assessor Parcel Numbers: 380319, 460321, 459346, 475321, 475348

2. Attach a map (8.5" x 11") identifying the property included in the proposed amendment and showing parcels and streets located within and adjacent to the site.

3. Neighborhood Name: Sunnyland Area Number: 1, 1A, 8

Current Comprehensive Plan Land Use Designation: See Attached

4. Proposed Comprehensive Plan Land Use Designation: See Attached

5. Current Zoning: See Attached

6. Proposed Zoning: See Attached

2012-2013 Docketing Request

Request: The City of Bellingham Planning and Community Development Department requests the City Council docket a comprehensive plan amendment and rezone request for property located in Area 1, Area 1A and Area 8 of the Sunnyland Neighborhood. The property is located on James Street and is sometimes referred to as the "DOT site".

Current Comprehensive Plan and Zoning Designations:

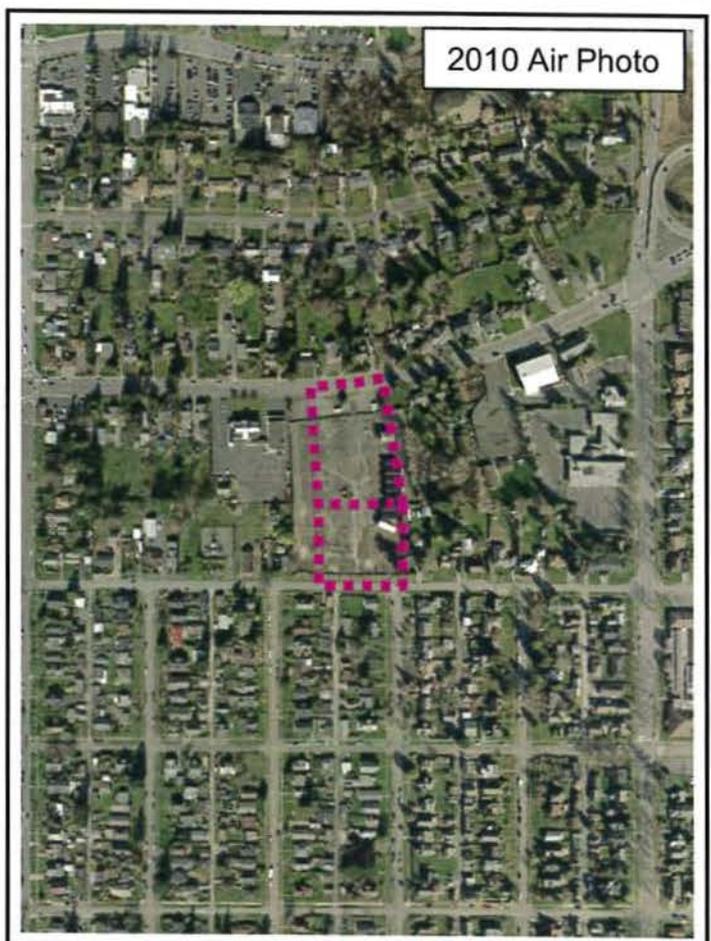
	<u>Comp Plan Designation</u>	<u>Zoning Designation</u>
Area 1	Single Family Res., Medium Density	Residential Single, 5,000 sq.ft./unit
Area 1A	Single Family Res., Low Density	Residential Single, 10,000 sq.ft./unit
Area 8	Single Family Res., Low Density	Residential Single, 20,000 sq.ft./unit

Proposed Zoning and Comprehensive Plan Designations:

Proposed Rezone - The northern 2/3 of the subject property would be added to Area 1A and the southern 1/3 would be added to Area 1. This would require a zoning change so that the northern 2/3 of the site would be zoned RS 10,000 sq. ft. minimum lot size per dwelling unit, and the southern 1/3 would be zoned RS 5,000 sq. ft. minimum lot size per dwelling unit.

Proposed Comprehensive Plan Amendment - A comprehensive plan amendment would also be required for the southern portion of Area 8 that is proposed to be added to Area 1. This would result in a change from RS 20,000 to RS 5,000, and therefore a change from the current Low Density comprehensive plan designation to a Medium Density designation.

See attached map



	NPA/Rezone Request		Comm./Indust./Res Multi
	NPA/Rezone Request		Industrial
General Use Type			Indust./Res. Multi
	Residential Single		Indust./Waterfront Mixed-Use
	Residential Multi		Institutional/Res. Multi
	Res. Single/Res. Multi		Public
	Commercial		Public/Institutional
	Commercial/Industrial		Public/Waterfront Mixed-Use

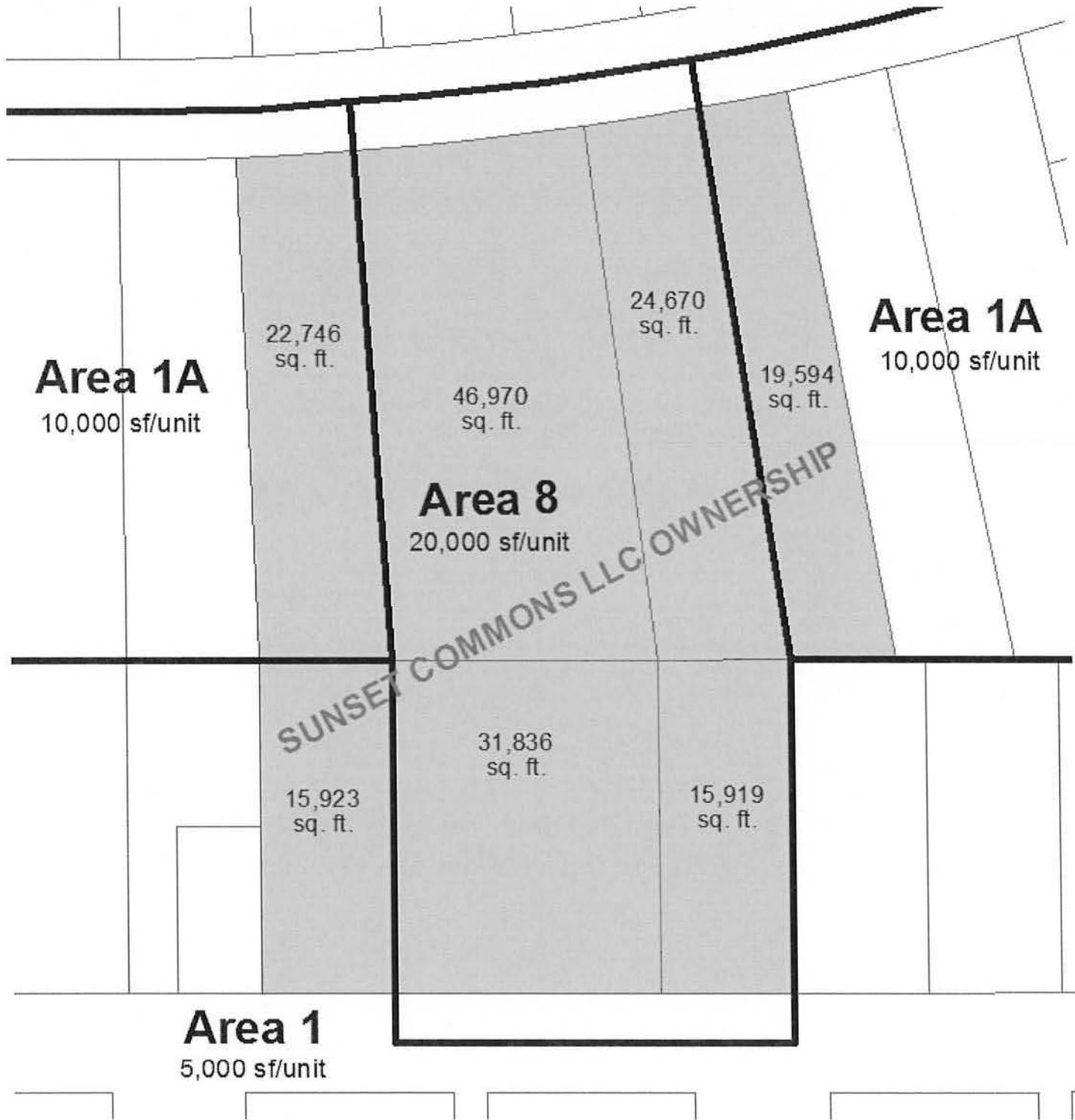
Sunnyland Neighborhood Area 8

Change From Resid. Single 20,000 sf/unit to Resid. Single 10,000 sf/unit (north 1.89 acres)
 Resid. Single 5,000 sf/unit (south 1.26 acres)

2012 Neighborhood Plan Amendment/Rezone Process



City of Bellingham
 Planning & Community Development
 2012



Chris Behee, GISP

City of Bellingham, GIS Analyst

Planning & Community Development

210 Lottie Street, Bellingham, WA 98225

Phone 360.778.8346 | Fax 360.778.8302 | Email cbehee@cob.org

2012-2013 Docketing Request: Area 8 of the Sunnyland Neighborhood

The Planning and Community Development Department (PCDD) is submitting a docketing request for a Comprehensive and Neighborhood Plan amendment for an area wide rezone of Area 8 within the Sunnyland Neighborhood. Area 8 is approximately 3 acres in size and currently zoned Residential, Single with a Low density designation of 20,000 sq. ft. per dwelling unit.

The PCDD is requesting that Area 8 be divided between Areas 1 and 1A. The northern portion of Area 8 would be included in Area 1A and remain in the low density range; however the density would change from 20,000 sq. ft. per dwelling unit to 10,000 square feet per dwelling unit. The northern portion of Area 8 would be included in Area 1 and the Residential zoning density would change from a low density range of 20,000 sq. ft. per dwelling unit to a medium density of 5, 000 sq. ft. per dwelling unit.

The proposal meets several docking criteria outlined in Bellingham Municipal Code 20.20.30 A. 2., specifically A. 2. b. through d. and is consistent with the City's adopted Comprehensive Plan. The over-all purpose of this proposal is to preserve and protect the existing Sunnyland Neighborhood, encourage development and densities that are consistent with the existing surrounding area, and to provide a zoning alternative that serves the public interest. The City's Comprehensive Plan contain several land use policies that support the proposal, such as but not limited to:

FLU-1 It is the City's overall goal to preserve and protect the unique character and qualities of the existing neighborhoods. All policies, proposed development code and zoning changes should be reviewed with this goal in mind.

LU - 26 Preserve and protect established residential areas where a definite density, housing type and character prevail.

LU - 27 In developed single family areas of Bellingham, residential zoning shall be applied in a manner that is consistent with the neighborhood's existing character, building style and height, density, and development pattern. Any efforts to increase the allowed density in existing neighborhoods will be focused on remaining undeveloped areas.

LU - 32 The City should carefully consider establishing the existing zoned density as the minimum net density in all residential zones to encourage efficient use of the remaining land supply.