

ZON2016-0001: Barkley Neighborhood Plan Amendment.

Jeff Kvamme, on behalf of Kvamme Family LP, submitted a docketing request for a comprehensive plan amendment to rezone approximately .5 acres (2,178 square feet) from Residential, Single, to Commercial, Planned, within Area 1 of the Barkley Neighborhood. If rezoned, the area would be included in Area 27 of the Barkley Neighborhood.

Applicant's Statement:

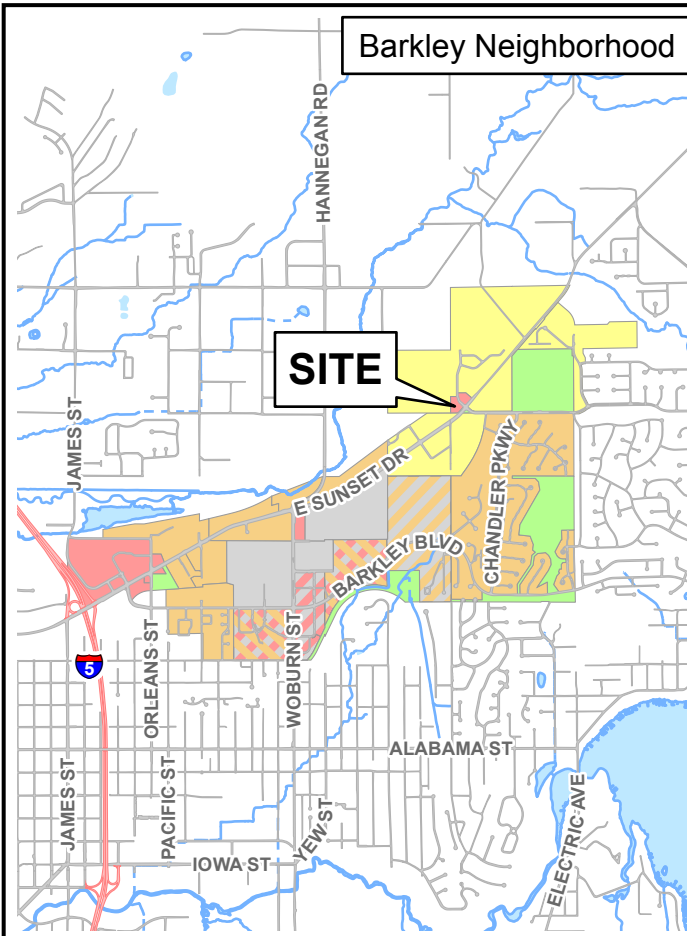
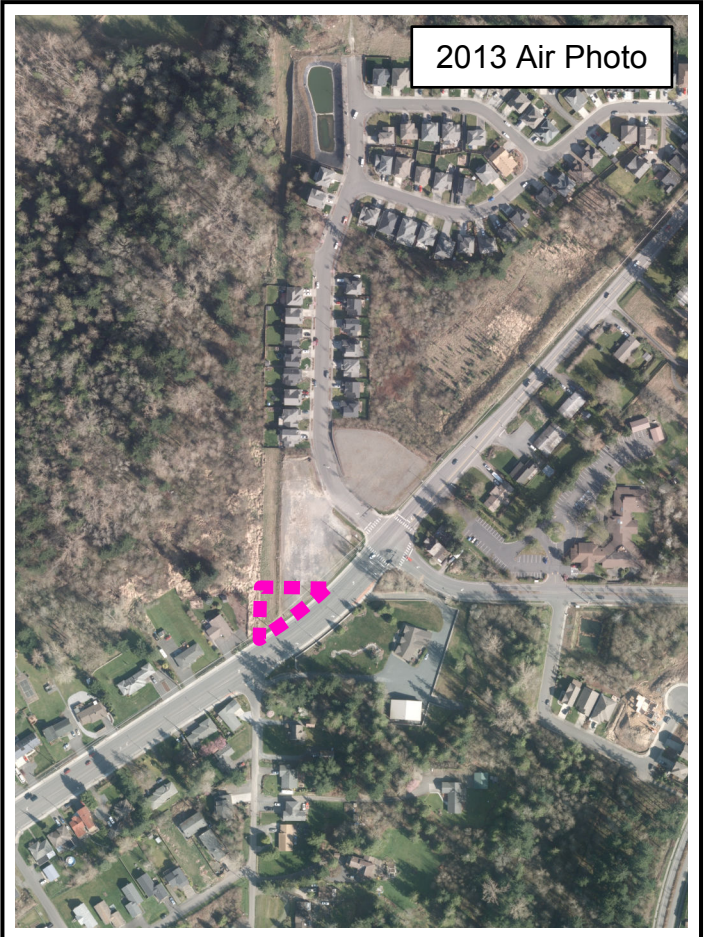
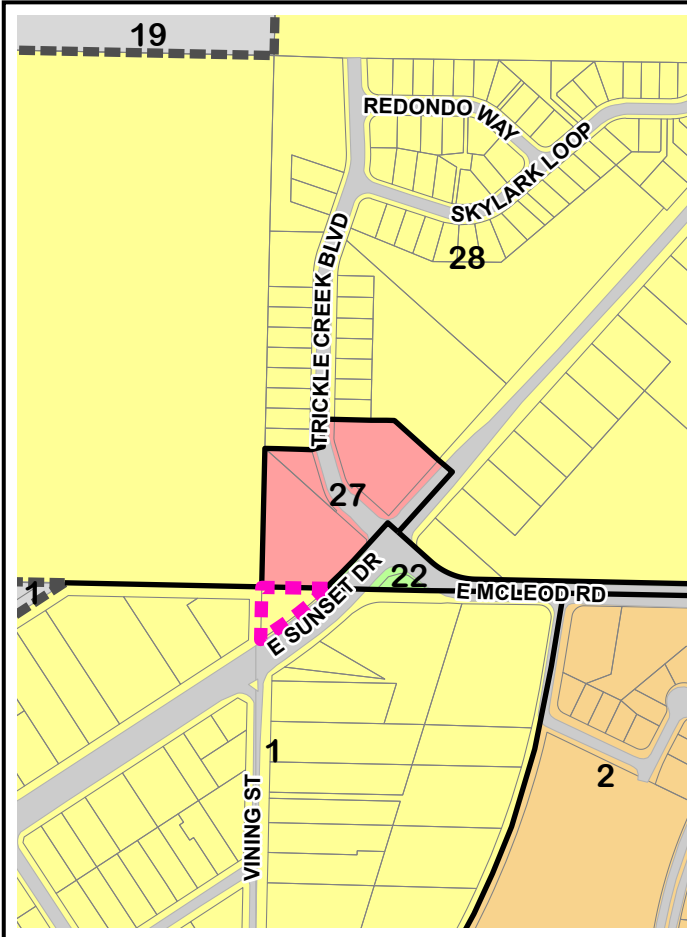
In summary, the applicant has identified that the subject property currently contains two zoning designations. The main portion of the property was in the City's Urban Growth Area and annexed into the City on February 1, 2016 and zoned Commercial, Planned. The northwest corner of the property was already in the City and zoned Residential Single, which was established in the early 1900's with the City of Bellingham Consolidation. This action bisected a small portion of the property from the main property through zoning, thus creating the two zone designations on the property. Rezoning the subject area to a CP land use designation would place the entire parcel into a single zoning classification, improve development options, and correct a zoning boundary.

Staff Review:

Staff finds that the applicant's proposal meets several docking criteria outlined in BMC 20.20.030 A. and BMC 20.20.030 B.2. through B.4. The proposal calls out meeting several adopted policies of the City's comprehensive plan (**Exhibit A**) to improve the zoning code, correct zoning inconsistencies, and provide flexibility for better site design and use of land.

Placing this proposal on the docket serves a public interest and allows further evaluation of the proposal through the comprehensive plan amendment process. City resources are available to review the proposal within the time frame of the annual review process.

Staff Recommendation: Docket this proposal for review in 2016-2017.



General Use Type	
Residential Single	Industrial
Residential Multi	Indust./Res. Multi
Res. Single/Res. Multi	Indust./Waterfront Mixed-Use
Urban Village	Institutional
Commercial	Institutional/Res. Multi
Commercial/Industrial	Public
Comm./Indust./Res Multi	Public/Institutional
	Public/Waterfront Mixed-Use

Barkley Neighborhood Area 1

Change from Residential Single
to Commercial Planned.

**2016 Comprehensive Plan Amendment
Docket Proposal**



**City of Bellingham
Planning & Community Development
2016**