

ZON2016-0003: Codata Neighborhood Plan Amendment.

Ron Jepson, on behalf of Terra Firma Bellingham LCC, submitted a docketing request for a comprehensive plan amendment to rezone approximately 9.7 acres of land from Residential, Single (RS), to Industrial, Planned (IP), within Area 20 of the Codata Neighborhood. If rezoned, the area would be included in Area 21 of the Codata Neighborhood.

Applicant's Statement:

In summary, the applicant has identified that the subject property currently contains two zoning designations. The western portion of the property is zoned IP and the eastern portion of the property is zoned RS. Critical areas and associated buffers take up a majority of the eastern area proposed to be rezoned, however small areas when combined with the western portion of the industrial zoned area provide some opportunities for development. Under the current RS zoning, it is estimated that approximately sixty (60) dwelling units could be developed, however, with the environmental constraints it appears only 25% (15 dwelling units) of that allowance could be built. Additionally, new development proposal would likely have to take access from Pacific Highway through the industrial zoned area.

Rezoning the subject area to an IP land use designation would place the entire parcel into a single zoning classification, improve development options, and provide for economic and employment growth.

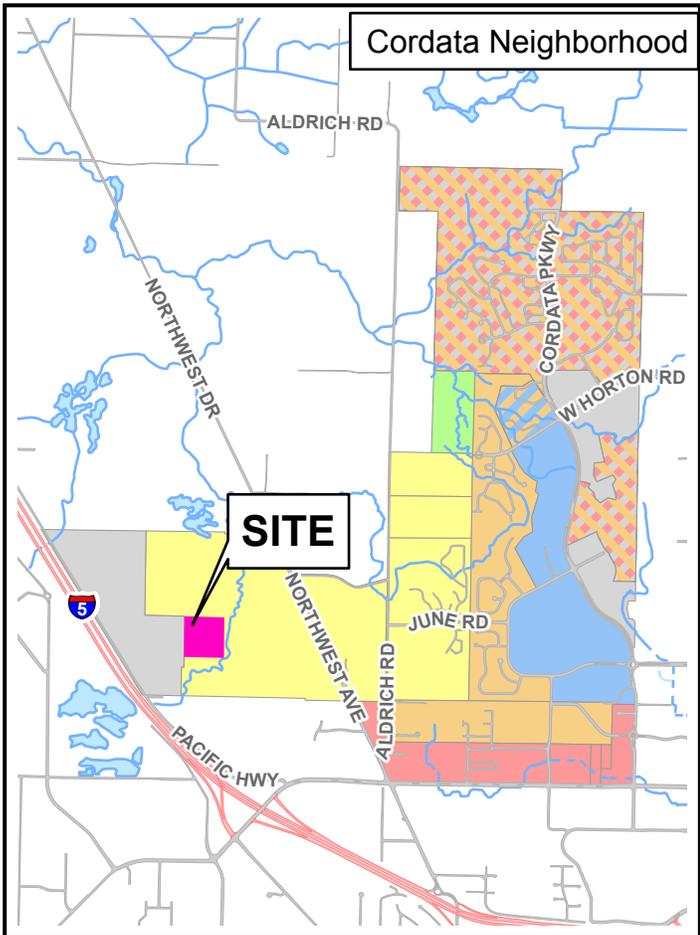
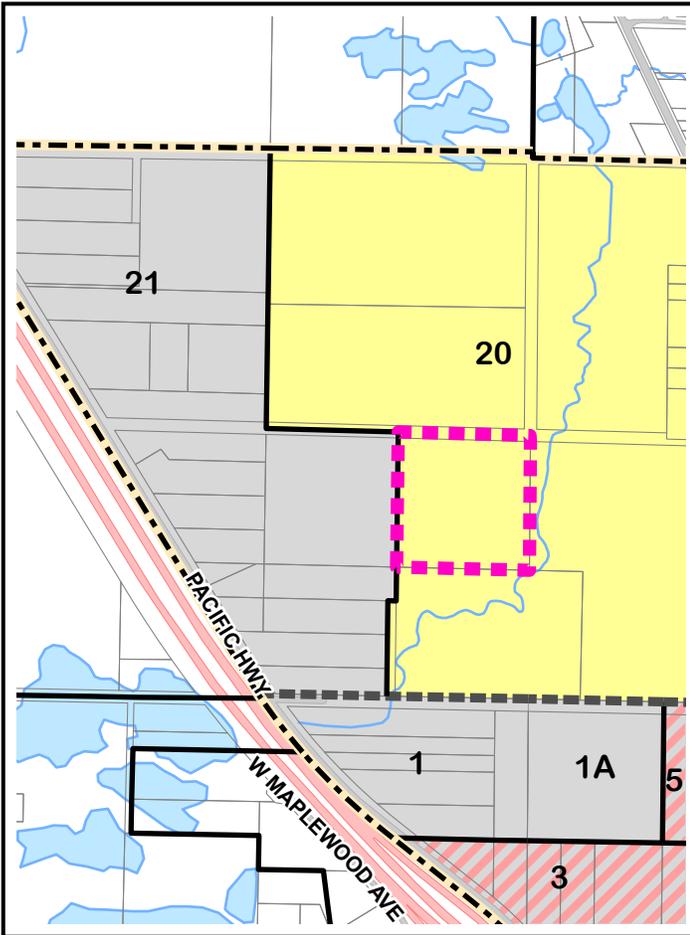
Staff Review:

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 conflicts, and provide flexibility for better site design and use of land.

It is anticipated the proposal would not create any planning or neighborhood issues as the buildable area in the proposal is limited given the environmental constraints and surrounding land uses. Essentially, this area is separated from other residential areas as the proposal is bordered by industrial uses to the west, environmental features to the east, the City's regional stormwater facility/conservation easement area to the south, and a planned wetland mitigation area to the north. Placing this proposal on the docket serves a public interest and allows further evaluation of the proposal through the comprehensive plan amendment process. Staff 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, with the condition that as part of the Comprehensive Plan rezone application, the applicant submit a critical area report prepared in accordance with the City's Critical Areas

Ordinance. This information is needed as part of the rezone evaluation to confirm that the subject area is suitable for the development under the proposed zone.



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

Cordata Neighborhood Area 20

Change from Residential Single to
Industrial, Planned.

**2016 Comprehensive Plan Amendment
Docket Proposal**



City of Bellingham
Planning & Community Development
2016