

## **ZON2016-0004: Cordata Neighborhood Plan Amendment.**

Tom McMaster, submitted a docketing request for a comprehensive plan amendment to rezone approximately 2.2 acres of land from Institutional, Planned to Institutional/Commercial/Residential-Multi/Mixed Planned within Area 9 of the Cordata Neighborhood.

### Applicant's Statement:

In summary, the applicant has identified that there are limited local services in the north area of the Cordata Neighborhood and as the population in the Cordata neighborhood increases new local services will be needed to serve this area. The rezone proposal would expand the permitted uses to include additional opportunities for commercial, residential, or mixed uses on the properties.

### 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 meets several adopted policies of the City's comprehensive plan (**Exhibit A**) supporting the efficient use of land and infill development.

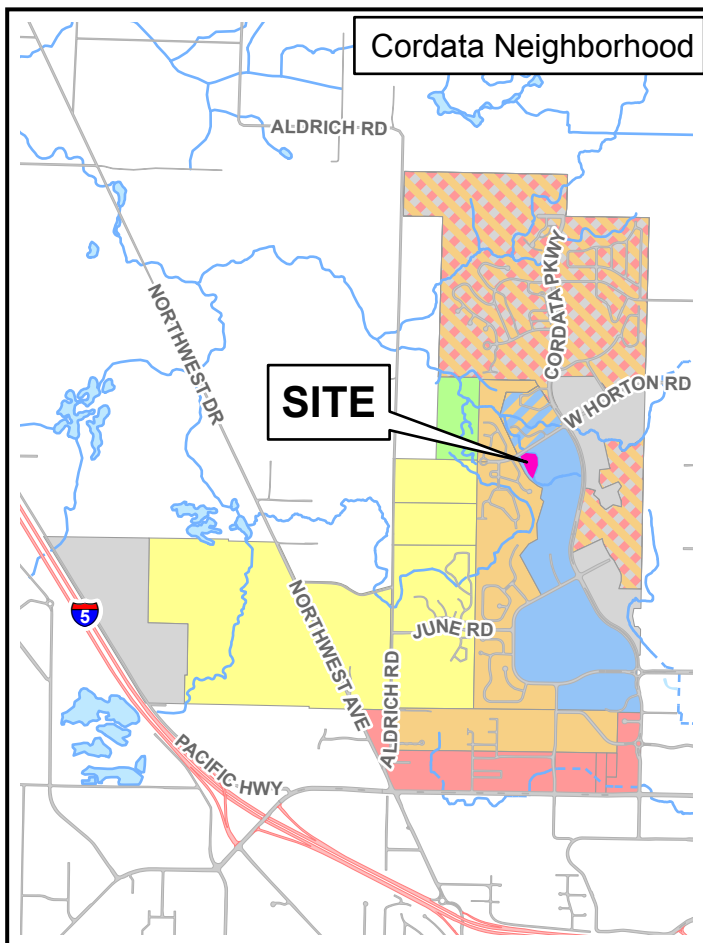
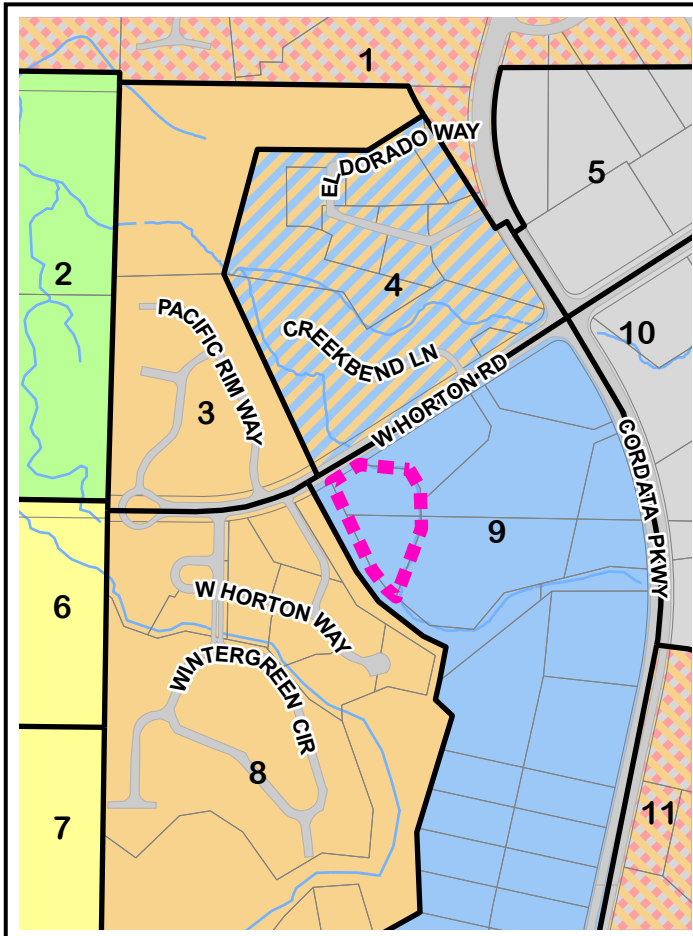
All of Area 9 of the Cordata Neighborhood is zoned Institutional, Planned and regulated under the Cordata Business Park Planned Unit Development (PUD). The PUD identifies the design and development standards, and permitted Institutional uses allowed within this area, however, office uses per the City's definition of "office" are also permitted. Bellingham Municipal Code 20.08.020 defines an office as "a use within a building where service of a clerical, professional, or medical nature are rendered and where no retail sales of goods within said structure in nonexistent or incidental to the primary use." Example office uses include, but are not limited to: Real estate offices, Banks, Medical offices, Law offices, Computer and data services, Engineering and architectural services, and Accounting services.

Currently, existing uses surrounding the subject area include a professional office to the east and multi-family dwelling units to the north, south, and west of the proposal. According to City records, an open space tract abuts the western property line and wetlands are mapped here and in the stream corridor abutting the east property line. Additionally, regulated wetlands may also be associated with the interior of the subject properties. Depending on the classification of the stream and wetlands, developable area on the subject properties may be limited due to these environmental features and required buffers. Further, environmental review of the subject area is needed to ensure that the proposed zoning is appropriate, given the environmental constraints associated with the subject area.

Placing this proposal on the docket serves a public interest and allows further evaluation of the proposal to determine an appropriate zoning for the subject area.

Staff resources are available to review the proposal within the time frame of the annual review process. If docketed, an amendment to the Cordata PUD will also be needed as part of the rezone request.

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 9

Change from Institutional to  
Institutional/Commercial/Res. Multi, Mixed/Planned.

**2016 Comprehensive Plan Amendment  
Docket Proposal**



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