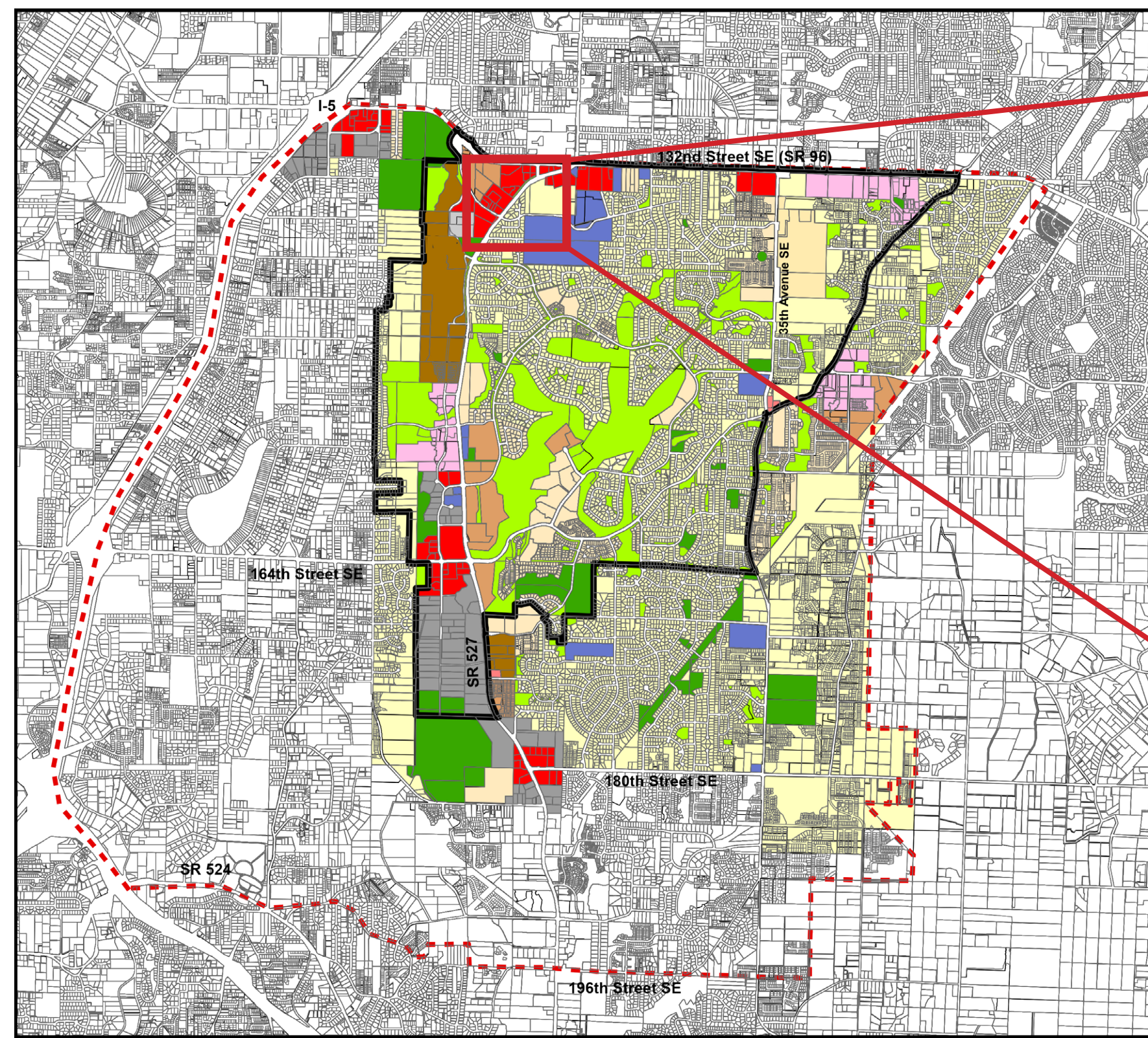


Bedrossian Property Comprehensive Plan Amendment



Land Use Designations

Unincorporated Parcels Without City Land Use Designation	Community Business
Low Density Residential	Neighborhood Business
Medium Density Residential	Town/Village Center
High Density Residential	Business Park
Mixed Use/High Density Residential	Office Park
Open Space - Private	Public & Quasi Public
Open Space - Public	
City Limits	
Municipal Urban Growth Area	

Council Ord. 2015-802
Effective December 18, 2015

2015 Mill Creek Comprehensive Plan Goals for Commercial Development

- Actively pursue land for diverse commercial and business development opportunities and encourage economic development that is consistent with the Comprehensive Plan.
- Allocate land for high-quality commercial and industrial uses based on appropriate site characteristics, community need, and adequacy of facilities and services.

Community Business (CB) Rationale

- The rationale pertaining to the community business land use designation is to provide for appropriate land areas that provide economic stability for the City through jobs and tax base. The designation intends to provide an appropriate amount of commercial land that is properly sited to take advantage of a safe and efficient transportation network and transit facilities, provides a broad range of goods and services and is compatible with surrounding land use designations and environmentally sensitive areas. The zone also allows for limited multifamily residential as a secondary use.

Community Business Location Criteria

- An appropriate amount of land area should be centrally located along the SR 527 and SR 96 corridors in concentrated forms.

Application to this Site

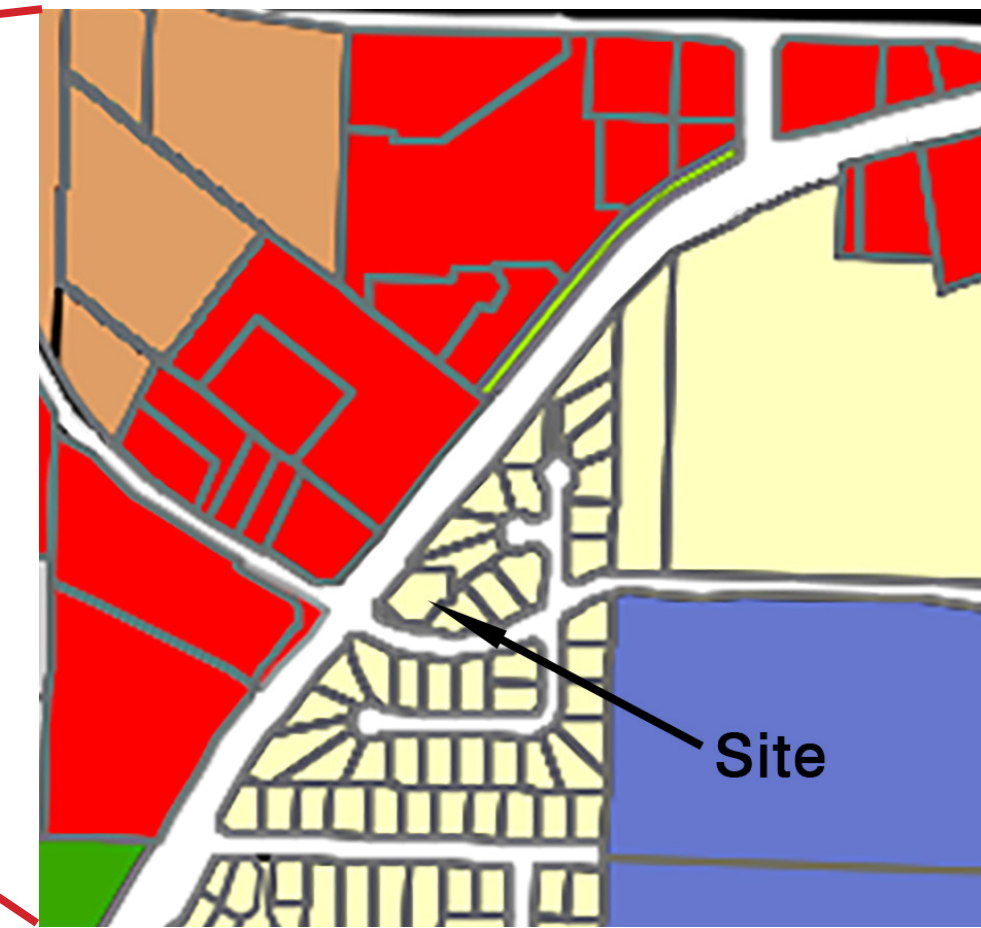
We are requesting a Comprehensive Plan amendment to change the land use designation of the subject property from Low Density Residential (LDR) to Community Business (CB).

The Comprehensive Plan identifies that there are only a limited number of undeveloped sites designated for commercial use remaining within the City and its MUGA. The rationale pertaining to the Community Business land use designation is to provide for appropriate land areas that provide economic stability for the City through jobs and tax base. The designation intends to provide an appropriate amount of commercial land that is properly sited to take advantage of a safe and efficient transportation network and transit facilities, provides a broad range of goods and services and is compatible with surrounding land use designations and environmentally sensitive areas.

The subject property's size means that potential redevelopment of the site will likely target small businesses consistent with the approved uses within the CB land use designation. Parking and the required roadway buffer will be limiting factors on the types of uses that would make sense to develop. This means that healthcare uses (medical offices, dental clinics), professional services offices, banks, and personal services are more likely than more vehicle intensive uses like retail stores or restaurants and taverns because they require parking less cars.

The location of the subject property on and directly accessed from SR 527 means that the subject property meets the Community Business Location Criteria listed within the Comprehensive Plan. The subject property is served by pedestrian pathways and transit facilities on the northwest corner of the site. We believe that the existing LDR land use designation of the subject property makes it an anomaly in terms of similar adjacent sites. We are aware of no other parcels of its size with direct access off SR 527 that are zoned LDR. In fact, other properties with direct access to/from SR 527 across the street and to the north of the site are zoned Community Business (see Land Use map at left). Amending the Comprehensive Plan to change the land use designation of the subject property to Community Business would make the subject property more consistent with other properties directly accessed from SR 527 without adversely impacting the surrounding non-commercial land uses. The subject property accesses SR 527 directly while the single family homes in the Dumas Lane development are all accessed from 136th Street SE. The Common Parcel between 136th Street SE and the subject property further buffers the subject property from this roadway. Required setbacks to residential development on a Community Business zoned property are significant in an effort to mitigate visual impacts as well.

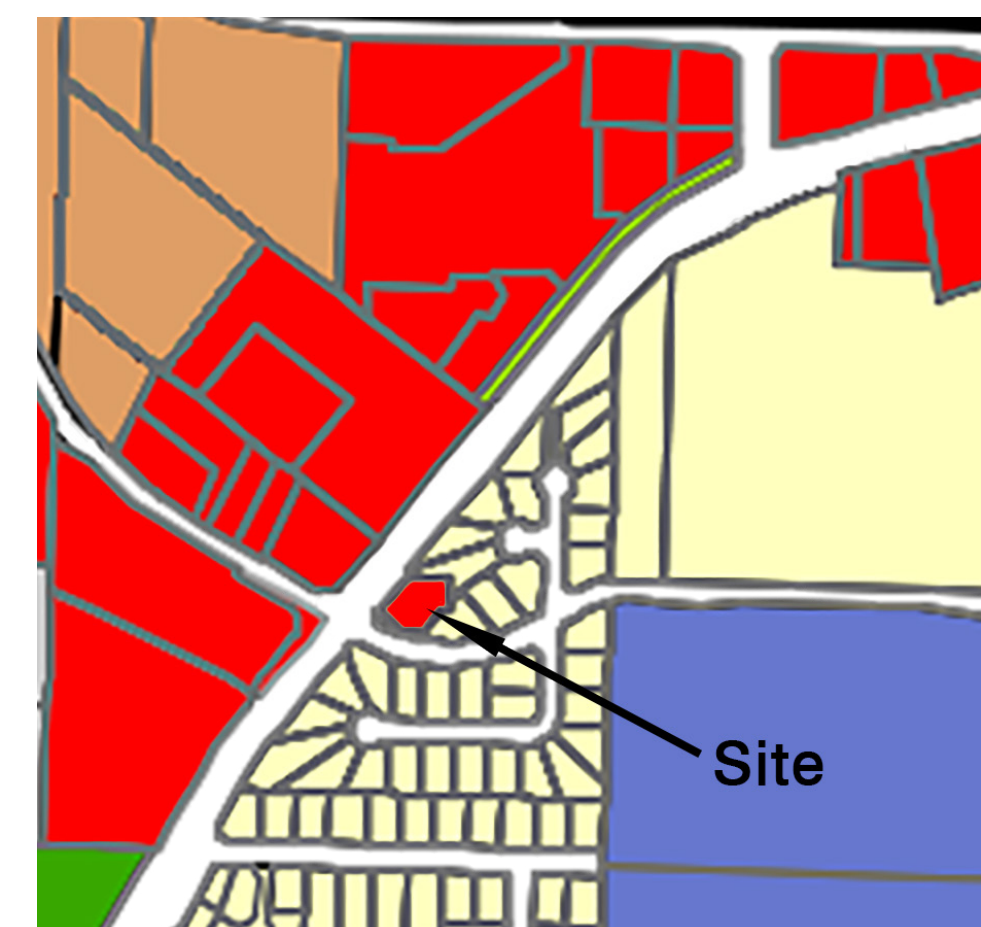
existing land use (enlarged for clarity)



existing Low Density Residential (LDR) land use development conditions

- site area**
0.36 Ac. (approx.)
- existing use**
low density residential (single-family detached)
- existing density**
maximum density (4dU/Ac) = 1.44 or 1 unit
- building setbacks ldr zone**
20' front yard or 35'-50' streetscape buffer
20' rear yard
20' total side yard, no sides < 5'
- maximum building height**
35'

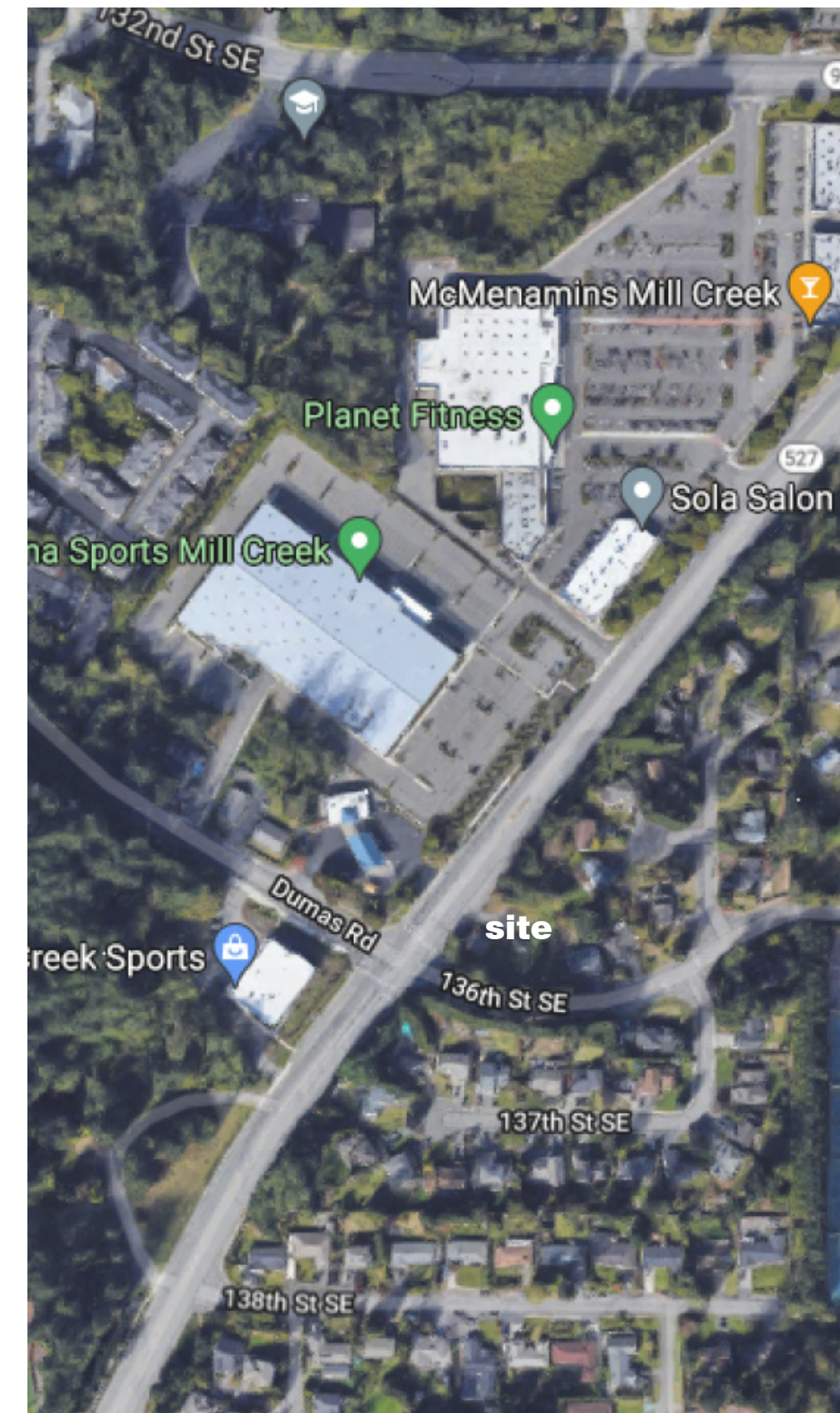
proposed modification



proposed Community Business (CB) land use development conditions

- site area**
0.36 Ac. (approx.)
- allowed principal uses**
retail/wholesale sales, professional services, personal services, offices, health care excluding overnight accommodations, restaurants and taverns, commercial recreation facilities, hotels and motels, accessory structures and uses, parking facilities, veterinary clinics, commercial day care centers, banks
- building setbacks mdr zone**
0' front yard but 35' streetscape buffer to non-residential use applies
0' rear yard or 25' abutting residential zone
0' side yard or 25' abutting residential zone
- maximum building height**
40'

shoesmith
COX
architects pllc



vicinity map

no scale

property address:

13529 Bothell Everett Hwy
Mill Creek, WA 98012

tax lot number:

28053100102400

project info

owner

Steve Bedrossian
133 171 PL SE
Bothell, WA 98012
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architect

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project data

project team