

City of Monroe
Planning Commission
Agenda Item Cover Sheet

TITLE:	<i>RZ 2012-02 East Monroe Development Group</i>
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DATE:	CONTACT:	PRESENTER:	ITEM:
05/14/2012	Paul Popelka	Paul Popelka	Workshop A

Discussion: Comprehensive Plan Amendment Workshops 2012

Public Hearing: N/A

- Attachments:**
1. East Monroe Development Group Rezoning Application
 2. Proposed Comprehensive Plan Amendment
 3. Critical Areas Map

DESCRIPTION/BACKGROUND

The applicant proposes to amend the land use designation from Limited Open Space to General Commercial for approximately 50 acres located at the eastern end of the city limits north of US-2 (Attachment 1). This rezoning will bring the zoning designation into compliance with the proposed Comprehensive Plan amendment for General Commercial.

In April, 2012 the Planning Commission voted to forward no recommendation to City Council for the Comprehensive Plan amendment. On May 1, 2012 City Council adopted the amendment for General Commercial on first reading. The second and final reading is scheduled for July 10, 2012 following a 60 day review period through the Department of Commerce.

Adjacent Comprehensive Plan Designations

- North: R3-5 Residential
Rural Residential (County)
- East: Rural Commercial Farmland (County)
- South: Rural Commercial Farmland (County)
- West: Special Regional Use

Adjacent Zoning

- North: UR9600 Residential
- East: Rural Use (County)
Agricultural (County)
- South: Agricultural (County)
- West: Public Open Space

Applicable Codes and Policies

Chapter 36.70A RCW (Growth Management Act)

City of Monroe Comprehensive Plan

Chapter 18.99 MMC (Rezoning Procedures)

Chapter 20.04 MMC (State Environmental Policy Act)

FINDINGS AND CONCLUSIONS

The proposed Comprehensive Plan Amendment is analyzed under the procedures and criteria outlined in the Findings and Conclusions below.

Compliance with Chapter 18.99 MMC (Rezoning Procedures) and Rezone Application Criteria

Findings

City staff reviewed the application under the following application criteria:

- *The proposed rezoning shall be in keeping with the goals and policies of the Comprehensive Plan.*
See Section 1 of Attachment 1, Rezoning Application.
- *The proposed rezoning shall be in keeping with the purposes of the Zoning Code and the existing land uses of surrounding properties.*
See Section 2 of Attachment 1, Rezoning Application.
- *The proposed rezoning reflects changes in economic patterns, social customs, policy changes and other factors that affect the character of the area.*
See Section 3 of Attachment 1, Rezoning Application.
- *The proposed rezoning will be assessed as to its impact on safety, welfare, public health, property values and other factors. Include a comparison of such factors under the current zoning designation and under the proposed rezone.*
See Section 4 of Attachment 1, Rezoning Application.

Conclusions

The proposed rezoning meets the application criteria as follows:

- The proposed rezoning from Limited Open Space to General Commercial will bring the zoning into conformance with the proposed Comprehensive Plan amendment for General Commercial.
- The proposed commercial use is consistent with the purposes of the Zoning Code (Chapter 18.10 MMC). The proposed rezone addresses changes in economic patterns, social customs, policy changes, and other factors that affect the character of the area.
- The proposal is not injurious to the public or private property as based on future mitigation measures required for development.

- Potential impacts and other issues are addressed as follows:

At the time of development, project proponents will need to extend services and mitigate potential impacts to critical areas, drainage and flooding, utilities, compatibility and transportation.

At the time of development, the City will analyze additional impacts for compliance with the Comprehensive Plan and the Monroe Municipal Code. The City will also require site-specific SEPA review and a supplemental Environmental Impact Statement.

There are inventoried critical areas including wetlands and streams in the area. Chapter 20.05 of the MMC addresses protection measures for identified critical areas.

Future project actions will need to identify alternatives and mitigations of traffic impacts to US-2.

Consistency with Chapter 20.04 MMC State Environmental Policy Act (SEPA)

The applicant submitted an Environmental Checklist addressing potential environmental impacts associated with the approval of the proposed Comprehensive Plan amendment. A Determination of Significance (DS) was issued July 21, 2011 after which Draft and Final Phased Environmental Impact Statements were prepared and issued. As the applicant proceeds with the actual site development, the City will require the appropriate supplemental environmental impact studies.

The proposed amendment meets the requirements of SEPA Chapter 20.04 MMC and Chapter 197-11 WAC.

Compliance with the Growth Management Act and other State and Federal Laws.

Staff has submitted a Request for Expedited Review of this proposed rezoning to the Department of Commerce. This process will be completed to ensure compliance with the Growth Management Act prior to final action on the proposal.

SUMMARY

Additional workshops with the Planning Commission will be scheduled in June. Final action by City Council is scheduled for July 10, 2012.

RECOMMENDED ACTION

Review and discussion.
