

OMC 18.59.050 Decision criteria for rezone requests

The Department shall forward rezone, i.e., zoning map amendment, requests to the Planning Commission for review and recommendation and to the City Council for consideration for review and action. The following criteria will be used to evaluate ~~the~~ each rezone request. A zoning map amendment shall only be approved if the Council concludes that at minimum the proposal complies with subsections A through C. To be considered are whether: [Drafter's note: To avoid confusion, letter labels for the criteria below are based on earlier drafts; finally labelling, etc. would be determined prior to a Council decision.]

A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055 or with a concurrently approved amendment to the Plan. and

B. The rezone will maintain the public health, safety, or welfare, and

C. The rezone is consistent with other development regulations that implement the comprehensive plan.

~~D. The rezone is warranted in order to achieve consistency with the Comprehensive Plan, or because of a need for additional property in the proposed land use district classification, or because the proposed zoning classification is appropriate for reasonable development of the subject property. and~~

~~E. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property.~~

F. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.

[Proposed new criteria G & H removed based on Commission's preliminary decision.]

I. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.

OMC 18.59.055 Consistency between the zoning map and the future land use map

[New code section]

1) Although the Future Land Use map is not specific with regard to the edges of Land Use designations, the zoning map boundaries should not vary more than 200 feet from the land use designation shown on the Future Land Map.

2) Each Neighborhood Retail or Neighborhood Center district, if any, shall be no further than four blocks (approximately 1000 feet) from a Neighborhood Center location indicated on the Future Land Use Map or is at a location proposed pursuant to the Subarea Planning process described in the Comprehensive Plan.

3) Districts on the zoning map shall correspond to categories of the Future Land Use Map in accordance with the following table and be consistent with the purposes of each designation. Only those districts listed below are deemed to be consistent with the corresponding Future Land Use map designation, provided that zoning districts in locations enacted prior to January 1, 2014, may remain.

<u>FUTURE LAND USE MAP DESIGNATION</u>	<u>ZONING DISTRICT(S)</u>
<u>Low Density Neighborhoods</u>	Residential--1 Unit per 5 Acres Residential Low Impact Residential - 4 Units per Acre Residential -- 4 to 8 Units per Acre Residential - 6 to12 Units per Acre (only when adjacent to similar or higher density zoning district)
<u>Medium Density Neighborhoods</u>	Residential Multifamily-- 18 Units per Acre Residential Multifamily-- 24 Units per Acre
<u>Mixed Residential</u>	Mixed Residential 7-13 Units per Acre Mixed Residential 10-18 Units per Acre
<u>Neighborhood Centers</u>	Neighborhood Retail Neighborhood Center District
<u>Residential Mixed Use</u>	Residential Mixed Use Urban Residential Urban Waterfront - Housing
<u>Planned Developments</u>	Planned Unit Developments Neighborhood Village District Community-Oriented Shopping Center Urban Village District
<u>Professional Office & Multi-family Housing</u>	Professional Office / Residential Multi-family
<u>Urban Corridor</u>	High-Density Corridor - 1 High-Density Corridor - 2 High-Density Corridor - 3 (only within area designated High Density Neighborhood Overlay) High-Density Corridor - 4 General Commercial Commercial Services - High Density Manufactured Housing Park Mixed Residential 10 to 18 Units per Acre Residential Multifamily 18 Units per Acre Residential Multifamily 24 Units per Acre
<u>Urban Waterfront</u>	Urban Waterfront Urban Waterfront - Housing
<u>Central Business District</u>	Downtown Business
<u>General Commerce</u>	General Commercial Commercial Services - High Density
<u>Auto Services</u>	Auto Services
<u>Medical Services</u>	Medical Services
<u>Light Industry</u>	Light Industrial / Commercial
<u>Industry</u>	industrial

Rezoning requests not accepted for review may be resubmitted by the proponent, subject to the timelines contained in this chapter.