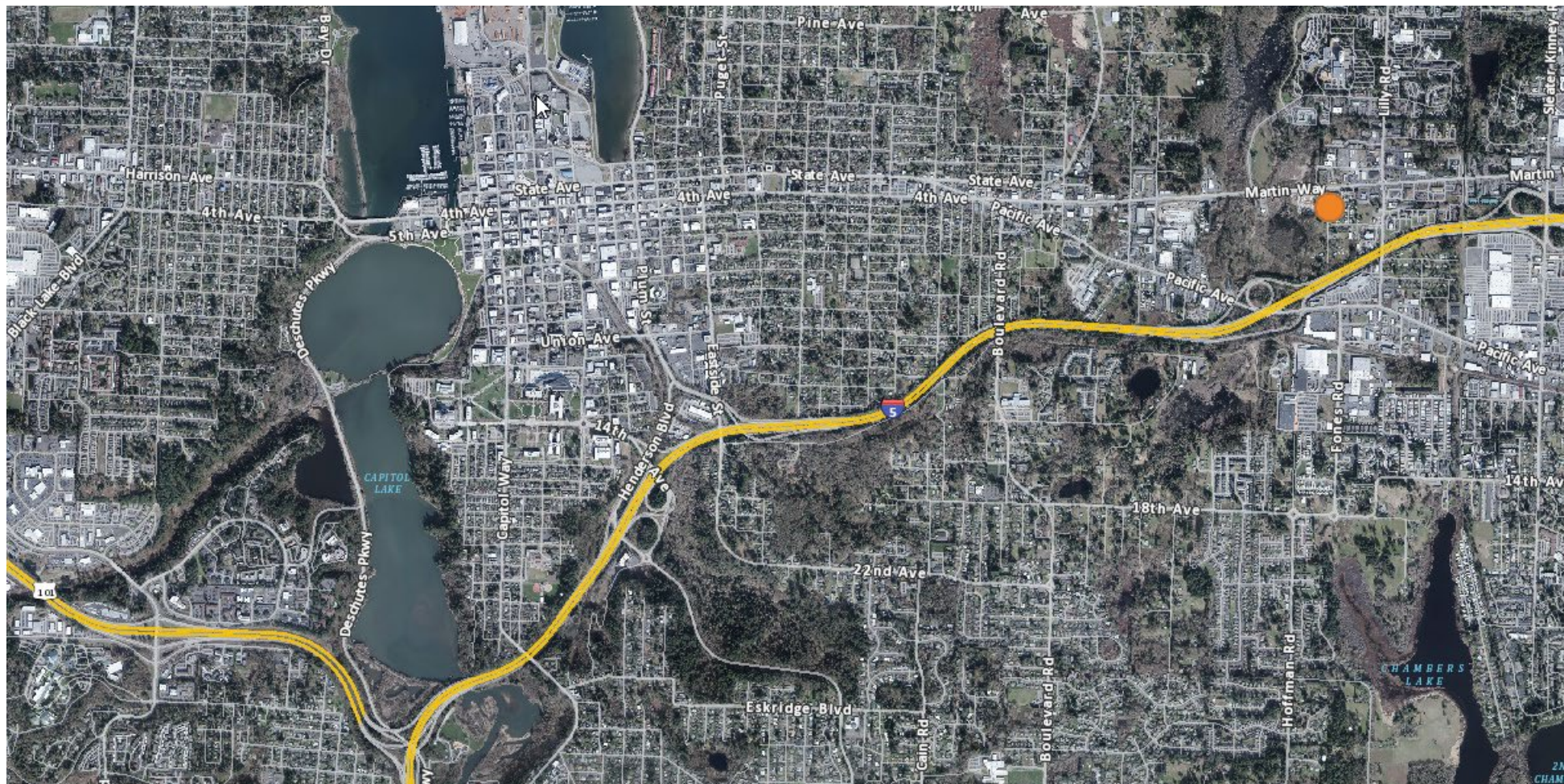




Stoll Road Rezone



Stoll Road Rezone - Process

Site Specific Rezones

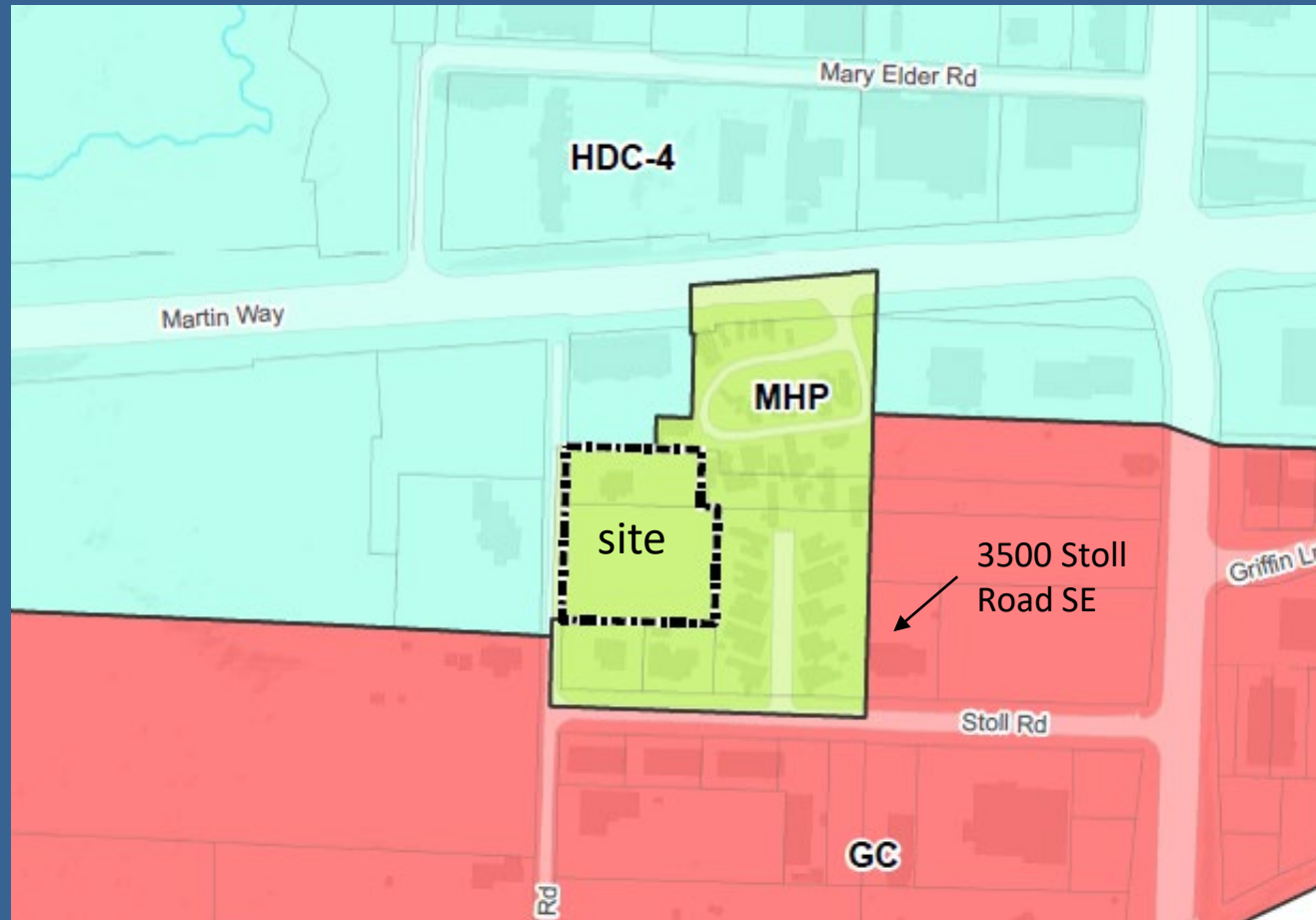
- Staff Review
- Hearing Examiner
 - Open record public hearing
 - Recommendation to City Council
- City Council
- Planning Commission
 - OMC 18.59.060 Allows for a recommendation to the Hearing Examiner.

18.72.100 Review and Appeal Authority	Director	SPRC	DRB	PC	HC	HE	Council
Conditional Use Permit		R				D	
Land Use Review	D ¹	R				O	
Zone Map Change, without Plan Amendment	R					R	D
Zone Change, with Plan Amendment or Ordinance Text Amendment	R			R			D

Rezone Application

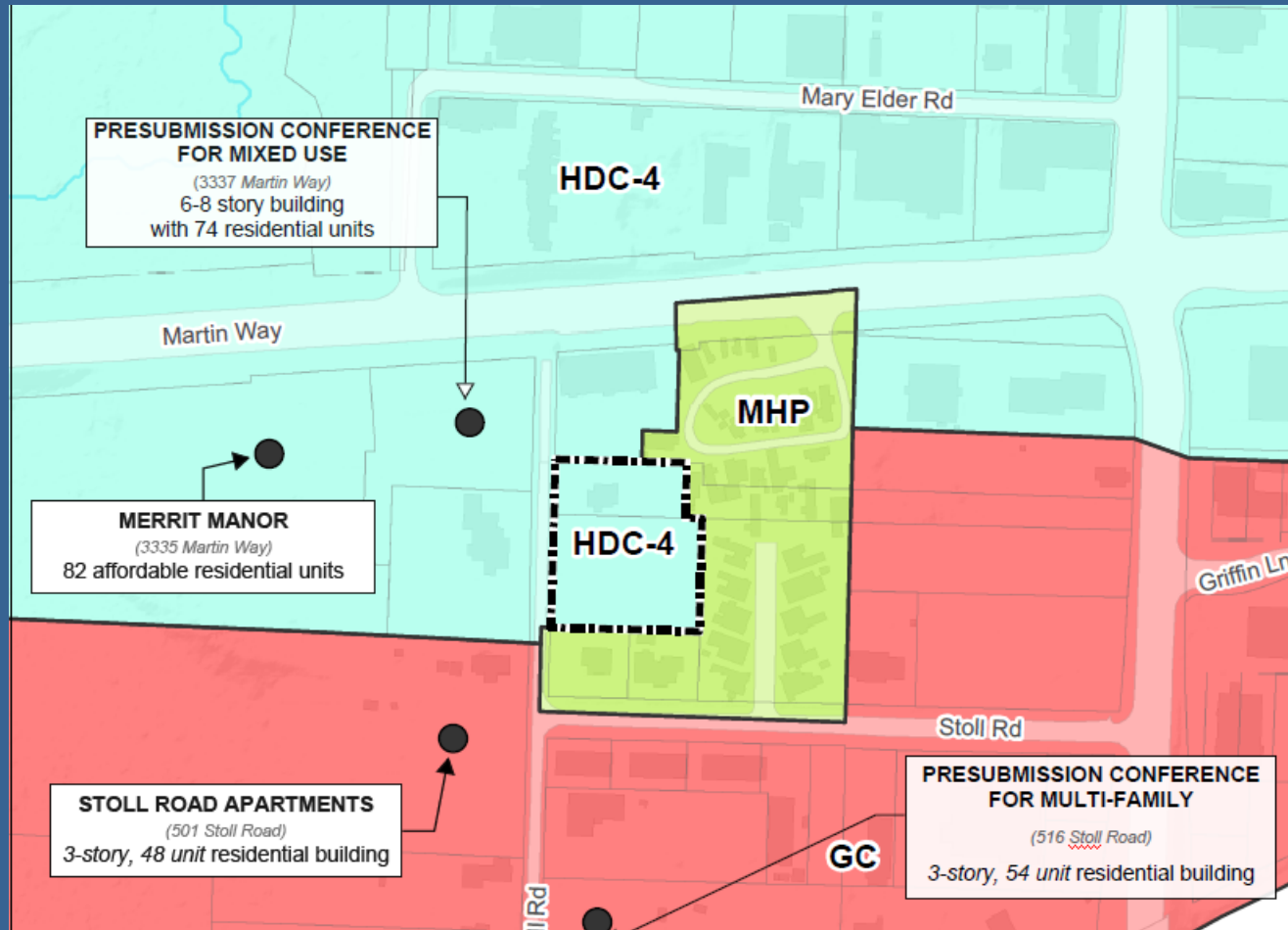
- Application
 - Submitted September 30th, 2019
 - Fourth Street Housing, LLC – Applicant & Owner of 422 Stoll Road
- Neighborhood Meeting
 - November 12, 2019 at Fire Station #4 on Stoll Road
 - 6 residents signed in
 - Concerns: Impacts from existing redevelopment projects nearby
- Staff Review - Ongoing
- Hearing Examiner
 - Public Hearing - Monday February 24th, 2020

Stoll Road Rezone – Current Zoning



- 414 & 422 Stoll Road SE
- .96 Acres
- Manufactured Housing Park (MHP) Zone
- Surrounding Zoning
 - General Commercial (GC)
 - High Density Corridor 4 (HDC-4)
 - MHP
- Previous Rezone: 3500 Stoll Road SE - MHP to GC

Stoll Road Rezone - Proposed



- High Density Corridor 4 (HDC-4)
- Surrounding uses
 - Office
 - Residential
 - Multifamily Residential (under development)

Zone Comparison

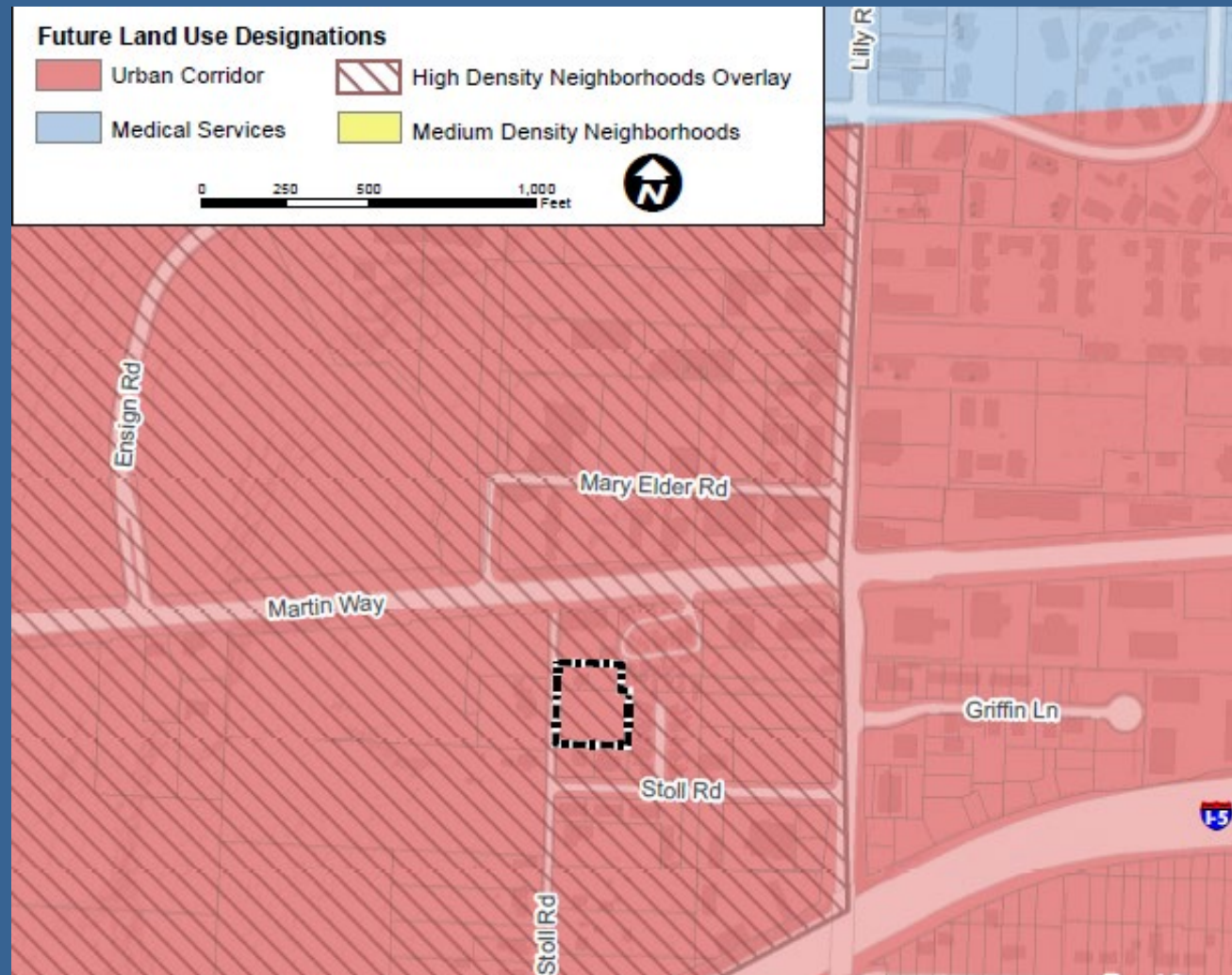
Current Zoning: Manufactured Housing Park (MHP) (OMC 18.04 Residential Districts)

“To accommodate mobile homes and manufactured housing in mobile/manufactured housing parks; to accommodate manufactured housing on individual lots; to accommodate single-family houses, duplexes and townhouses, at densities between five (5) and twelve (12) units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth (1/4) mile) arterial and major collector streets.”

Proposed Zoning: High Density Corridor 4 (HDC-4) (OMC 18.06 Commercial Districts)

“Provide for a compatible mix of high-intensity commercial, offices, and high-density multifamily residential uses. Transform these areas to commercial and residential activity centers, over time.”

Future Land Use Map



- Urban Corridor Land Use Designation
- High Density Neighborhoods Overlay

Urban Corridor: Zoning Districts

OMC 18.59.055 Requires consistency between the zoning map and future land use map

C. 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, 2015, may remain.

FUTURE LAND USE MAP DESIGNATION	ZONING DISTRICT(S)
Urban Corridor	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

Rezone Decision Criteria

The Hearing Examiner will consider whether:

- 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.
- B. The rezone will maintain the public health, safety, or welfare.
- C. The rezone is consistent with other development regulations that implement the comprehensive plan.
- D. 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.
- E. 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.

(Ord. 6952 §2, 2015; Ord. 5792 §1, 1998).

