



## **Planning Commission Recommendation – Century Link Land Use and Zoning Amendments**

**Application:** Comprehensive Plan Land Use Designation and Zoning Map Amendment for 12727 and 12805 412<sup>th</sup> Ave. SE

**Date:** March 27, 2014

**Proponent (via docket process):** Century Link Communications, Owner of 12727 412<sup>th</sup> Ave SE

### **Summary of Proposed Comprehensive Plan Land Use Designation and Zoning Map Amendment Request:**

On December 14, 2012, the proponent submitted a docket request to re-designate the Comprehensive Plan land use designation for their property at 12727 412<sup>th</sup> Ave. SE from Residential to Commercial, and re-zone the property accordingly to a zone that would allow commercial uses. (See Docket Request attached as Exhibit 1.) The property contains an existing commercial building and is adjacent to other commercial development to the north in the Interchange Mixed Use zone. The applicant wishes to sell their property and market it for potential redevelopment for commercial uses. Of note, the area is currently outside of City limits within the Urban Growth Area. An annexation would be required for development under the City's zoning.



**Proponent's property at 12727 412<sup>th</sup> Ave. SE**  
(photos from King County Assessor's website)



**Adjacent property to south at 12805 412<sup>th</sup> Ave. SE**

### **Original Proposal and Staff Recommendation:**

The Planning Commission took up the applicant's docket request at their January 10, 2013 meeting, adding it to the 2013 docket list for amendments to be considered in the 2013-2014 Comprehensive Plan amendments (Docket #12). Staff prepared a report evaluating the proposal against the Comprehensive Plan and Municipal Code Amendment criteria in NBMC 20.08.070 through 20.08.110. In addition to the proponent's property, staff recommended including the property immediately adjacent to the south at 12805 412<sup>th</sup> Ave. SE, as it also contains an existing commercial building. Staff recommended approval of a comprehensive plan land use re-designation to Commercial and corresponding rezone to Interchange Mixed Use, subject to performance standards

in NBMC 18.10.050 limiting certain higher-intensity commercial uses on the subject properties that were otherwise permitted in the underlying zoning, due to the location of these properties on a dead-end road further from other commercial uses and adjacent to lower-intensity residential uses. See original staff report and Planning Commission recommendation of denial, attached as Exhibit C.

**Planning Commission Findings and Analysis**

1. The Planning Commission reviewed the original staff report and recommendation at their April 25 and May 9, 2013 meetings, including holding a public hearing at the May 9 meeting, and recommended denial until such time that the properties come into City limits, finding that the proposed amendments were not in the public interest considering that the proposal is within the Urban Growth Area but outside of the current City limits.
2. Based on a request by the Community and Economic Development Council Committee at its February 25, 2014 meeting, the Planning Commission reviewed and reconsidered the amendments at their March 13 and March 27, 2014 meetings, considering the need to provide appropriate pre-annexation zoning throughout the City’s Urban Growth Area, regardless of whether or not a property is currently in City limits.
3. The Planning Commission held a Public Hearing on the proposed amendments at their March 27, 2014 meeting, and received and considered public comment on the amendments.
4. Based on testimony from the applicant and consideration of the appropriate zoning for the subject parcels, the Planning Commission recommended eliminating the staff proposed amendment to NBMC 18.10.050 which would have added performance standards limiting certain higher-intensity commercial uses on the subject properties that were otherwise permitted in the underlying zoning (see original staff report and Planning Commission Recommendation of denial, attached as Exhibit C).

**Planning Commission Recommendation**

Following consideration of the Comprehensive Plan and Development Regulation Amendment process in NBMC 20.08.070 through 20.08.110, public comment received at the public hearing, and additional consideration of the appropriate land use and zoning for the subject properties, the Planning Commission recommends approval of amendments to the Comprehensive Plan Land Use Map and Zoning Map as follows:

**I. Comprehensive Plan Land Use Map Figure 1-1.**

The underlying Land Use Designation on the Comprehensive Plan Land Use Designation Map (Figure 1-1) for 12727 412<sup>th</sup> Ave. SE (parcel 0923089060) and 12805 412<sup>th</sup> Ave. SE (parcel 1623089088) shall be revised from Residential to Commercial, as depicted on the attached Exhibit A.

**II. City of North Bend Zoning Map.**

The City’s Official Zoning Map shall be amended to revise the zoning for 12727 412<sup>th</sup> Ave. SE (parcel 0923089060) and 12805 412<sup>th</sup> Ave. SE (parcel 1623089088) from Low Density Residential to Interchange Mixed Use, as depicted on the attached Exhibit B.

  
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Planning Commission Chair

4/16/14  
Date

**Exhibits**

Exhibit A – Amendments to Land Use Map – Figure 1-1

Exhibit B – Amendments to Zoning Map

Exhibit C – Original Staff Report and Earlier Planning Commission Recommendation of Denial

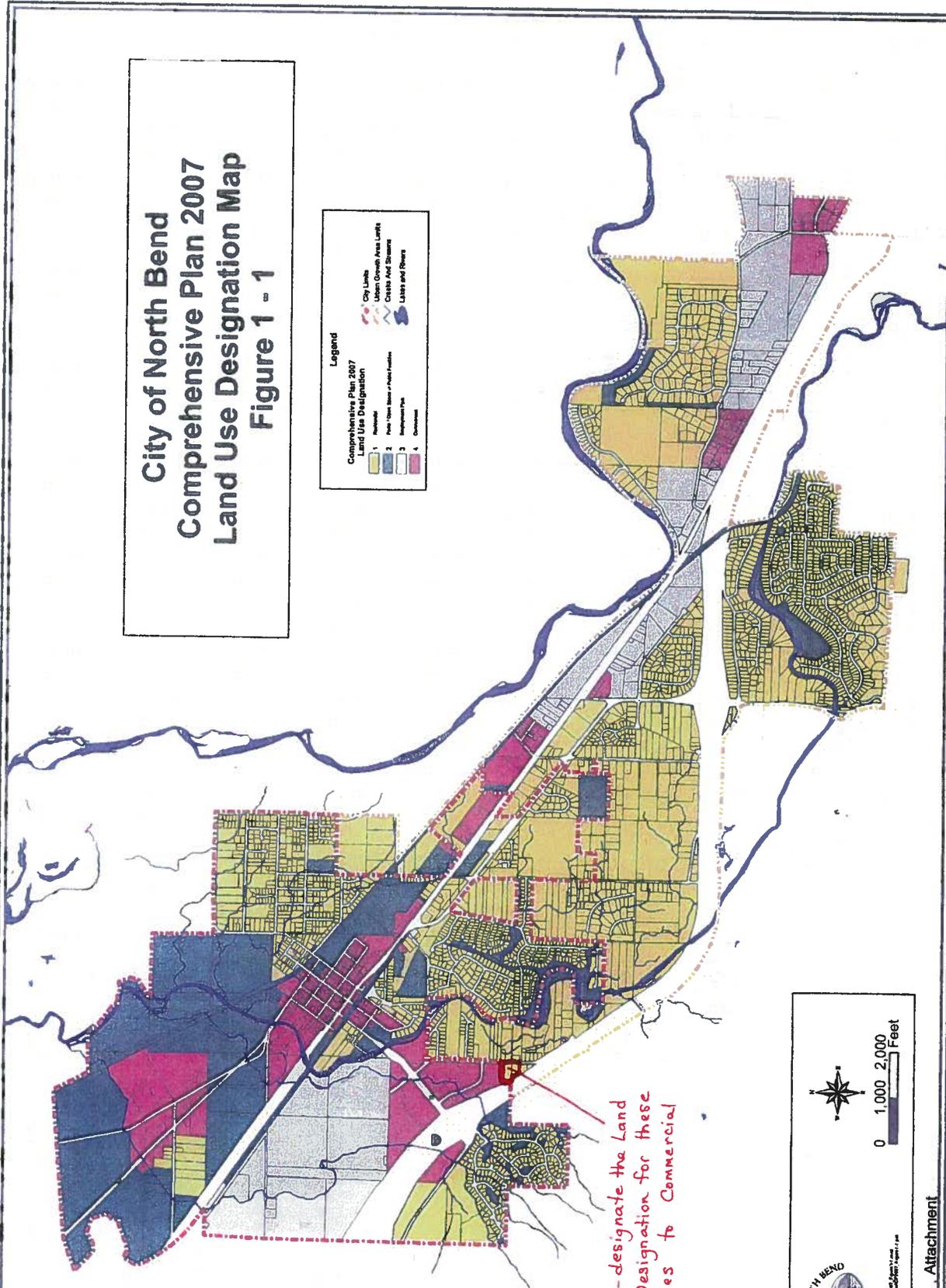
City of North Bend  
Comprehensive Plan 2007  
Land Use Designation Map  
Figure 1 - 1

**Legend**

Comprehensive Plan 2007  
Land Use Designation

- 1 Residential
- 2 Medium Density Residential
- 3 Single-Family Residential
- 4 Commercial

City Limits  
Unincorporated Areas Limits  
Crested Butte Stream  
Liberty and Powers



Re-designate the Land  
Use Designation for these  
properties to Commercial

CITY OF NORTH BEND

0 1,000 2,000 Feet

North Bend, Oregon  
Planning Department  
2007

