



## Legislation Text

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**File #:** ORD 22-0007, **Version:** 1

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### **ITEM TITLE:**

#22-07 - Amending the Zoning Map to Effect a Change to Lot 1C, USS 197, Plat 2007-15 to Commercial Residential. Second Reading. Adoption.

**SUBMITTED BY:** Kate Huber, Planning Director

### **FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

### **RECOMMENDATION:**

The Planning & Zoning Commission recommends approval of ordinance #22-07 amending the zoning map to effect a change to Lot 1C, USS 197, Plat 2007-15 to Commercial Residential.

### **SUMMARY STATEMENT:**

Street Address: 7455 Richardson Highway

Legal Description: Lot 1C, USS 197, Plat 2007-15

Current Zoning District: Rural Residential (R-R)

Proposed Zoning District: Commercial Residential (C-R)

Property Owner: William Amberg

Size: 2.51 Acres

On March 8, 2022 the City received a rezone request from William Amberg to change the zoning on Lot 1C, USS 197 to Commercial Residential. The current zoning of this property is Rural Residential.

Planning staff advised the planning and zoning commission to recommend denial of the proposed rezone because it is not in accordance with the comprehensive plan. The future land use map designates this lot as within the Rural Neighborhood place type (Plan Valdez, page 25) and the designated primary use within this place type is detached single-family dwellings. Commercial land uses are identified as an incompatible land use in the Rural Neighborhood place type (Plan Valdez, page 13). VMC 17.54.050 requires the rezone be in accordance with the comprehensive plan.

At their April 13, 2022 meeting the Planning and Zoning commission voted to recommend approval of the rezone and adopted their findings at their May 11, 2022 meeting. Their findings in support of the recommendation are attached. However, the commission also expressed concerns about the adjacent 1.4-acre property, 7421 Richardson Highway, being surrounded on three sides with Commercial Residential zoned property while remaining zoned Rural Residential.