

Bedrossian Property – Comprehensive Plan Amendment Request Narrative

13529 Bothell Everett Highway

We are requesting a Comprehensive Plan Amendment to change the land use designation of the Bedrossian property, located at 13529 Bothell Everett Highway (hereafter referred to as the subject property), from Low Density Residential (LDR) to Community Business (CB). We believe this change to be consistent with existing Comprehensive Plan goals. It provides land for high-quality commercial and business uses without adversely impacting the surrounding non-commercial land uses.

The rationale pertaining to the community business land use designation within the current Comprehensive Plan is to provide for appropriate land areas that provide economic stability for the City through jobs and tax base. The requested land use change from LDR to CB would allow the site to include one of a variety of potential commercial uses allowed by the zoning code for this land use designation. There would be an increase in terms of jobs and potential tax base but the extent of these is hard to estimate at this time. The site is modestly sized and could allow for one or two small businesses of the uses/types allowed by the CB land use designation, and the number of jobs created would vary based on the nature of this business (more for office use than health care for example).

The locational criteria for Community Business land use within the current Comprehensive Plan states that an appropriate amount of land area should be centrally located along the SR 527 and SR 96 corridors in concentrated forms. We believe that the existing LDR land use designation of the subject property makes it an anomaly in terms of similar adjacent sites. We are aware of no other parcels of its size with direct access off SR 527 that are zoned LDR. In fact, other properties with direct access to/from SR 527 across the street and to the north of the site are zoned Community Business. Amending the Comprehensive Plan to change the land use designation of the subject property to Community Business would make it more consistent with other properties directly accessed from SR 527.

The Community Business land use designation intends to provide an appropriate amount of commercial land properly sited to take advantage of a safe and efficient transportation network and transit facilities, providing a range of goods and services and compatible with both surrounding land use designations and environmentally sensitive areas. As mentioned previously, the subject property is located on and accessed from SR 527 and has a bus stop located on the northwest corner of the site. Changing the land use of the subject property to Community Business would have minimal traffic impacts on the adjacent LDR properties since access to those LDR properties is separate from the subject property. The subject property accesses SR 527 directly while the single-family homes in the Dumas Lane development are all accessed from 136th Street SE. The Common Parcel between 136th Street SE and the subject property further buffers the subject property from the 136th Street SE access. Required setbacks to residential development on a Community Business zoned property are sufficient to mitigate visual impacts as well. The subject property is not adjacent any environmentally sensitive areas or their buffers, so compatibility to them is not an issue.

MCMC 14.19.030.I sets forth four questions for consideration in making a recommendation to the city council regarding the adoption of amendments to the comprehensive plan. In addition to consideration of the information put forward above, we respond to these criteria as follows.

Will the proposed amendment benefit the city as a whole?

Yes, we anticipate the proposed amendment will benefit the City as a whole. Amending the Comprehensive Plan to designate the land use of the subject property as Community Business would allow development to occur that is economically viable and consistent with the Comprehensive Plan Goals and Rationale of providing “*appropriate land areas that provide economic stability for the City through jobs and tax base.*” The subject property isn’t the first thing that you see when approaching the City of Mill Creek from the north, but it is close to it. The current low density residential land use designation of the property makes redevelopment of the site economically infeasible. While it is recognized that economic feasibility is not a criteria for the consideration of a Comprehensive Plan Amendment, this simple fact is the reason the site has remained dormant up until this point.

Will the amendment adversely affect the city’s public facilities or services?

As mentioned previously, the subject property is located on SR 527 and is connected to most utilities. That said, the site currently is served by a septic system and so when redeveloped, a connection would need to be made to the City sewer and storm drain system at SR 527 potentially causing a temporary inconvenience while that physical connection is made.

A bus stop is located on site and will remain and so no disruption to service is anticipated from a public transport standpoint. Ridership may, or may not, increase as a result of development of a use allowed under the CB land use regulations.

Since the primary land uses that result from an approved Comprehensive Plan amendment to change the site from LDR to CB are non-residential, there will be no impact to schools in terms of an increased number of students. The site is currently serviced by Mill Creek Police and Snohomish County Fire District No. 7 and so while the use will change from LDR to CB, in the future the site will have at least equivalent physical access and access to fire department connections as it does today.

Will the amendment support the city’s role in governing public health, safety, and welfare?

The possible uses resulting from an approved Comprehensive Plan amendment to change the land use of the site from LDR to CB will add small business jobs and increase the tax base. Redevelopment of the site will require the applicant to provide a roadway buffer along SR 527 frontage that will provide safer pedestrian passage from the bus stop located on the northwest corner of the property and the intersection of SR 527 and Dumas Road / 136th Street S.E. and generally clean up the site from the state that it is in today.

Does the amendment conform to applicable provisions of state statutes, case law, regional policies, and maintain internal consistency within the city's comprehensive plan?

The Comprehensive Plan identifies that there are only a limited number of undeveloped sites designated for commercial use remaining within the City and its MUGA. The rationale pertaining to the community business land use designation is to provide for appropriate land areas that provide economic stability for the City through jobs and tax base. The designation intends to provide an appropriate amount of commercial land that is properly sited to take advantage of a safe and efficient transportation network and transit facilities, provides a broad range of goods and services and is compatible with surrounding land use designations and environmentally sensitive areas. The proposed amendment to change the land use designation of the subject property from LDR to CB will allow the subject property to be developed consistent with Comprehensive Plan goals and policy that this type of land use occur along the SR 527 corridor, is served by pedestrian pathways and transit facilities. The CB land use designation will also make the subject property similar to other parcels with direct access to/from SR 527 without adversely impacting the surrounding non-commercial land uses.