

COMPREHENSIVE PLAN MAP AMENDMENT RESPONSE FORM

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

SECTION A

SECTION A MUST BE COMPLETED FOR ALL REQUESTED COMPREHENSIVE PLAN MAP AMENDMENTS

Indicate Requested Amendment: **Land Use Map Designation** **Both Map and Text**

If a change to the written text is proposed, indicate Element, Section, and Policy Numbers.

Not Applicable, Proposed Change is to Map

Property address, location or description.	2517 and 2621 169TH PL NE, 16924 27TH AVE NE	Size (acres)	2.64 Acres
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Land Use Designation	Existing	Proposed	Zoning	Existing	Proposed
	R12 Multi-Family Low	General Commercial		R12 Multi-Family Low	General Commercial

How does the Comprehensive Plan land use map designation you are seeking relate to the designation and use of surrounding properties? Provide a map with this information.	North					
	Land Use Designation	Current Zoning		Current Use of Property		
	General Commercial	General Commercial		Vacant		
	South					
	Land Use Designation	Current Zoning		Current Use of Property		
	R12 Multi-Family Low	R12 Multi-Family Low		Single Family Residence		
	East					
	Land Use Designation	Current Zoning		Current Use of Property		
	General Commercial	General Commercial		Misc Commercial		
	West					
	Land Use Designation	Current Zoning		Current Use of Property		
	R12 Multi-Family Low	R12 Multi-Family Low		Single Family Residence		

SECTION B

SECTION B REQUIRES WRITTEN RESPONSES TO THE REZONE CRITERIA SET FORTH IN MMC 22G.010.440. PURSUANT TO MMC SECTION 22G.010.440, "A REZONE RECLASSIFICATION SHALL ONLY BE GRANTED IF THE APPLICANT DEMONSTRATES THAT THE PROPOSAL IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND APPLICABLE FUNCTIONAL PLANS AND COMPLIES WITH THE FOLLOWING CRITERIA" SET FORTH BELOW.

There is a demonstrated need for additional zoning as the type proposed. Please describe.

The Mavis/Undi properties are located approximately 600ft from State Route 531 and 1000ft (based on road distance) from the entrance to Interstate-5 in the heart of the Lakewood Neighborhood. The site is surrounded by General Commercial properties on the north and east and is currently separated from existing residential developments by 169th Place NE.

As residential development continues to occur within the city, additional General Commercial lands are necessary. This is particularly important for properties located immediately adjacent to the state highways and freeways and adjacent to residential areas where people can walk to neighboring services. According to the Office of Financial Management (OFM), the City of Marysville added over 3,400 new homes between 2010-2020. There are several new residential developments south of this site which are currently in permitting and development or which have recently come online. Additional commercial services will be necessary to serve those developments. In addition, the currently zoning land use and zoning is inconsistent with surrounding uses.

The properties just north of the site are zoned General Commercial and front SR 531. This site will eventually develop with commercial uses, like Costco and Target, which are adjacent to these properties. Having Multi-family low density zoning backing up to General Commercial zoning which fronts a state highway does not provide compatibility of uses. This proposal would provide that.

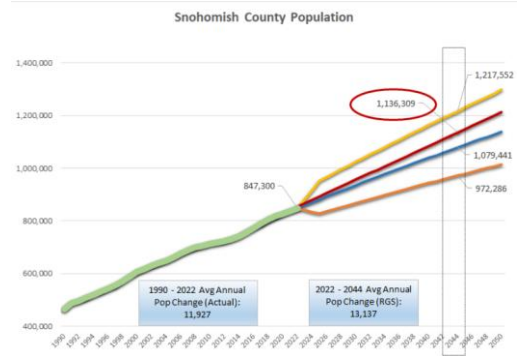
The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties. Please describe.

Surrounding uses include Best Buy, Target, Hobby Lobby, Dicks Sporting Goods, Buffalo Wild Wings, Starbucks, Chipotle, Mor Furniture, just to name a few. In addition, this site directly abuts General Commercial property which front SR 531. This site will develop similarly to the other commercial sites in the area. Building new residential which backs up to very urban commercial uses and/or a parking lot does not make any sense for this area. This proposal would provide a natural break between uses with 169th Place.



There have been significant changes in the circumstances of the property to be rezoned or surrounding properties to warrant a change in classification. Please describe in detail.

There are significant changes which have and will occur in the City of Marysville and Snohomish County over the next 20 years. According to information provided by Snohomish County and OFM, Snohomish County growth will exceed 230,000 people by 2044.



The City of Marysville population increased by 31.7% between 2010-2020 per OFM and 23.7% on the employment side during the same time.

Circumstances have changed. The city will be planning for nearly 30,000 new residents between 2020-2044. To support that growth, the city will be planning for nearly 18,000 new jobs during the same period of time. The city has and is currently seeing substantial residential growth south of the Mavis/Undi site. Providing opportunities for jobs and services within walking distance to residential areas makes great sense. This small adjustment of land from residential to commercial will recognize and show the city is adjusting as growth is occurring.

The property is practically and physically suited for the uses allowed in the proposed zone reclassification. Please describe.

As noted under question 2 of section B, the site is located immediately adjacent to existing commercial uses and directly abuts commercial property which will be developed in the future and create incompatibilities with residential uses. The site has great access, there are no critical areas, and this change provides a natural road buffer between zones which currently does not exist.

SECTION C

SECTION C REQUIRES WRITTEN RESPONSES TO SUPPLEMENTAL QUESTIONS THAT ADDRESS THE NEED FOR, AND BENEFITS AND IMPACTS OF, THE PROPOSED LAND USE DESIGNATION CHANGE AND ASSOCIATED REZONE.

Does the proposed land use designation promote a more desirable land use pattern for the community as a whole? Will the proposed land use designation be in the long-term best interest of the community?

The proposed land use designation will promote a more desirable land use pattern for the community as a whole and be in the long-term best interest of the community. The following outlines responses to both questions:

- a. This proposed land use change and rezone will provide a better natural break between zoning designations.
- b. This proposed land use change and rezone will avoid incompatible/undesirable uses from being placed immediately adjacent from each other.
- c. The proposed land use change and rezone will avoid underdevelopment of a site located within 600ft of SR 531 and 1000ft from I-5.
- d. This proposed land use change and rezone will provide opportunities for commercial uses which are separated from residential uses but located within walking distance from a large amount of residential growth occurring within a 1/2 mile of these properties. While General Commercial is focused on auto-oriented uses, this has changed with the amount of nearby residential development. This proposal strikes the correct balance and needs for the community.

What impacts would the proposed land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility between the subject property and surrounding properties and uses?

The proposed land use change and rezone would avoid undesirable impacts to adjacent properties and help enhance compatibility between uses in the area. This site is small but could provide an opportunity to provide neighborhood businesses that could serve the surrounding community. As noted above, there is already substantial new residential growth south of the site. Having a 169th as a natural zoning break between uses will help ensure that there is use compatibility and the proposed zoning is a value add to the city and Lakewood Neighborhood.

Would the proposed land use designation create the need for, or cause direct or indirect pressure for, a change in the land use designations of surrounding properties? If so, would the change in the land use designations for surrounding properties be in the long-term best interests of the community?

The proposed land use designation would not create the need for, or cause direct or indirect pressure for, a change in the land use designations of surrounding properties. Most of the surrounding properties are already developed or zoned General Commercial. This change is being proposed to increase compatibility and create zoning that fits the community to a greater extent than the current zoning.

Describe the proposal's overall consistency with the 2015 Marysville Comprehensive Plan policies.

This proposal is consistent with the 2015 Comprehensive Plan policies. The site directly abuts General Commercial zoning which in total exceeds the Land Use Element focus on sites with 5+ acres. This proposal assists with job/housing balance, recognizes the needs for services for new residential development, reduces land use conflicts, and helps to promote a healthy economy for the city.

This change provides consistency with:

- Land Use Goal 3. Promote a healthy economy by improving the jobs to housing ratio.
- Land Use Goal 8. Foster pedestrian accessibility and urban planning approaches that promote physical activity.
- LU-4 - Encourage growth that will transform Marysville from a residentially dominated community to one that provides a balanced, though not equal, proportion of both residences and employment. This will include the Marysville-Arlington Manufacturing Industrial Center (MIC) and the Smokey Point Master Plan Area as a major employment center.
- LU-11 - Reduce reliance on the private automobile and promote physical activity, and encourage suitable combinations and locations of land uses, such as employment, retail, and residences, including mixed use development.
- Land Use Goal 23. Provide for adequate commercial development to serve increased population in the Marysville area by enhancing the function of the area as a vital and major community business, trade, and living center, and by providing opportunities for highway, auto-oriented and pedestrian-oriented commercial development, and neighborhood convenience shopping facilities.
- LU-59 - Allocate sufficient commercial land to meet projected demand and need.
- LU-60 - The pattern and scale of commercial developments should be suitable to their location and the population they will serve.
- LU-69 Minimize land use conflicts through proper location and appropriate design.

SECTION D

SECTION D MUST BE COMPLETED WHEN A CHANGE TO THE TEXT OF THE COMPREHENSIVE PLAN IS NECESSARY IN ORDER TO SUPPORT THE PROPOSED CHANGE IN LAND USE DESIGNATION AND REZONE.

Indicate how the text of the Comprehensive Plan is proposed to be changed including the language that is proposed to be added or removed from the text.

No text amendment proposed

Is the proposed change to the Comprehensive Plan text intended to be the basis for a change to existing City regulations, to create new regulations, or to eliminate existing regulations? If the answer is 'yes', which regulations would be impacted, or what type of new regulations are proposed?

No text amendment proposed

Describe in detail the circumstances that have changed since the adoption of the most recent Comprehensive Plan update in September 2015 that warrant the change to the Comprehensive Plan text which you are seeking.

No text amendment proposed

Does the proposed change in policy promote a more desirable growth pattern or outcome for the community as a whole? Describe in detail.

No text amendment proposed

Is the proposed policy change consistent with, or does it conflict with, existing Comprehensive Plan policies or the policies of other plans? Explain in detail.

No text amendment proposed

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Unified Development Code, applicable Marysville Municipal Codes and Comprehensive Plan, and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this form is true and correct and that the applicable requirements of the City of Marysville, RCW and the State Environmental Policy Act (SEPA) will be met. I grant permission for City employees, agents of the City and/or other agency officials to enter the subject property (if applicable), for the purpose of site inspection.

Owner or Owner's Authorized Agent

Date

No text amendment proposed

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Kevin Maus
Owner or Owner's Authorized Agent

1-17-2023
Date

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1-18-2023