

Attachment C

Matrix of Proposed Development Code Amendments

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| PROPOSED DEVELOPMENT CODE AMENDMENTS | | | |
|--|---------------------|---|--|
| Chapter 20.20 Definitions | | | |
| | SMC Section | Proposed Amendments | Rationale for Amendment |
| 1 | 20.20.036 | Adds a definition for Master Plan permits | Currently there is no definition |
| Chapter 20.30 Procedures and Administration | | | |
| 2 | Table 20.30.060 | Add Master Plan Permit as a Type C permit type | The Code does not specify the requirements for noticing, review & decision making authority for a Master Plan. Master Plans have been processed as legislative or quasi judicial actions. Current direction is that master plans are quasi judicial, yet the Code does not directly specify. |
| 3 | 20.30.337 (A) & (B) | Add review and decision criteria for Master Plan permitting (master planning) | Currently master plan applications are reviewed using the criteria for Development Code &/or Comprehensive Plan Amendments. This criteria is very broad, whereas a master plan application is very specific. |
| 4 | 20.30.337(C) | Add information on how a Master Plan permit is vested | The Code does not specify how a master plan is vested. |
| Chapter 20.40 Zoning and Use Provisions | | | |
| 5 | 20.40.050(C) | Amend Planned Areas to include essential public facilities. | In order to use the Planned Area tool for master planning essential public facilities, staff recommends amending the description of the newly adopted Planned Area zone to more specifically define which properties can be zoned Planned Areas. |
| Chapter 20.91 Ridgecrest Planned Area 2 | | | |
| 6 | 20.91 | Move Ridgecrest from this chapter to 20.100.100 | Non substantive change. Organizationally, Ridgecrest should be located with future Planned Areas in the Special Overlay District and Planned Areas Zone chapter. |

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| Chapter 20.100 Special Districts | | | |
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| | SMC Section | Proposed Amendments | Rationale for Amendment |
| 7 | 20.100.010 | Reformat title and number placement | Non substantive change |
| 8 | 20.100.020 | Add Planned Area 1: Shoreline Community College | Create an abbreviated Planned Area zone for SCC that limits development/redevelopment to the same standards and uses as allowed in the R-4/R-6 zones unless a Master Plan permit is approved; and alleviates the use of the conditional use or special use permit process to expand non conforming uses. |
| 9 | 20.100.100 | Move Planned Area 2: Ridgecrest from 20.91 to 20.100 | Non substantive change. Organizationally, Ridgecrest should be located with future Planned Areas in the Special Overlay District and Planned Areas Zone chapter. |
| 10 | 20.100.200 | Add Planned Area 3: CRISTA | Create an abbreviated Planned Area zone for CRISTA that limits development/redevelopment to the same standards and uses as allowed in the underlying zones unless a Master Plan permit is approved. |
| 11 | 20.100.300 | Add Planned Area 4: Fircrest | Create an abbreviated Planned Area zone for Fircrest that limits development/redevelopment to the same standards and uses as allowed in the R-6 unless a Master Plan permit is approved. |
| 12 | Ordinance 292 – Zoning Map | Amend the official zoning map to change Shoreline Community College from R-4 zoning to Planned Area zone (PA1); add an overlay zone of PA3 to CRISTA; and change the zoning at Fircrest from R-6 to PA4. | Create an abbreviated Planned Area zone for SCC that limits development/redevelopment to the same standards and uses as allowed in the R-4/R-6 zones unless a Master Plan permit is approved; and alleviates the use of the conditional use or special use permit process to expand non conforming uses. |

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| PROPOSED COMPREHENSIVE PLAN AMENDMENTS | | | |
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| | Comprehensive Plan Policy/ Figure | Proposed Amendments | Rationale for Amendment |
| 1 | Figure LU-1 | Amend the Comprehensive Plan Land Use Map to add “Planned Area” to the legend; change Shoreline Community College, Fircrest and CRISTA from the Single Family Institution designation to Planned Area 1, 3 & 4; Change Ridgecrest from Mixed Use to Planned Area 2. | <p>To allow for essential public facilities to submit Master Plan permits using the Planned Area tool. Changing the designation from Single Family Institution to Planned Area sets the stage for essential public facilities to apply for Master Plan permits without having to amend the Comprehensive Plan. This creates flexibility in terms of the timing for the review of the permit.</p> <p>Changing Ridgecrest from Mixed Use to Planned Area is administrative. The only reason to make this change is to be consistent with proposed process.</p> |
| 2 | LU 3 | Replace the term master plan with planned area and add subarea planning as one of the strategies for enhancing the City’s vitality | Master planning as described in the Comprehensive Planning is more a regulatory tool than a policy tool. Therefore, staff is proposing to change the term “Master Plan” to Master Plan Permit; and replace the term master plan in the Comprehensive Plan with planned area where ever it seems the Comprehensive Plan was referring to long range land use. |

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| | Comprehensive Plan Policy/ Figure | Proposed Amendments | Rationale for the Amendment |
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| 3 | LU 12, 14, 17, 18 & 19 | Add subarea plan as a tool to change zoning for parcels designated as Mixed Use, Community Business or Regional Business | Subarea plans seem to be as appropriate a process to use to change zoning as special overlays, planned areas, master plans and neighborhood plans. This is the tool we have most often employed. |
| 4 | LU 40 | Replace the term Master Plan with Planned Area and add Subarea Plans | Subarea plans seem to be as appropriate a process to use to change zoning as special overlays, planned areas, master plans and neighborhood plans. This is the tool we have most often employed. |
| 5 | LU 43 | Delete Single Family Institution as a land use designation and replace with Planned Areas. | To allow for essential public facilities to submit Master Plan permits using the Planned Area tool. Changing the designation from Single Family Institution to Planned Area sets the stage for essential public facilities to apply for Master Plan permits without having to amend the Comprehensive Plan. This creates flexibility in terms of the timing for the review of the permit. |
| 6 | LU 43.1 | Add Planned Area 1: Shoreline Community College | Add text to briefly describe proposed Planned Area 1: SCC. This area is being designated because it is an essential public facility and requires additional planning. The form additional planning will take is a Master Plan permit. |
| 7 | LU 43.2 | Add Planned Area 2: Ridgecrest | Designate Ridgecrest as a Planned Area to be consistent with the three proposed Planned Areas. |
| 8 | LU 43.3 | Add Planned Area 3: CRISTA | Add text to briefly describe proposed Planned Area 3: CRISTA. This area is being designated because it is a large and unique use in the City surrounded by single family development. This creates issues related to transition between uses that warrants additional planning. The form additional planning will take is a Master Plan permit. |

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| | Comprehensive Plan Policy/ Figure | Proposed Amendments | Notes |
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| 9 | LU 43.4 | Add Planned Area 4: Fircrest | Add text to briefly describe proposed Planned Area 4: Fircrest. This area is being designated because it is an essential public facility and requires additional planning. The form additional planning will take is a Master Plan permit. |
| 10 | LU 74 | Specify that the site specific standards could include subarea plans or planned areas with a master plan permit; Clarify that “Special Permits” is referring to a Special Use Permit; and change Master Plan to Master Plan permit. | Site specific standards are not defined – subarea plans, planned areas and master plan permitting would all be defined. These amendments seek to replace the term Master Plan with Master Plan permit throughout the Comprehensive Plan. The form of the adopted and in progress Master Plans has been that of a development plan verse a policy document. Therefore, it is more like a development permit. |
| 11 | LU 75 | Insert that “a master plan (change to master plan permit) is encouraged for Essential Public facilities” from LU 76. | This is an important policy statement. The rest of LU 76 is important, but too specific to be a policy and belongs in the Development Code. |
| 12 | LU 76 & 77 | Delete LU 76 & 77 from the Comprehensive Plan and translate information into the Development Code. | LU 76 & 77 describes the purpose of a Master Plan, what a Master Plan needs to include (submittal items) and some elements of the process required to adopt & amend a Master Plan. This type of information is more akin to processes and standards found in the Development Code. |
| 13 | H 10 | Replace master plan with master plan permit as a tool for developing a variety of housing types. | The City will have a defined process for master plan permitting assuming these amendments are approved. |

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| | Comprehensive Plan Policy/ Figure | Proposed Amendments | Notes |
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| GLOSSARY | | | |
| 14 | | Amend definition of a subarea plan | Adds what a subarea plan includes (policies and/or regulations); how a subarea plan is processed (legislatively); who can apply (City); and the general purpose of a subarea plan. |
| 15 | | Add definition of a master plan permit | A Master Plan permit is proposed to replace the term Master Plan. There is no definition of Master Plan in the Comprehensive Plan or the Development Code. However, LU 76 & 77 in the Comprehensive Plan generally describes what should be included in a Master Plan. This description is the basis of the proposed definition for master plan permit. |
| 16 | | Add definition for Planned Area Land Use Designation | Planned areas are not defined in the Comprehensive Plan or Development Code. |
| 17 | | Add definition for Planned Area Zoning Designation | Planned Areas are proposed to be Land Use designations and Zoning designations. |