



2019 Comprehensive Plan Amendment Process

Welcome to Military Road S Potential Rezone Community Meeting

Purpose of Today's Meeting:

- To provide information and listen to the community.

Tonight's Program:

- Open house: 5:30-7:00
- Presentation & Listening Session: 6:00-6:30

Thank you for coming & please
fill out a comment card!

Project Background

The Military Road S Potential Rezone Project is proposed as part of the 2019 Comprehensive Plan Amendment Process.

- Amending the Comprehensive Plan is a biennial process that provides opportunity to make changes identified by the City or the public to SeaTac's growth and development plan.
- This year, the City Council proposed exploring the potential rezone of areas along the north end of Military Rd S to accommodate multi-family development.

Location:

Study Area Boundary
(within red lines)



Proposal Evaluation Criteria Part 1 of 2

Criteria for All Comprehensive Plan Amendment Proposals

- **Change in circumstance has occurred** related to proposal
- **Consistent with Comprehensive Plan**
 - Consistent with City's population & employment targets
- **Consistent with infrastructure concurrency requirements** - sufficient infrastructure & public facilities exist
- **No adverse impacts** to housing, transportation, public facilities, parks, environmental features that cannot be mitigated

Additional Criteria for Comprehensive Plan Land Use Designation Changes:

- **Change in condition has occurred** so current land use designation no longer appropriate
- **Proposal identifies anticipated impacts of change**, and issues presented by change
- **Proposal compatible with adjacent uses**

Designation	Zones	<h1 style="text-align: center;">Proposal Evaluation Criteria</h1> <h2 style="text-align: center;">Part 2 of 2</h2>	
RESIDENTIAL LAND USE DESIGNATIONS (From Comprehensive Plan)			
Residential Low Density	UL-15,000 UL-9,600 UL-7,200 UL-5,000 Overlay Zone	Designation Criteria: <ul style="list-style-type: none"> • <u>Existing Land Uses/Locations:</u> Areas are characterized by existing pattern of low density single family development. Very low density residential uses are appropriate in locations that lack sewer facilities and other urban levels of service. • <u>Access:</u> Properties are generally located away from streets with high volumes of through traffic. • <u>Environmentally Critical Areas:</u> Areas must be capable of appropriately accommodating environmentally critical areas. 	
Town- house	T	Designation Criteria: <ul style="list-style-type: none"> • <u>Existing Land Uses/Locations:</u> Areas that provide a transition between lower density residential and higher density residential and/or commercial uses. • <u>Access:</u> Properties are located adjacent to or have adequate access to arterial streets and are near transit. • <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of appropriately accommodating environmentally critical areas. 	
Residential Medium Density	UM-3,600 UM-2,400 MHP	Designation Criteria: <ul style="list-style-type: none"> • <u>Existing Land Uses/Locations:</u> Areas that provide a transition between lower density residential uses and more intense uses. • <u>Access:</u> Properties are located adjacent to or have adequate access to arterial streets and are near transit. • <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of appropriately accommodating environmentally critical areas. 	
Residential High Density	UH-1,800 UH-900	Designation Criteria: <ul style="list-style-type: none"> • <u>Existing Land Uses/ Locations:</u> Areas that provide a transition between low to moderate density residential uses and higher intensity mixed use or commercial areas. • <u>Access:</u> Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas. • <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of appropriately accommodating environmentally critical areas. 	

Project Timeline

Sept	<p>Planning Commission reviews proposals</p> <ul style="list-style-type: none">• City staff analyzes proposals, including SEPA environmental review
Oct	<ul style="list-style-type: none">• Planning Commission & PED review proposals• 10/29: Open House at City Hall• Staff report evaluating proposals available at Open House & project web page: www.seatacwa.gov/compplan
Nov	<ul style="list-style-type: none">• 11/5: Public Hearing• Planning Commission & PED make recommendations on proposals• City Council reviews proposals & recommendations
Dec	<ul style="list-style-type: none">• 12/10: City Council votes on adoption of proposals by end of year


Opportunities for Public Input:

Attend Planning Commission, PED Committee or City Council meetings

Provide testimony at Public Hearing

Contact City staff

How will this Decision be Made?

1. **Listen** to comments from the community
 2. **Complete evaluation of how proposal meets City criteria** for changing Comprehensive Plan (Staff report available in October)
 3. **Planning Commission** reviews and makes recommendation
 4. **Planning & Economic Development (PED) Committee** reviews and makes recommendation
 5. **City Council reviews and makes decision to adopt or not adopt**
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All Land Use Designations & Corresponding Zones

LAND USE DESIGNATION	CORRESPONDING ZONE
Residential Low Density	UL-15,000 (Urban Low 15,000) UL-9,600 (Urban Low 9,600) UL-7,200 (Urban Low 7,200)
Townhouse	T (Townhouse)
Residential Medium Density	UM-3,600 (Urban Medium 3,600) UM-2,400 (Urban Medium 2,400) MHP (Mobile Home Park)
Residential High Density	UH-1,800 (Urban High 1,800) UH-900 (Urban High,900)
Residential High-Mixed Use	UH-UCR (Urban High-Urban Center Residential)
Commercial Low Density	NB (Neighborhood Business)
Office/Commercial/Mixed Use	O/C/MU (Office/Commercial/Mixed Use)
Commercial Medium Density	O/CM (Office/Commercial)
Commercial High Density	CB (Community Business) CB-C (Community Business in the Urban Center)
Regional Business Mix	RBX (Regional Business Mix)
Industrial	I (Industrial)
Airport	AVC (Aviation Commercial) AVO (Aviation Operations)
Park	P (Park)

POTENTIAL ZONES UNDER STUDY

LAND USE DESIGNATION ZONE	ALLOWED USES IN ZONE	MAXIMUM DENSITY	MAXIMUM HEIGHT
<p><u>EXISTING:</u> RESIDENTIAL LOW DENSITY UL-7,200 zone</p>	<p>Single family house</p>	<p>6 dwelling units per acre</p>	<p>30 feet</p>
<p><u>POTENTIAL:</u> RESIDENTIAL MEDIUM DENSITY UM-2,400 zone</p>	<p>Townhouse, Duplex/Triplex/Fourplex, Multi-Family/Apartment</p>	<p>Up to 18 dwelling units per acre</p>	<p>Up to 40 feet</p>
<p><u>POTENTIAL:</u> RESIDENTIAL HIGH DENSITY UH-900 zone</p>	<p>Townhouse, Duplex/Triplex/Fourplex, Multi-Family/Apartment Assisted Living, Nursing Home <i>and office & some retail usually as part of mixed use development</i></p>	<p>Up to 48.4 dwelling units per acre</p>	<p>Up to 55 feet</p>

OTHER: Other zones as directed by City Council