

Planning Commission & Staff Recommendations 2010 Comprehensive Plan Amendment Docket

Ref. No.	PROPOSED AMENDMENT	PROPOSED BY
2010-1	Northeast Redevelopment Area (NERA): Repeal all or part of “Property Acquisition Areas” (Goal PA-1 and Policies PA 1.1-PA 1.9) on pages 2-36 and 2-37.	Staff

Planning Commission and Staff Recommendation

Keep on docket

Rational

- 1) Last year Ord. 529 repealed the associated section of the BMC (18.130) and now need to backtrack to the Comprehensive Plan to make the appropriate adjustments to ensure the Zoning Code is consistent with the Comprehensive Plan.

Projected Resources/Work Program Impacts

Low to moderate impact on available resources.

Ref. No.	PROPOSED AMENDMENT	PROPOSED BY
2010-2	<p>Comprehensive Plan Map Amendment/Rezone Request</p> <p>Parcel No. Various (See Applicant Map – Attachment H)</p> <p>Address: Lake Burien Neighborhood (See Applicant Map – Attachment H)</p> <p>File No. PLA 10-0770</p> <p>Request: Comprehensive Plan change from Moderate Density Residential Neighborhood to Low Density Residential Neighborhood and Rezone from RS-7,200 to RS-12,000.</p>	Property Owner

Planning Commission and Staff Recommendation

Include in docket.

Rational

- 1) The rezone request included sufficient rational addressing comprehensive plan amendment and rezone criteria. The application should be evaluated in more detail and subject to the public review process.
- 2) The proposal is requesting a comprehensive plan and zoning change that warrants additional analysis and consideration given the concurrent consideration of the Shoreline Master Plan Update planning effort focusing on shorelines including Lake Burien properties.

- 3) The involved parcels, denoted as the Lake Burien Neighborhood, are all immediately contiguous to and are located in the drainage area for Lake Burien and exhibit a higher degree of relationship to the lake than properties not included in the application.

Projected Resources/Work Program Impacts

The requested comprehensive plan amendment and rezone review would be considered a low to moderate impact on available staff resources.

Attachments

- 1) Property Acquisition Areas – Burien Comprehensive Plan Goals PA 1.1 – PA 1.9, pages 2-36-37
- 2) Applicant Map – Attachment H
- 3) Comprehensive Plan Amendment Request, prepared by Chestine and Robert Edgar:
 - a. Completed Application Form
 - b. Summary of Changes Sought by the Petitioners and Responses to Comprehensive Plan Amendment and Rezone Request Criteria
 - c. Attachment A – King County Wetland Classification
 - d. Attachment B – Lake Burien Data Analysis Report, Herrera Environmental Consultants dated March 16, 2010
 - e. Attachment C – Review of Draft Shoreline Master Plan, Cooke Scientific dated March 23, 2010
 - f. Attachment D – City of Burien Critical Areas Map
 - g. Attachment E – Excerpt from 1999 Addendum to Comprehensive Plan File
 - h. Attachment F – Excerpt from The Public Trust Doctrine and Coastal Zone Management in Washington State, Washing Department of Ecology dated October, 1991
 - i. Attachment G – Excerpt from Letter to Burien City Council by Burien Shore Club, J. J. Wozniak, President dated October 30, 1997
 - j. Attachment H – Map Delineating Area of Proposed Map Change