

2. Applicant: Alliance Properties 2000 LLC Phone: 360-733-7515
Address: PO Box 28340
City/State/Zip: Bellingham, WA 98228
Email: Travisxblack@gmail.com Fax: 360-647-7979

3. If the proposal includes general Comprehensive Plan or Neighborhood Plan amendments that are not site-specific, please describe your amendment proposal as specifically as possible and attach it to this form. If specific wording changes are proposed, show the changes in ~~strike through~~ and underline format. Reference the location in the Plan where the change is proposed. **Proposed language attached.**

4. Explain why the amendment is needed.

The amendment is needed so that the City of Bellingham zoning designation and development regulations for King Mountain Area 13 are consistent with the adopted City Comprehensive Plan. In 2006, the City adopted a revised Comprehensive Plan that includes an urban infill strategy with strategic annexations to serve the projected population increase, as per the State Growth Management Act (GMA). King Mountain was identified as an area to be annexed as an urban village to meet this goal. The City's definition for an urban village includes mixed uses for commercial, services and higher residential densities. King Mountain was annexed into the City in 2009 with a zoning designation for Area 13 as Planned Residential Multiple with a Concomitant Agreement. The adopted zoning does not include commercial uses specified for an urban village. On December 6, 2010, the City adopted a new King Mountain Neighborhood Plan designating Area 13 as Multi Family Residential – High Density. The zoning designation does not permit all the commercial and service uses specified in an urban village. In accordance with the Concomitant Agreement, the property owners prepared a draft Urban Village Plan to add commercial and service uses to the zoning so that Area 13 becomes compliant with the City Comprehensive Plan. Approving the applicant's proposal would change the designation for Area 13, amend the underlying zoning and adopt the proposed King Mountain Urban Village Plan.

5. Describe why the amendment will result in long-term benefits to the community as a whole and is in the best interest of the community.

Fulfilling the goals and policies of the Bellingham Comprehensive Plan will result in long-term benefits by targeting urban development into urban centers while protecting agricultural and natural resource areas from urban growth. Since 2006, the City has targeted King Mountain as an appropriate area to become an urban village. Amending Area 13 of the King Mountain Plan to develop an urban village will enable Bellingham to meet its infill goals and thereby protect rural areas outside of the city limits.

6. Describe how the proposed amendment to the plan is supported by or consistent with the existing goals and policies of the comprehensive plan and the State Growth Management Act.

The amendment is consistent with implementing Bellingham Comprehensive Plan goals and Policies: FLU-16 designating District Urban Centers, King Mountain as Urban Neighborhood Center (Comp Plan Figure 7); LU-24 requiring residential densities consistent with existing development patterns, land suitability and utility capacity; LU-29 designating medium density

neighborhoods and LU-30 designating high density neighborhoods; LU-33 to encourage energy-efficient site and building design and preservation of natural resources; LU-34 requiring multi-family densities in urban centers; LU-36 providing flexibility in for different housing forms; LU-42 for open space to be utilized by occupants for leisure or recreational activities; LU-48, 49 and 50 requiring mixed-use infill development in all urban centers; and LU-126 allowing designation and development of Urban Villages; and many other secondary policies. The proposal implements the State GMA mandate for infill development within the City limits.

7. Have circumstances changed sufficiently since the adoption of the comprehensive plan and/or neighborhood plan to justify the proposed change? If so, please explain.

Yes. The 2006 City Comprehensive Plan recognized the importance of establishing an urban village in the King Mountain area. City Council's subsequent annexation approval and Concomitant Agreement reaffirmed this decision, as did the adoption of the new King Mountain Neighborhood Plan in January 2010. Changing the Area 13 designation to an Urban Village will implement these City Council decisions.

8. Have the underlying assumptions found in the comprehensive plan and/or neighborhood plan upon which the land use designation, density or other provisions are based changed, or is new information available which was not considered at the time the plan was adopted? If so, the changed assumptions or new information should be described in sufficient detail to enable the Planning Commission and City Council to find that the land use designation or other sections of the plan should be changed. Examples of the underlying assumptions include expected population growth, utility or roadway capacities, available land supply, or demand for land zoned with the existing or proposed land use designation.

Yes. The 2006 Bellingham Comprehensive Plan designated urban centers for infill development so that Bellingham can comply with State GMA mandates. "The development of the eight urban centers is a critical component of the City's infill strategy" (Comp Plan page LU-17). Per the GMA, neighborhood plans must comply with the Comprehensive Plan. Therefore King Mountain Area 13 must be amended to fulfill its designation as an urban center, a critical component of the City infill strategy.

9. Does the proposed amendment promote a more desirable land use pattern for the community as stated in the goals and policies in the comprehensive plan? Are there environmental constraints (such as wetlands, steep slopes, significant stands of trees, etc.) present on the site to such a degree that development of the site is economically or physically unfeasible under the existing land use designation? If so, a description of the qualities of the proposed plan amendment that would make the land use pattern more desirable and/or would result in less environmental impact should be provided in sufficient details to enable the Planning Commission and City Council to find that the proposed neighborhood plan amendment is in the community's long term best interest.

Yes. The proposed plan brings King Mountain into compliance with many Comprehensive Plan Goals listed in paragraph 6 above. The site environmental constraints include limited wetland areas, remote steep slopes and vegetation that have been mapped and analyzed. The bulk of these natural constraints will be placed in open space preserves while the remainder of the site will be utilized in accordance with the King Mountain Urban Village plan for commercial.

mixed-use and residential development.

10. What impacts would the proposed amendment to the plan have on the current use of other properties in the vicinity? What measures could be taken to ensure compatibility with the uses of other property in the area?

Amending King Mountain Area 13 and adopting the King Mountain Urban Village Plan will bring the King Mountain neighborhood into compliance with the City Comprehensive Plan and the State GMA. Adjacent properties would have a higher level of certainty for the development patterns and uses as stated in the Urban Village Plan, rather than the existing general policies. Adjacent uses would have better access to urban amenities and significant open space corridors. Measures have been taken to insure compatibility with adjoining City owned park property and potential school district property. Adjacent existing residential uses are compatible with the residential uses proposed within the Urban Village boundaries.

SITE SPECIFIC APPLICATIONS

Please complete #11 - #15.

11. Assessor Parcel Numbers:

<u>Parcel</u>	<u>Number</u>	<u>OWNER</u>
380307	344430	ALLIANCE PROPERTIES 2000 LLC
380307	363476	RALPH W & SUSAN BLACK
380307	370378	MICHAEL O & HEATHER M BLACK
380307	426475	RALPH W & SUSAN BLACK
380307	435364	12TH & HARRIS LLC
380307	498346	RALPH W & SUSAN BLACK
380307	504475	ALLIANCE PROPERTIES 2000 LLC
380308	042442	RALPH W & SUSAN BLACK
380308	075527	12TH & HARRIS LLC

12. Neighborhood Name: King Mountain Area Number: 13

13. Current Land Use Designation: MultiFamily Residential, High Density

14. Proposed Comprehensive Plan Land Use Designation:
Commercial / MultiFamily Residential, High Density/ Urban Village

15. Property owner:

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent: _____

Date: _____

City and State where this application is signed: _____, _____
City State