

APPLICATION FOR REZONE

(PLEASE PRINT CLEARLY OR TYPE IN BLUE OR BLACK INK)

Project Data:

1. Legal Description of subject property: **Lengthy, see attached Exhibit A.**
2. Full legal description of all property represented in the application (attach if necessary) **Lengthy, see attached Exhibit A.**
3. Size of total land area represented in the application: **133 acres**

LAND USE CLASSIFICATION:

4. Neighborhood Plan Name: **King Mountain**
5. Zoning Area Number **Area 13**
6. Existing Zoning:
General Use Type **Residential Multi**
Use Qualifier **Planned**
Density **4300 sq ft/du, up to 1800 sq ft/du with cluster bonus**
7. Requested Zoning:
General Use Type **Commercial / Multifamily Residential / Open Space**
Use Qualifier **Urban Village Plan**
Density **High density Core, Medium density other areas as per King Mountain Urban Village Plan**

8. Attach an explanation of how the proposed zoning change meets each of the criteria listed in the attached Bellingham Municipal Code 20.19.030 A-F and at least one of the criteria in G (1) – (3).

The proposal implements the City of Bellingham Comprehensive Plan urban in-fill policy by creating an Urban Village as required in the current King Mountain Neighborhood Plan, and in conformance with City Concomitant Agreement 2009-0459, and therefore meets the criteria specified in the following subsections of BMC 20.19.030A:

1. **Is consistent with Comprehensive Plan – Yes, the proposal specifically implements the policies and directives of the Comprehensive Plan.**
2. **Does not adversely affect the public health, safety or general welfare – Yes, the proposal creates an urban village infill site that prevents urban sprawl while conserving natural resources.**
3. **Is in the best interests of the residents of Bellingham – Yes, implementing the Comprehensive Plan is in the best interests of Bellingham residents by reducing urban sprawl and encouraging urban infill.**
4. **Subject site is suitable for development in general conformance with zoning standards under the proposed district – Yes, per the findings when the site was**

- annexed to the City and subsequent findings upon adoption of Concomitant Agreement 2009-0459, the site is suitable for development as proposed.
5. Adequate public facilities and services are, or would be, available to serve the development allowed by the proposed zone - allowed by the proposed zone – Yes, as detailed in the annexation ordinance and Concomitant Agreement 2009-0459.
 6. It will not be detrimental to uses or property in the immediate vicinity – Yes, the proposal implements the requirement to master plan the site in accordance with adopted policies and directives within the current City Comprehensive Plan and King Mountain Neighborhood Plan.
 7. The proposal is appropriate because:
 - c. The rezone will implement the policies of the comprehensive plan. – Yes, per above, the proposal implements the Comprehensive Plan policies for creating an urban village in the King Mountain Neighborhood, Area 13.

The King Mountain Urban Village Plan (UVP) for the eastern portion of Area 13 will be a well designed village including a mix of land uses, including pleasant living spaces in a variety of housing types; convenient shopping and working environments; pedestrian accessibility, places to meet and recreate; an attractive and well-connected street system; and a balance of retail, office, residential and public uses.

The UVP will identify an appropriate mix of land uses and densities, street and utilities layout, lot arrangement, housing types, potential village square and plaza locations, streetscape amenities, building types and their relationship to the street, parking structures or lots, protection of critical areas, pedestrian and bicycle facilities, and other items deemed necessary through the master planning process. (annotated from existing King Mountain Neighborhood Plan page 27).

A concept vision showing development areas, open space and utility corridors is attached along with schematic elevations and illustrations to represent the urban village character to achieve the proposed plan. Additional text, graphics and development regulations will be provided by the applicants during the review process.

9. Is the rezone request related to a development proposal for the property?
No, this a non-project action. The proposal implements the City of Bellingham Comprehensive Plan urban in-fill policy by creating an Urban Village as required in the current King Mountain Neighborhood Plan, and in conformance with City Concomitant Agreement 2009-0459.

If so, please provide available plans and information about the project. N/A