

PLANNING COMMISSION AGENDA ITEM COVER SHEET

Meeting Date		Staff Contact	
June 24, 2010		Kathy Bell, Planner II	
Subject:			
Work session concerning comprehensive plan amendments to the Guide Meridian/Cordata and Meridian Neighborhoods and a site-specific rezone for Area 23 of the Guide Meridian/Cordata Neighborhood.			
Attachments:			
A. Proposed Cordata and Meridian Land Use and Zoning maps			
Meeting Type		Category	
<input type="checkbox"/> Public Hearing		<input checked="" type="checkbox"/> Legislative	
<input type="checkbox"/> Public Meeting		<input type="checkbox"/> Quasi-judicial	
<input checked="" type="checkbox"/> Work Session		<input type="checkbox"/> Information Only	
<input type="checkbox"/> Briefing			
Clearances		Initials	Date
Jeff Thomas, Interim Director		JST	6-14-10
Greg Aucutt, Sr. Planner		GA	6/11/10
Kathy Bell, Planner II		KB	6-11-10
Previous Commission Meeting or Action:			
Recommended Action:			

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3 City of Bellingham Planning Commission
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5 **Agenda Topic:** Work session concerning comprehensive plan
6 amendments to the Guide Meridian/Cordata and
7 Meridian Neighborhoods
8

9 **Date:** June 24, 2010
10

11 **Staff Contacts:** Jeff Thomas, Interim Planning Director
12 Greg Aucutt, Senior Planner
13 Kathy Bell, Planner II
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16 The purpose of this work session is to introduce the proposed changes to the Guide
17 Meridian/Cordata and Meridian Neighborhood Plans and provide public comment staff
18 has received to date regarding these proposals. Staff is seeking the commission's input
19 in advance of the July 15 public hearing to identify issues the Commission would like
20 addressed at the public hearing.

21 All of the proposals are legislative actions (as opposed to site specific). As part of the
22 public hearing on July 15, staff will present a decision agenda that will assist the
23 Commission in making individual recommendations regarding the following proposals:
24

- 25 1. Establish new boundaries for the Meridian and Guide Meridian/Cordata
26 neighborhoods and rename the existing GM/Cordata Neighborhood the
27 "Cordata" Neighborhood. (See attached maps)
- 28 2. Create a neighborhood plan for the new Cordata Neighborhood.
- 29 3. Drop the existing Cordata Business Park PUD as a regulatory/zoning tool.
- 30 4. Adopt revisions to the existing Meridian Neighborhood Plan to make it consistent
31 with the Bellingham comp plan
- 32 5. Create new land use and zoning maps for each neighborhood to reflect the
33 revised boundaries and subarea numbering (see attached maps).
- 34 6. Create new zoning tables for each neighborhood to reflect the revised
35 boundaries and subarea numbering.
- 36 7. Consider a rezone of approximately 9.7 acres in Area 23 of the GMCN from
37 Planned Industrial to Planned Commercial/Industrial.
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39 These proposals are explained in more detail below.
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43 **SUMMARY OF PROPOSAL:**

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45 The Planning and Community Development Department initiated review of the following
46 comprehensive plan amendments for the Guide Meridian/Cordata (GMC) and Meridian
47 Neighborhoods:

- 48 1. Establish new boundaries for the Meridian and Guide Meridian/Cordata
49 neighborhoods and rename the existing GM/Cordata Neighborhood the
50 "Cordata" Neighborhood. (See attached maps)

51
52 **Staff Comment: See attached maps. These boundaries were established to**
53 **create a cohesive land use pattern within each neighborhood. The Cordata**
54 **Neighborhood will primarily consist of residential zoned properties and the**
55 **Meridian Neighborhood will include mostly commercial and industrial**
56 **zoned properties.**

- 57
58 2. Create a neighborhood plan for the new Cordata Neighborhood.

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60 **Staff Comment: The neighborhood plan was drafted by the City, reviewed**
61 **by the Cordata Neighborhood Association, and returned to the City for final**
62 **comment in preparation for the July 15 public hearing.**

- 63
64 3. Drop the existing Cordata Business Park PUD as a regulatory/zoning tool.

65
66 **Staff Comment: Staff continues to discuss this component with the**
67 **Cordata Neighborhood Association, Cordata Business Park Association,**
68 **Trillium Corporation, and the Cordata Design Review Committee. Staff will**
69 **have a full analysis and recommendation for the Planning Commission at**
70 **the July 15 hearing.**

- 71
72 4. Adopt revisions to the existing Meridian Neighborhood Plan to make it consistent
73 with the Bellingham comp plan

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75 **Staff Comment: As drafted, the Cordata Neighborhood Plan is believed to**
76 **be consistent with the Comprehensive Plan. Revisions to the Meridian Plan**
77 **will not include a complete rewrite and include those revisions necessary**
78 **to bring the plan into compliance with the Comprehensive Plan.**

- 79
80 5. Create new land use and zoning maps for each neighborhood to reflect the
81 revised boundaries and subarea numbering (see attached maps).

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83 **Staff Comment: The revised neighborhood boundaries required the**
84 **renumbering of the subareas within each neighborhood.**

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86 6. Create new zoning tables for each neighborhood to reflect the revised
87 boundaries and subarea numbering.

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Staff Comment: The anticipated revisions are intended to only reflect the revised subarea numbering.

7. Consider a rezone of approximately 9.7 acres in Area 23 of the GMCN from Planned Industrial to Planned Commercial/Industrial.

Staff Comment: Staff will present a complete application for this proposal concurrent with the above items for your consideration and recommendation.

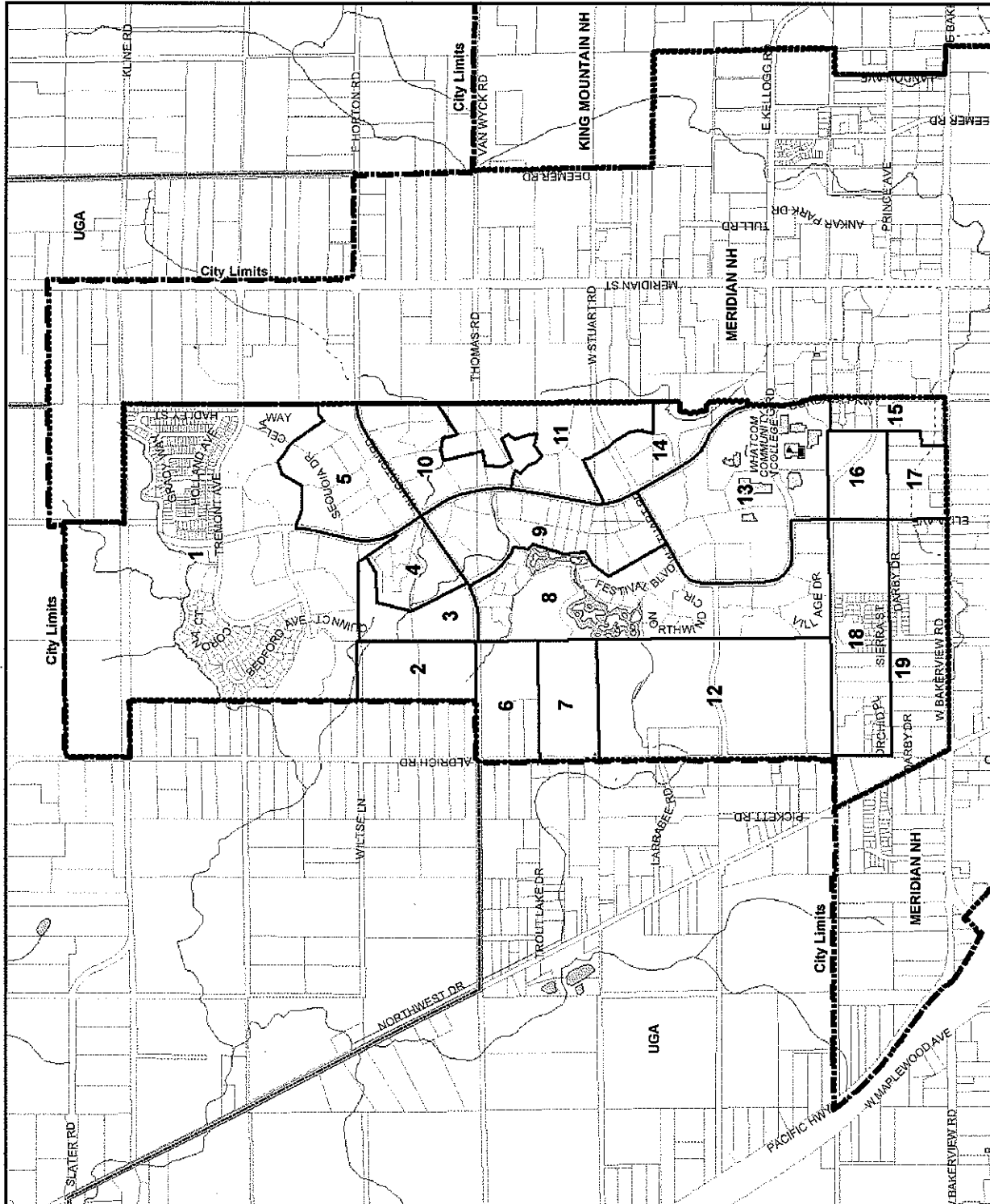
CORDATA NEIGHBORHOOD LAND USE

Legend:

AREA	COMPREHENSIVE PLAN LAND USE DESIGNATION
1	Commercial/Indus./Res. Multi
2	Public
3	Residential Multi
4	Institutional/Res. Multi
5	Industrial
6	Res. Single, Medium Density
7	Res. Single, Medium Density
8	Res. Multi, High Density
9	Institutional
10	Industrial
11	Commercial/Indus./Res. Multi
12	Res. Single, Medium Density
13	Institutional
14	Industrial
15	Commercial
16	Res. Multi, High Density
17	Commercial
18	Res. Multi, High Density
19	Commercial



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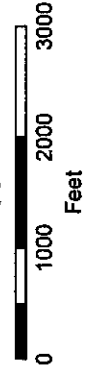


CORDATA NEIGHBORHOOD ZONING

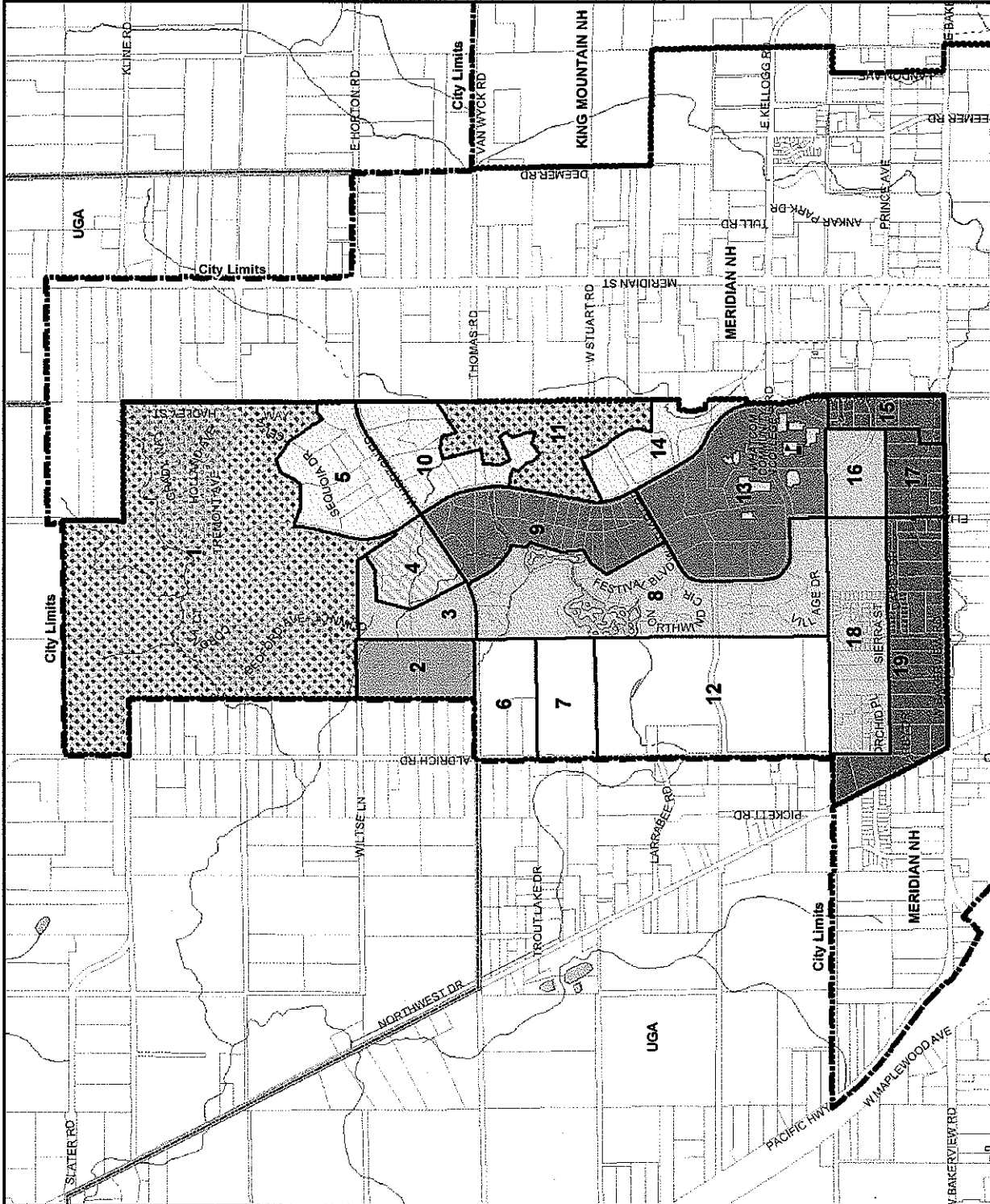
Legend:

AREA	ZONING DESIGNATION*
1	Planned Commercial/Indus./Res. Public
2	Planned Res. Multi
3	Planned Institutional/Res. Multi
4	Planned Industrial
5	Residential Single
6	Planned Res. Multi
7	Planned Industrial
8	Planned Commercial
9	Planned Res. Multi
10	Planned Industrial
11	Planned Commercial/Indus./Res. Institutional
12	Residential Single
13	Institutional
14	Planned Industrial
15	Planned Commercial
16	Planned Res. Multi
17	Planned Commercial
18	Planned Res. Multi
19	Planned Commercial

* SEE BELLINGHAM MUNICIPAL CODE TITLE 20
TABLE OF ZONING REGULATIONS FOR
MODIFICATIONS IN THE LIST OF PERMITTED
USES AND OTHER SPECIAL PROVISIONS
FOR EACH NUMBERED AREA



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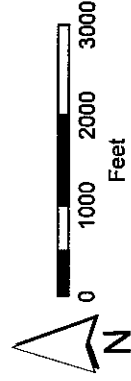


MERIDIAN NEIGHBORHOOD ZONING

Legend:

AREA	ZONING DESIGNATION*
1	Planned Industrial
2	Planned Res. Single
3	Planned Comm./Industrial
4	Planned Commercial
5	Planned Comm./Industrial
6, 7	Planned Commercial
8	Planned Res. Multi
9	Planned Res. Single
10, 11, 12	Planned Commercial
13	Planned Residential Multi
14	Planned Commercial
15	Planned Commercial
16	Planned Commercial
17	Planned Commercial
18	Planned Commercial
19	Planned Residential Single
20	Planned Residential Multi
21	Planned Commercial
22	Planned Commercial
23	Planned Residential Multi
24	Planned Residential Multi
25	Planned Commercial
26	Planned Commercial
27	Planned Commercial
28	Planned Residential Multi
29	Planned Residential Multi
30	Planned Residential Multi
31-35	Planned Industrial

* SEE BELLINGHAM MUNICIPAL CODE TITLE 20 TABLE OF ZONING REGULATIONS FOR MODIFICATIONS IN THE LIST OF PERMITTED USES AND OTHER SPECIAL PROVISIONS FOR EACH NUMBERED AREA



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