

ORDINANCE NO. 2010-08-045

AN ORDINANCE OF THE CITY OF BELLINGHAM RELATING TO THE BELLINGHAM MUNICIPAL CODE, TITLE 20, LAND USE AND DEVELOPMENT CODE, ZONING APPENDIX, GUIDE MERIDIAN/CORDATA NEIGHBORHOOD TABLE OF ZONING REGULATIONS FOR AREA 17B TO ALLOW OFFICES AS DEFINED IN BELLINGHAM MUNICIPAL CODE 20.08.020 O. (1).

WHEREAS, the Director of Planning and Community Development received an application requesting the City initiate an area-wide rezone to allow office uses within Area 17B of the Guide Meridian/Cordata Neighborhood; and

WHEREAS, on February 4, 2010, the Director of Planning and Community Development initiated an the area-wide rezone request for Area 17B Guide Meridian/Cordata Neighborhood; and

WHEREAS, on March 23, 2010, the City of Bellingham as lead agency under the procedures of the State Environmental Policy Act (SEPA), issued a Determination of Nonsignificance for the requested area-wide rezone; and

WHEREAS, The Bellingham Planning Commission held a public hearing on April 15, 2010, and reviewed the proposal for compliance with the rezone criteria as established in Bellingham Municipal Code 20.19.030, and thereafter recommended approval of the rezone request and Findings of Fact, Conclusions, and Recommendation; and

WHEREAS, the proposed area-wide rezone to allow office uses is consistent with the City's Comprehensive Plan; and

WHEREAS, allowing all office uses as defined by BMC 20.02.020 O. (1) would not affect the existing or proposed institutional uses in Area 17B Guide Meridian/Cordata Neighborhood; and


WHEREAS, the Bellingham City Council held a public hearing on June 21, 2010 to consider the proposed area-wide rezone request; and

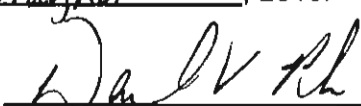
WHEREAS, the City Council agrees with and hereby adopts the Findings of Fact, Conclusions and Recommendation of the Planning Commission.

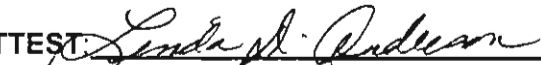
NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:

Section 1. Area 17B of the Guide Meridian/Cordata Neighborhood Zoning Table is hereby amended as follows:

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
17B	Institutional	Planned; Allowed uses are office uses allowed per BMC 20.08.020 O.(1) and those per Whatcom County PUD Ord., Chapter 20.85; Whatcom County Subdivision Ord., Chapter 21.30	Density as specified in the Cordata Master Plan and Protective Covenants.	The development of all permitted uses shall comply with the Cordata Master Plan Conditions, Protective Covenants, and all design and development guidelines; the Cordata Design Review Committee shall review all proposals and give final approval prior to issuance of a building permit.	All stage 1 conditions of the Cordata Master Plan shall be met as required in the phasing schedule.	None

PASSED by the Council this 9th day of August, 2010.

 Council President

APPROVED by me this 11th day of August, 2010.

 Mayor

ATTEST: 
 Finance Director

APPROVED AS TO FORM:

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