

Proposed Map Amendments

Comprehensive Plan Designations

Zoning

ACREAGE BY ZONE

| | SFH | SFH | SFM | SFL | SFL | COM | COM | COM | COM | COM | LI/BP | IND | MF | MF | |
|--|--------|-------|---|---------|--------|------------------------|----------------------|-------|-----|----------------|----------|---------|--------|---------|--|
| | R-5 | R-6 | R-12 | R-20 | R-15 | CC | MX | NC | RC | DC | LI/BP | LI/BP | MF-18 | MF-24 | |
| Current Zoning Acreage | 41 | 154 | 941 | 126 | 434 | 207 | 27 | 12 | 509 | 45 | 1025 | 0 | 187 | 132 | |
| Everett Street: Amendment will generally create a more robust commercial area at a future intersection and gateway. | | -9.73 | -7.26 <small>(Note that another 18.19 acres is in the UGA)</small> | | | -1.58 7.26 10.03 | 1.58 1.34 9.73 | -1.34 | | | | -10.03 | | | |
| Downtown: Amendment would expand to match the tax incentive program area for affordable housing. | | | | | | | | | | 12.08 -8.85 | | | | -12.08 | |
| LI/BP to IND Comprehensive Plan Designation Developments within the LI/BP zone would still be subject to the development standards as zoned. The difference will be that the properties could be rezoned to another industrial zone, such as BP or LI. | | | | | | | | | | | -1014.97 | 1025.00 | | | |
| MF-24 zone changing to MF-18 Amendment is intended to encourage cottage development. | | | | | | | | | | | | | 119.92 | -119.92 | |
| R-20 zone changing to R-15 The lot sizes of 20,000 square feet is not consistent with Growth Management Act goals. | | | | -126.00 | 126.00 | | | | | | | | | | |
| R-5 zone changing to R-6 The development standards for the R-5 zone are denser than the multi-family zones. Also, MF zoning developments are subject to design review whereas single family developments at R-5 density are exempt. | -41.00 | 41.00 | | | | | | | | | | | | | |
| Proposed Acreage | 0 | 195 | 934 | 0 | 560 | 223 | 40 | 11 | 500 | 66 | 0 | 1025 | 307 | 0 | |