

ORDINANCE NO. 3373

AN ORDINANCE AMENDING CHAPTER 19.03 OF THE LONGVIEW MUNICIPAL CODE, RELATING TO THE COMPREHENSIVE PLAN FOR LAND USE DEVELOPMENT OF THE CITY OF LONGVIEW, BY ADDING NEW SECTIONS THERETO, TO BE DESIGNATED AS SECTIONS 19.03.021.24 AND 19.03.022.24, TO REFLECT A COMPREHENSIVE PLAN AMENDMENT ON CERTAIN PROPERTY FROM MEDIUM DENSITY TO COMMUNITY COMMERCIAL, AMENDING THE ZONING OF CERTAIN PROPERTY FROM R-2 RESIDENTIAL DISTRICT TO GENERAL COMMERCIAL DISTRICT

WHEREAS, Charles Bond ("Applicant") has proposed to convert approximately 17,000 square feet of existing R-2 Residential District land to General Commercial (GC) zone along Ocean Beach Highway; and

WHEREAS, the proposal is consistent with the nodal approach to commercial development along the Ocean Beach Highway corridor; and public facilities and transportation options are readily available at the subject property; and the traffic engineer has reviewed the application and has determined that the proposal will not result in any critical impacts to the adjacent roadway system.

WHEREAS, at their January 3, 2018 regular meeting, the Longview Planning Commission held a public hearing on the application. The Planning Commission received testimony at this meeting following which the Planning Commission voted to recommend approval of the application; and

WHEREAS, after reviewing the information presented to the City Council and the recommendation of the Planning Commission, and after having considered all of the evidence and testimony presented in favor and against such amendment, at their February 8, 2018 meeting, the City Council voted to approve the Applicant's proposal for a Comprehensive Plan Future Land Use Map and zoning code amendment,

NOW THEREFORE, the City Council of the City of Longview do ordain as follows:

Section 1. The City Council adopts the following findings in support of the comprehensive plan amendment and rezone that is the subject of this ordinance:

1. The proposal is consistent with the nodal approach to commercial development along the Ocean Beach Highway corridor.
2. Public facilities and transportation options are readily available at the subject property.

3. The traffic engineer has reviewed the application and has determined that the proposal will not result in any critical impacts to the adjacent roadway system.

Section 2. That there shall be, and is hereby, added to Chapter 19.03 of the Longview Municipal Code, a new section designated as Section 19.03.021.24, reading as follows:

Section 19.03.021.24 Ninth Amendment to 2006 Comprehensive Plan

The following described property lying within the present corporate limits of said City is hereby removed from the area classified as Medium Density Residential and transferred to the area classified as General Commercial in the Comprehensive Plan for the development of land and building uses with the City:

That parcel number commonly known as

02930

As shown on the "Proposed Comprehensive Plan Designation" map attached hereto as Exhibit A and incorporated herein by this reference.

Section 3. That there shall be, and is hereby, added to Chapter 19.03 of the Longview Municipal Code, a new section designated as Section 19.03.022.24, reading as follows:

Section 19.03.022.24 Ninth Revised Land Use Map - 2006 Comprehensive Plan - Preparation and Filing

The Department of Community Development for the City shall cause to be prepared a new land use map reflecting the changes set out in Section 19.03.021.24, such map to be designated as "Revised Land Use Map No. 9 - 2006 Comprehensive Plan", and shall file a copy thereof in the office of the City Clerk where the same shall be available for public inspection as required by RCW 35A.63.072. The revised map is made a part of the City's Comprehensive Plan, replacing and superseding the land use map filed in accordance with Section 19.03.010.

Section 4. That the following described area located in the City of Longview, Cowlitz County, Washington, shall be, and is hereby deleted and transferred from its present designation of R-2 District to General Commercial District, as follows:

That parcel number commonly known as

02930

As shown on the Proposed Zoning map attached hereto as Exhibit B and incorporated herein by this reference.

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Section 5. This Ordinance shall be in full force and effect from and after thirty (30) days from the date of its passage and publication as provided by law.

Passed by the City Council this ____ day of _____, 2018.

Approved by the Mayor this ____ day of _____, 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

James McNamara
City Attorney

Published: _____