



Memorandum

TO: Longview Planning Commission

FROM: Steve Langdon, Planning Manager

HEARING

DATE: January 3, 2018

TYPE OF

DECISION: Quasi-judicial

PROPOSAL: Case Number PC 2017-8 Proposal to amend the City of Longview's Comprehensive Plan Future Land Use Map and the City's Zoning Map for Assessor's Parcel No. 02930 that is approximately 17,700 square feet in size. The parcel is located adjacent to Ocean Beach Highway (SR-4) approximately 160 feet east 42nd Avenue. Under the proposal, the Comprehensive Plan classification will change from Medium Density Residential to Community Commercial. The zoning map designation would change from R-2 Residential District to General Commercial District.

BACKGROUND

Charles Bond has applied for a Comprehensive Plan Future Land Use Map and zoning map amendment for a lot addressed 4138 Ocean Beach Highway. The Assessor's Parcel Number is 02930 and the lot is approximately 17,700 square feet in size. It is near the northeast corner of the Ocean Beach Highway/42nd Avenue intersection. The current comprehensive plan classification is Medium Density Residential and the zoning designation is R-2 Residential District. Mr. Bond wants a comprehensive plan classification of Community Commercial and a zoning designation of General Commercial. The neighboring parcel to the west is zoned General Commercial. The property currently contains a single-family home. He intends to site commercial storage units on the property. He states in his application that: "There is a great need for storage units."

The application is attached as Exhibit A and maps showing the parcel and vicinity are attached as Exhibit B and Exhibit C.

Ownership

Charles Bond LLC

Existing Land Uses

Single-family residence

Adjacent Land Uses

East: Single-family residence with upholstery business, vacant land

South: Ocean Beach Highway, church and multi-family residences in unincorporated Cowlitz County

West: Vacant land (proposal to build 61 hotel/apartment units), sewer pump station, 42nd Avenue, single-family residences

North: Single-family residences

Comprehensive Plan

The 2006 Longview Comprehensive Plan currently classifies the parcel as Medium Density Residential. The Comprehensive Plan classifications for the adjoining properties are Medium Density Residential and Community Commercial.

Zoning

The subject property is currently zoned R-2 Residential District. The zoning designations for the adjoining properties are:

East: R-2 Residential District

South: R-2 Residential District

West: General Commercial

North: R-2 Residential District

The purpose statement for the General Commercial District is given below (LMC 19.44.010):

The general commercial (GC) district is intended to provide activity centers that serve the day to day needs of the community as well as the surrounding neighborhoods and residential areas but that are less intense than regional commercial areas.

Availability of Utilities

Sanitary sewer, water and fire protection are available to the subject property. Any future development will require compliance with the City of Longview Storm Water regulations for retention/detention and water quality.

S.E.P.A Determination

An Environmental Checklist for the proposed Comprehensive Plan Map and Zoning Map revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on December 20, 2017. [E 2017-18 SEPA checklist]

The comment period for the SEPA checklist will end on January 3, 2018. SEPA documents are attached as Exhibit D.

Traffic

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.

Critical Areas

Geologic Hazards:	No mapping indicators
Shoreline Designation:	NA
Floodplains:	Zone X – areas protected by levees from 100-year flood
Wetlands:	No mapping indicators
Steep Slopes:	No mapping indicators
Unstable Soils:	No mapping indicators
Soils Description:	Caples silty clay loam
Gradient of Soils on-site:	0-1%

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, legal notice was published in the Longview Daily News on December 24, 2017 and December 31, 2017. Notice of the land-use application and public hearing was posted on the property on December 20, 2017. On December 21, 2017, public notice was mailed to property owners and occupants in or near the map amendment area.

Citizen Correspondence

As of this writing, the City has received no comments.

COMPREHENSIVE PLAN POLICIES AND INTENT STATEMENTS

The relevant Comprehensive Plan goal and policy and map intent statements are given below.

Goal LU-A To encourage orderly, efficient, and beneficial development of land within Longview while maintaining a balance of business and residential uses within the City.

Policy LU-A.1.5 Facilitate redevelopment of existing developed land when appropriate. Encourage infill development on vacant or underdeveloped land within the City.

Policy LU-A.1.6 Process requests for rezones together with requests to amend the Future Land Use Map, as required.

Goal LU-E To support existing businesses and provide an energetic business environment for new industrial and commercial activity providing a range of service, office, commercial and mixed uses.

Policy LU-E.1.3 Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community and regional levels.

Intent Statements

The Comprehensive Plan Map Intent Statements for the Medium Density Residential and the Community Commercial classifications are given below.

Medium Density Residential

This classification provides for a mixture of housing unit types, including single-, two-, three-, and four-family dwellings; townhouses; or clusters thereof. The classification is also intended to apply to planned unit developments having a mixture of housing unit types and limited commercial land uses. Development should incorporate safe, attractive, and continuous connections and walkways for travel and access by foot at a human scale as an integral part of its overall layout and design. Development adjacent to lower density uses should incorporate elements in the site design and building design to soften its impact and to result in a compatible transition. Multi-family development should incorporate provisions for transit service and pedestrian and bicycle access. Manufactured housing parks designed according to firm standards for screening, buffering, parking, recreational areas, distance between units, and other matters may be appropriate when deemed compatible with adjacent property by the City or County planning commissions and local legislative bodies. Home occupations may be acceptable. The recommended density is up to 18 dwelling units per gross acre.

Community Commercial

The Community Commercial classification recognizes activity centers that serve the day-to-day needs of the community as well as the surrounding neighborhoods and residential areas but that are less intense than regional commercial areas. When near or adjacent to residential areas, development in the Community Commercial areas are typically anchored by a grocery store, with supporting establishments including, but not limited to variety, drug, and apparel stores; and personal service establishments such as beauty shops and restaurants. In nonresidential areas, Community Commercial tends to be small businesses that serve the surrounding businesses, their employees, and visitors. Community Commercial development should be at scales and intensities that make them generally compatible with surrounding neighborhoods. Facilities should be designed to permit pedestrian, bicycle, and transit access, as well as automobile traffic.

19.81.090 Approval criteria for site-specific rezones.

In its review of an application for rezoning, the city shall consider subsections (1) through (5) of this section. No single factor is controlling; instead, each must be weighed in relation to the other standards. The city shall not consider any representations made by

the petitioner that if the change is granted the rezoned property will be used for only one of the possible range of uses permitted in the requested zoning designation. Rather, the city shall consider whether the entire range of permitted uses in the requested designation is more appropriate than the range of uses in the existing designation.

Staff comments: Although the applicant states that he wants the property rezoned because he wants to site storage units on it, if the rezone is approved a wide variety of commercial uses will be able to site on the property.

(1) The proposal is in accordance with the adopted city of Longview comprehensive plan, any relevant sub-area plans, and the purpose section of the proposed zoning district.

Staff comments: One of the major topics of discussion for the 2006 Comprehensive Plan was how the Ocean Beach Highway (OBH) corridor was to be developed whether strip development would be allowed or only nodal development at signalized intersections. The decision was to avoid strip development. The subject property is only one property away (approximately 140 feet) from the 42nd Avenue/OBH intersection. The property between the subject parcel and 42nd Avenue is already zoned for commercial use. Staff believes the application is consistent with the nodal approach to development

(2) The proposal must bear a substantial relationship to the public health, safety, morals, or general welfare, or protect and preserve historical and cultural places and areas. The rezone may be justified, however, if a substantial public need or purpose exists, and this is so even if the private owner(s) of the land will also benefit.

Staff comments: Staff is not aware that the proposal has a substantial relationship to public health, safety, morals or general welfare or that it preserve historical and cultural places. The applicant states in the application that the "...amendment needs to be made in order to build much needed storage units in the city of Longview." City staff has not conducted any study or analysis to determine whether there is a shortage of storage units in Longview or if there is shortage of available commercial land in which storage units could be located. Casual observations indicate there is a shortage. Current owners have expressed interest in building more storage units because of the demand.

(3) The property and affected area is presently provided with adequate public facilities, services, and transportation networks to support the zoning designation, or such facilities, services and transportation networks can be adequately provided in an efficient and timely manner (or are planned to be provided within six years).

Staff comments: The subject property is within an area fully served with public facilities and transportation networks.

(4) The proposal shall not have a substantial adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive.

Staff comments: The property to the west of the subject property is undergoing the building permit process to develop 61 units of primarily apartments with hotel units on the ground floor. The property to the east has a single family home but also an

upholstery business in a detached building. A busy state route is to the south. A single-family home is to the north. The proposal is not inconsistent with what could be expected along a busy corridor near an intersection.

(5) Whether conditions in the area for which comprehensive plan change/zoning amendment is requested have changed or are changing to such a degree that it is in the public interest to encourage a change in land use for the area.

Staff comments: The applicant is in the process of developing a 61 unit combined apartment/hotel building next door. The development will be substantial change from what is located at the 42nd Avenue/OBH intersection. The subject property will be located between the new development and an upholstery business. Also, Ocean Beach Highway is becoming busier making it less desirable as a location for a single-family home.

STAFF DISCUSSION

None

STAFF FINDINGS

Staff has examined the merits of the petition to amend the City of Longview Comprehensive Plan Future Land Use Map and the Zoning Map for the subject property, and has made the following findings:

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.

STAFF RECOMMENDATION

Staff recommends that the planning Commission forward a recommendation of approval to the City Council for the proposed Comprehensive Plan Future Land Use Map and Zoning Map amendments.

EXHIBITS

- A. Application
- B. Map showing proposed Comprehensive Plan map amendment
- C. Map showing proposed zoning map amendment
- D. SEPA documents.

Staff Report Date: December 26, 2017