



Rezone Request Application

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086 Fax 360.442.5953

Application to Rezone Property LMC 19.81.040 Case Number: PC 2017-2 Related Case Number: E 2017-7		THIS SECTION FOR OFFICE USE ONLY:
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To the City of Longview Planning Commission and City Council:

We, the undersigned, hereby petition to **Rezone** and/or change the **Zoning District** for the following property or properties:

From: R2 and CG Present Zoning District To: R2, R3 and CG Requested Zoning District

Applicant: Larry Wood (Print All Information) Phone: 360.751.5789

Contact Name: Larry Wood and Jennifer Rinkus Fax: _____

Mailing Address: 1991 38th Ave (Street or PO Box) _____

City: Longview Email: larrywood77@gmail.com

State: WA Zip: 98632 jenniferr@baysingerpartners.com

Address of Property/Properties: No Situs, 2250 Robbins Street and 5426 Ocean Beach Hwy _____

Assessor's Parcel Number(s): R017931 (108560100) and R017645 (108550100) _____

Description of Property: Vacant land bound by South Slough and Ditch #8 to the north and west, Ocean Beach Highway to the south. _____

Name of Subdivision: Longview Outlot Lot(s): 733, 734 _____

Block(s): LVOL _____

Location: Section 14 & 23 Township & Range 83W Willamette Meridian
 (Attach additional sheets as necessary)

REQUIRED SUBMITTAL MATERIALS

Have you had a pre-application conference with City staff? Yes _____ Date: Multiple dates; latest – May 17th (in person) & May 24th (conference call) _____

X _____ Maps or Plans Showing Affected Property.

X _____ Completed Environmental Checklist (SEPA).

X _____ Narrative Explaining Reason for Zone Change Classification Requested (below).

X _____ Legal Description of Property.

X _____ Acceptable Proof of ownership such as notarized petitions, deed, or title report.

X _____ One copy of the property deed; and, if the applicant is not the owner, a notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.

N/A _____ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: _____

Explain the reason(s) for the Zone Change Classification Requested: A portion of the property is unbuildable as it lies within the Slough (property line extends to the middle of the slough) and there is both a required slough easement and “A” floodplain designation along the slough which precludes development of buildings and ground floor residential uses within those area. These area account for approximately 16% of the total site area and reduces the total area available for construction. To allow for construction of multifamily homes in groups of more than four (4) units and allow for a higher density to compensate for the unbuildable lands reclassification of approximately 15.72 acres from R2 (medium density residential) to R3 (high density residential) is requested. Additionally, the existing CG zoning along Ocean Beach Highway will be reconfigured and reduced by 0.10 acres to allow construction of mini-storage as a buffer between the proposed multi-family units and the existing single family residential to the east as it is a low traffic and noise generating use.

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: ~26.55

Square Feet: 1,156,518

Comprehensive Plan Designation: Currently: Medium Density Residential and Community Commercial;
Proposed: Medium Density Residential, High Density Residential and Community Commercial

Does this Rezone also require a Comprehensive Plan Designation change? Yes

Is the site vacant? Yes

Current Use of the Land

Describe geographical features and note any structures: The land is undeveloped and there are no structures.

Current Sewerage System: None, the site is vacant. Future construction will connect to existing the public sewer system in the abutting streets (Ocean Beach Highway and/or 52nd Avenue).

Street System serving area: Lot 108560100 has frontage on Ocean Beach Highway. Lot 108550100 has access to 52nd Avenue via a public street stub.

ZONE CHANGE PETITION

The owner or owners of any property located within the City may submit a request for a change of zoning classification on that property. This request will be considered by the Planning Commission. The change in the zoning classification of a property or properties must be signed by the owner or owners of not less than fifty-one (51%) percent of the area of property for which a change in zoning classification is sought.

[Photocopy this page and attach as many pages as is needed]

Name: Village Pointe LLC
(Please Print All Information)

Mailing Address: 1991 38th Ave
(Street or PO Box)

City: Longview State: WA

Zip: 98632 Phone: 360.751.5789

Description/use of Property: Parcel 108550100 – vacant, no structures, bound by South Slough and Ditch #8 to the north and west, parcel 108550100 to the south and existing single family residential dwellings to the east. Has access to 52nd Avenue via a public street stub.

Parcel 108560100 – vacant, no structures, bound by frontage on Ocean Beach Highway to the south, Ditch #8 to the west, parcel 108550100 to the north and existing single family residential to the east.

Name: _____
(Please Print All Information)

Mailing Address: _____
(Street or PO Box)

City: _____ State: _____

Zip: _____ Phone: _____

Description/use of Property: _____

FILING FEES:

Public Hearing Fee: \$ 2,317.00

SEPA Review Fee: \$579.00

Total Fees: \$2,896.00

Comments: _____

NOTES TO APPLICANT/OWNER:

1. Community Development Staff will review this application for completeness and will contact you if additional information is needed. Incomplete applications will not be scheduled for a hearing before the Planning Commission.
2. If the City Council, Planning Commission or Community Development Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
3. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
4. The applicant may be required to conduct studies, such as a traffic study, and have the studies reviewed by the City prior to any public hearing on the application. The cost of all required studies shall be borne by the applicant.
5. All fees required by the City in reviewing this application shall be paid prior to any public hearings.
6. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

I/we declare under penalty of the perjury laws that the information provided on this form/application is true, correct and complete.

Signature of Property Owner:

Date: 6/15/17

Signature of Applicant:

Date: 6/15/17

Below is for Staff Use Only:

Longview Planning Commission:

Public Hearing Scheduled:

Date:

7:00 pm

Comments:

Longview City Council:

Public Hearing Scheduled:

Date:

7:00 pm

Comments:

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I/we declare under penalty of the perjury laws that the information provided on this form/application is true, correct and complete.

Signature of Property Owner: Travis Wohl Date: 6-15-17
Signature of Applicant: Travis Wohl Date: 6-15-17

Below is for Staff Use Only:

Longview Planning Commission:

Public Hearing Scheduled: _____ Date: _____

7:00 pm

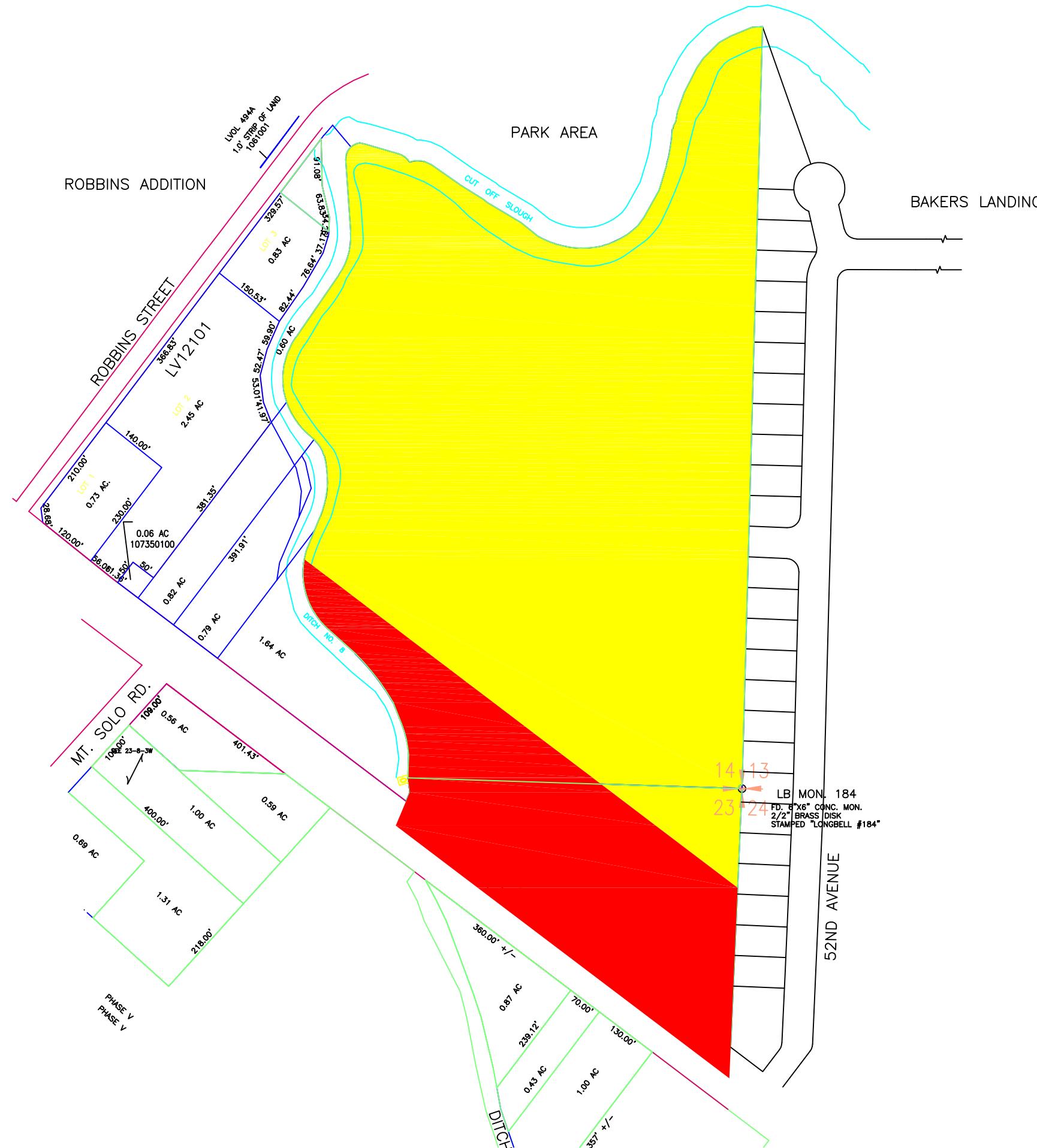
Comments: _____

Longview City Council:

Public Hearing Scheduled: _____ Date: _____

7:00 pm

Comments: _____



AREAS

Total Site Area = 26.55 ac

Total Existing R2 zoning = 21.27 ac

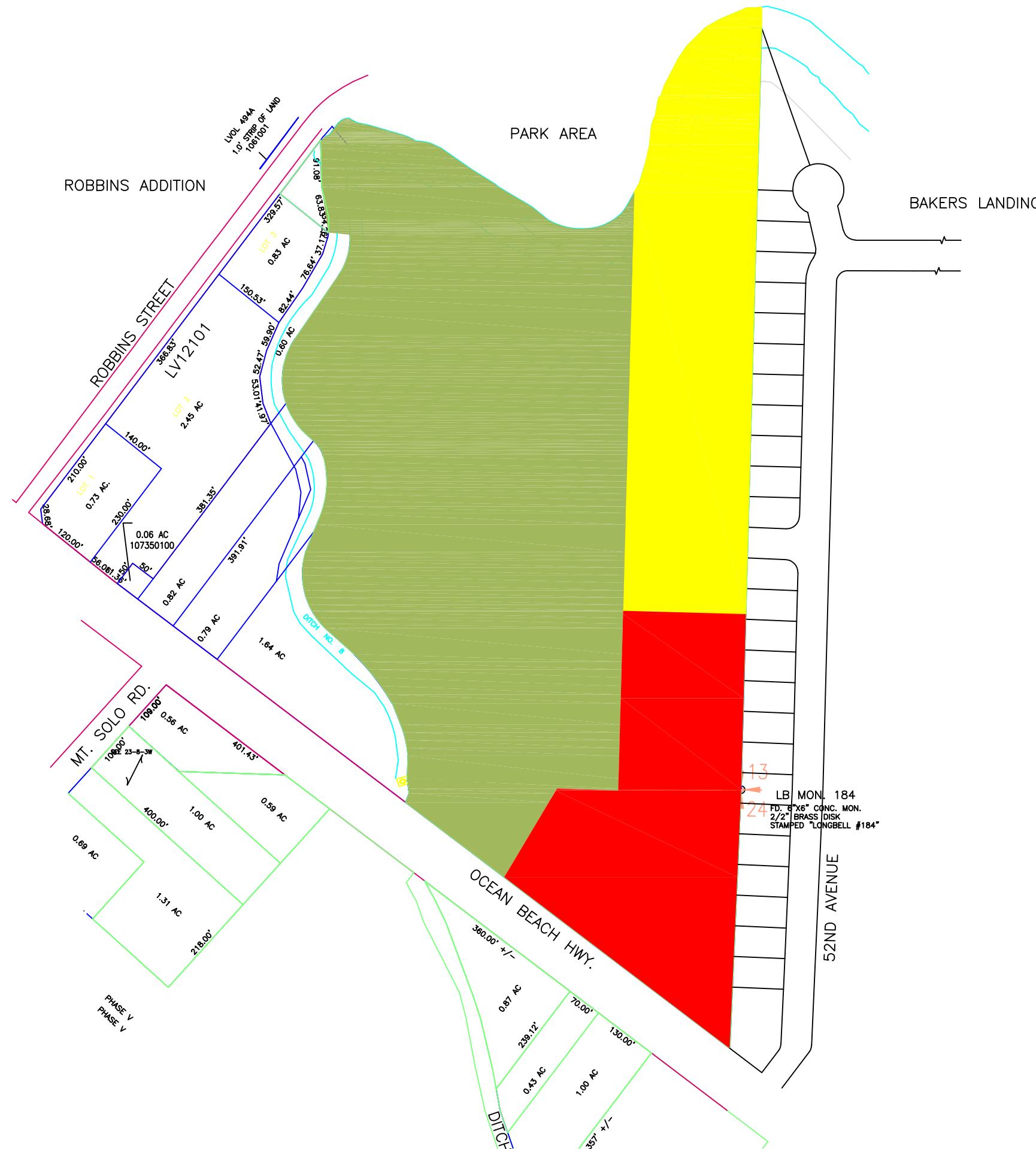
Total Existing CG zoning = 5.28 ac

City of Longview Zoning Map

LEGEND

	R-1	Residential District
	R-2	Residential District
	TNR	Traditional Neighborhood Residential
	R-3	Residential District
	R-4	Residential District
	NC	Neighborhood Commercial District
	GC	General Commercial District
	D-C	Downtown Commerce District
	CBD	Central Business District
	O/C	Office/Commercial District
	RC	Regional Commercial District
	LI-A	Light Industrial District
	LI-B	Light Industrial District
	MU-C/I	Mixed Use Commercial/Industrial District
	HI	Heavy Industrial District
	C-C	Civic Center District
	C-D	Country Club District
	C-F	County Fairgrounds District
	RF-1	Riverfront District
	PUD	Planned Unit Development Floating Overlay District

EXISTING ZONING



TOTAL AREAS

Total Site Area = 26.55 ac
Total Proposed R3 zoning = 15.72 ac
Total Proposed R2 = 5.56 ac
Total Proposed CG = 5.27 ac

City of Longview Zoning Map

LEGEND

R-1	Residential District
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PROPOSED ZONING