



Application to Amend the Longview Comprehensive Plan

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

<div>Application to Amend the Longview Comprehensive Plan</div> <div>LMC 19.03</div> <div>Case Number: <div>PC 2017-2</div></div> <div>Related Case Number: <div>E 2017-7</div></div>	<div>THIS SECTION FOR OFFICE USE ONLY:</div>
<div>To the City of Longview Planning Commission and City Council:</div> <div>We, the undersigned, hereby petition to <u>Amend the Longview Comprehensive Plan</u> in the following manner:</div> <div>Proposed Plan Amendment: Please indicate type of amendment and its location within the Longview Comprehensive Plan:</div> <div><div><input type="checkbox"/></div><div>Text Amendment: Element _____ Section _____ Goal _____</div><div>City Objectives _____ City Policies _____</div></div> <div><div><input checked="" type="checkbox"/></div><div>Map Amendment: Element: <u>Comprehensive Plan Land Use Map</u></div></div> <div>From: <u>Medium Density and Community Commercial</u> To: <u>Medium Density Residential, High Density Residential and Community Commercial</u></div> <div>Address of Property/Properties: <u>No Situs and 5426 Ocean Beach Hwy</u></div> <div>Assessor's Parcel Number(s): <u>R017931 (108560100) and R017645 (108550100)</u></div> <div>Legal Description of Property Under Consideration: <u>Refer to provided property deed</u></div> <div>(Attach additional sheets as necessary)</div>	

Describe Your Proposed Amendment. Also provide suggested new language if *Text Amendment*:

Approximately 15.72 acres of the Medium Density Residential property in the Northwest portion of the site is requested to be changed to High Density Residential. The remaining approximately 5.56 acres of existing Medium Density Residential property in the northeast corner of the site will remain Medium Density Residential. The existing, approximately 5.28 acres of Community Commercial property along Ocean Beach Highway will be reconfigured and reduced to 5.27 acres.

(Attach additional sheets as necessary)

Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)

The site's size and location makes it extremely suitable for multifamily housing, a commodity that is currently lacking in the City of Longview. Re-designation of Medium Density Residential to High Density Residential will allow construction of multi-family units in groups greater than four (4) units and compensate for nearly 16% of the site being unbuildable due to floodplain and slough easement requirements.

Reconfiguring the commercially zoned property allows for construction of mini-storage (a low trip and noise generating use) to be constructed as a buffer between the existing single family residential zone to the east and the proposed multi-family designation of this request.

(Attach additional sheets as necessary)

Describe how the current language or map designation affects you or your property. _____

The existing Medium Density Residential designation has a lower maximum density than the High Density Residential designation and is not intended for multi-family units in groups larger than four (4). The High Density Residential category allows a higher maximum density and is intended for multi-family dwellings in groups larger than four (4). To provide much needed multi-family housing and compensate for approximately 16% of the site area being unbuildable for residential due to the slough, slough easement and flood area, future construction will build housing units of between eight (8) to 24 units. Additionally, the existing orientation of the commercial zone would require access for the multi-family through the commercial properties or only from abutting local streets. Reorientation of the commercial land allows the requested High Density Residential designation to share Ocean Beach Highway frontage and access.

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: ~26.55 Net Acres: ~ 22.26 (minus slough, slough easement and flood zone)

Square Feet: 1,156,518 (gross); 969,645.6 (net)

Comprehensive Plan Designation: Medium Density Residential & Community Commercial



Is the site vacant? Yes

Current use of the land. Describe geographical features and note any structures: Undeveloped. Property is bordered on west and north by South Slough and Ditch #8.

PETITION TO AMEND THE LONGVIEW COMPREHENSIVE PLAN

The information provided is said to be true under penalty of perjury by the Laws of the State of Washington. The undersigned state that they are the owner(s) of the property described herein, and hereby give authorization for the filing of this application. The undersigned also certify that the information contained in this application is true and correct to the best of your/their knowledge and belief. Further, I/we do by my/our signature(s) on this application absolve the City of Longview of all liabilities regarding any deed restrictions that may be applicable to the property described herein. The names, addresses and signature of all property owners is needed (Owner in escrow is not acceptable).

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

<p>Signature: <u></u></p> <p>Name: <u>Village Pointe LLC</u> (Please Print)</p> <p>Mailing Address: <u>1991 38th Ave</u> (Street or PO Box)</p> <p>City: <u>Longview</u> State: <u>WA</u></p> <p>Zip: <u>98632</u> Phone: <u>360.751.5789</u></p>	<p>Signature: <u></u></p> <p>Name: <u>Village Pointe LLC</u> (Please Print)</p> <p>Mailing Address: <u>1991 38th Ave</u> (Street or PO Box)</p> <p>City: <u>Longview</u> State: <u>WA</u></p> <p>Zip: <u>98632</u> Phone: <u>360.751.5789</u></p>
<p>Signature: _____</p> <p>Name: _____ (Please Print)</p> <p>Mailing Address: _____ (Street or PO Box)</p> <p>City: _____ State: _____</p> <p>Zip: _____ Phone: _____</p>	<p>Signature: _____</p> <p>Name: _____ (Please Print)</p> <p>Mailing Address: _____ (Street or PO Box)</p> <p>City: _____ State: _____</p> <p>Zip: _____ Phone: _____</p>
<p>Signature: _____</p> <p>Name: _____ (Please Print)</p> <p>Mailing Address: _____ (Street or PO Box)</p> <p>City: _____ State: _____</p> <p>Zip: _____ Phone: _____</p>	<p>Signature: _____</p> <p>Name: _____ (Please Print)</p> <p>Mailing Address: _____ (Street or PO Box)</p> <p>City: _____ State: _____</p> <p>Zip: _____ Phone: _____</p>

CERTIFICATION

City of Longview)

ss

County of Cowlitz)

I/we, being first duly sworn, do/does hereby depose and say that we am/are the legal owner(s) of property described herein, and the information herewith submitted is in all respects true and correct to the best of our knowledge and belief, and have affixed our signature(s) hereto in the presence of the undersigned.

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

Signature of applicant(s):

[Signature]
Frank M. Ward

Mailing Address:

1991 38th Ave

See Note 3

(Street or PO Box)

City:

Longview

State:

WA

Zip:

98632

Phone:

360-751-5789

Subscribed and sworn to before me this 15 day of June, 20 17.



[Signature]
Notary Public

Printed Name:

LeRoy Parcel

Residing In:

Kelso

My Commission Expires:

7-19-2019

NOTES:

1. Signatures of all owners are required if property is in joint ownership, which may include husband and wife.
2. A detailed map of the area that is subject of the Comprehensive Plan Amendment request must be submitted to the Community Development Department.
3. The mailing address on this page will be the address all reports and notices concerning this application will be sent to.

FILING FEES:

Public Hearing Fee: [Per LMC 19.06.060](#)

SEPA Review Fee:..... [Per LMC 17.02.070](#)

Total Fees:..... _____

Comments: _____

BELOW IS FOR STAFF USE ONLY:

DATE APPLICATION COMPLETE: June 20, 2017

LONGVIEW PLANNING COMMISSION:

Set on Planning Commission
Agenda For a Future Public Hearing: Date August 2, 2017 7:00 PM

Public Hearing Scheduled: Date: July 5, 2017 7:00 PM

Comments: _____

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: _____ 7:00 PM

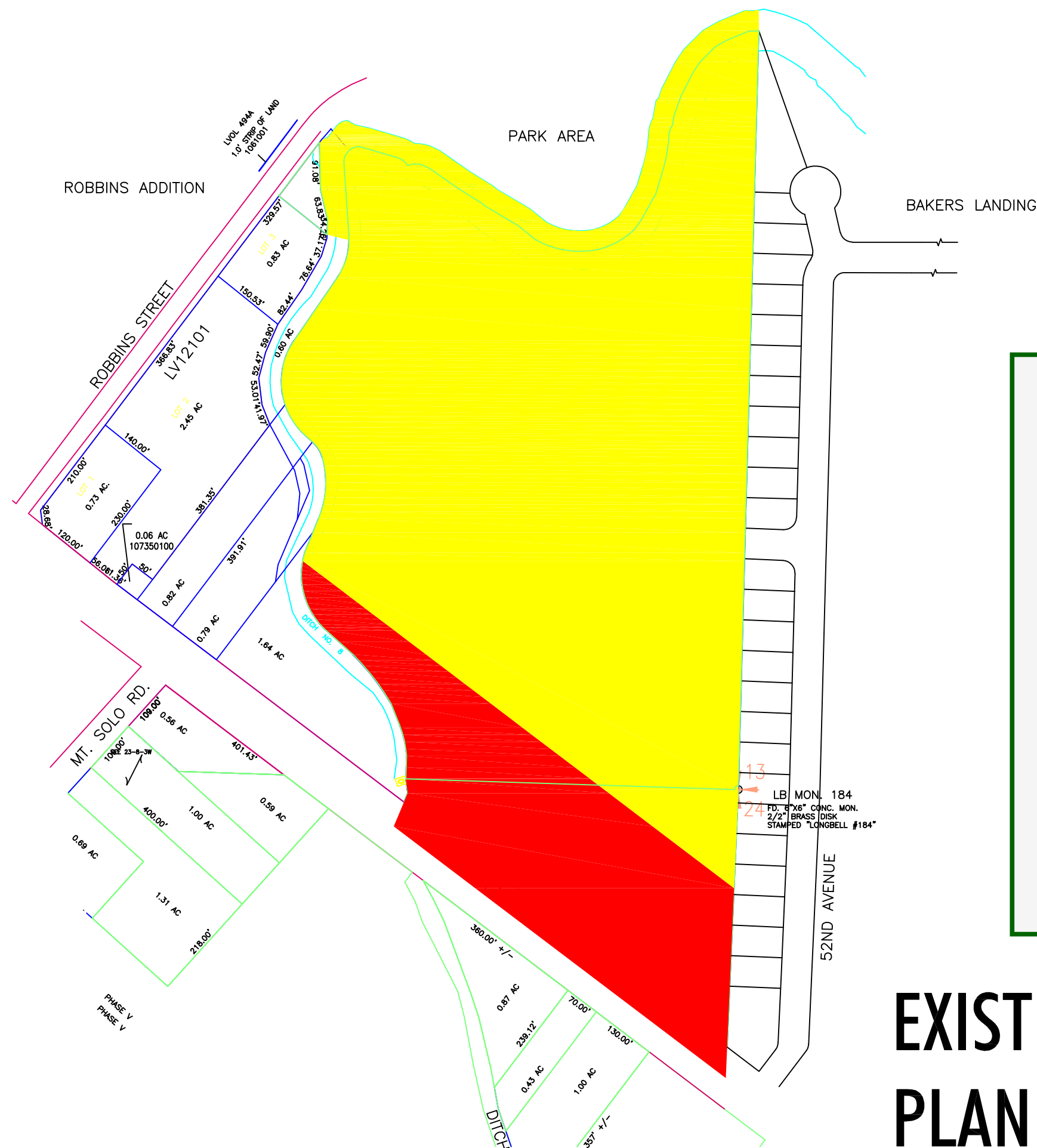
Ordinance No: _____ Adopted: _____ Effective: _____

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.

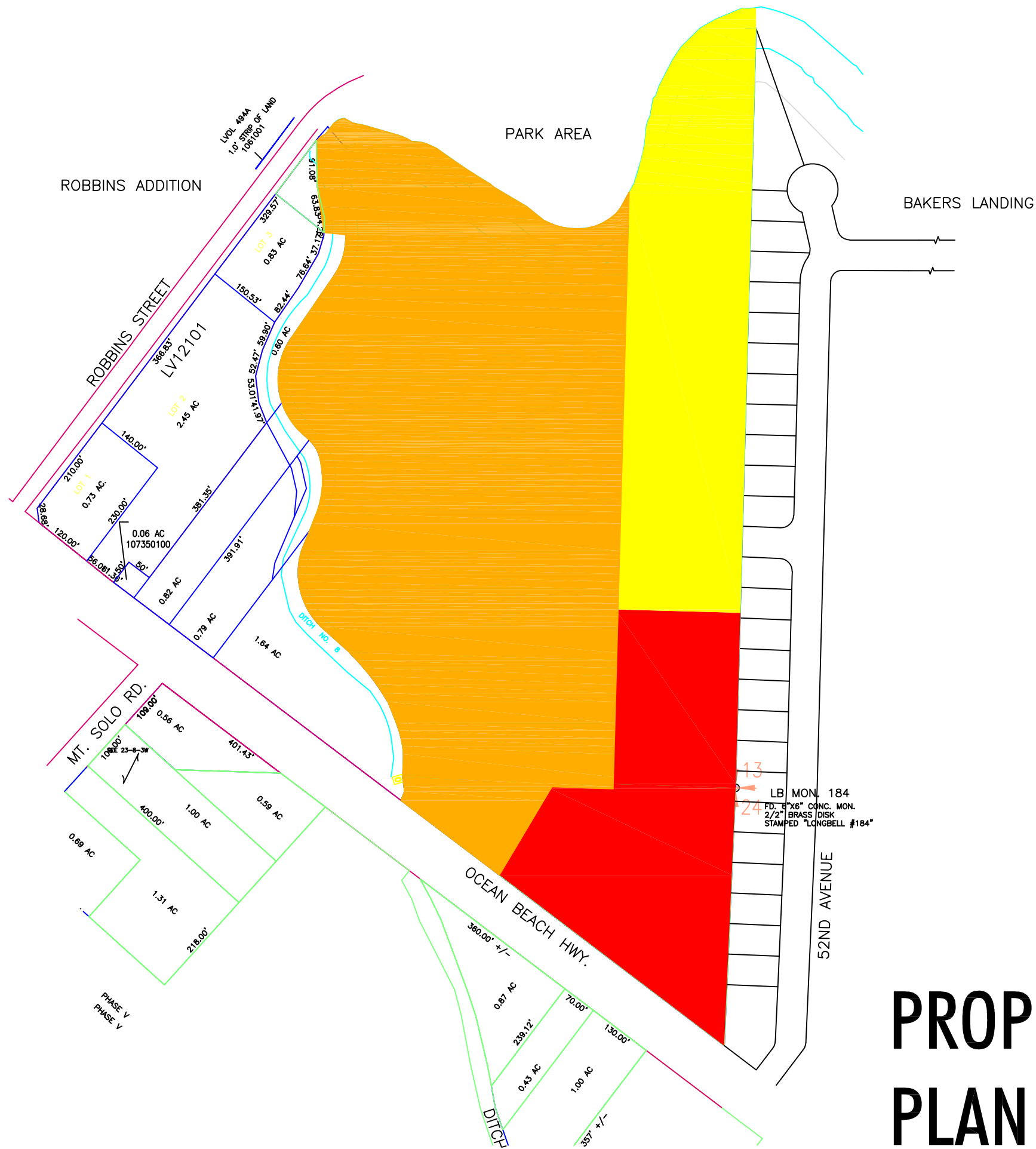
Comments: _____



LEGEND

- Planning Area Boundary
- Longview City Limits
- Land Use
- Low Density Residential
- Traditional Neighborhood Res.
- Medium Density Residential
- High Density Residential
- Mixed Use Residential/Commercial
- Neighborhood/Convenience Commercial
- Community Commercial
- Mixed Use Office/Commercial
- Regional Commercial
- Central Business District
- Mixed Use Commercial/Industrial
- Light Industrial
- Heavy Industrial
- Civic Center
- Public/Quasi-Public/Institutional

EXISTING COMPREHENSIVE PLAN DESIGNATION



PROPOSED COMPREHENSIVE PLAN DESIGNATION