



Legislation Details (With Text)

File #: PC 2018-2
3/22/18 **Version:** 1 **Name:** COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENTS FOR 8.1± ACRE AREA THAT INCLUDES THE FORMER WATER TREATMENT PLANT AT 101 FISHERS LANE

Type: Agenda Item **Status:** Passed

File created: 3/15/2018 **In control:** City Council

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Title: COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENTS FOR 8.1± ACRE AREA THAT INCLUDES THE FORMER WATER TREATMENT PLANT AT 101 FISHERS LANE

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff report to Planning Commission, 2. Exhibit A Comprehensive Plan map change, 3. Exhibit B Zoning Map amendment, 4. Exhibit C SEPA documents, 5. City of Kelso comments, 6. D Dishman comments, 7. J Steppert comments, 8. C Turner comments with attachments

Date	Ver.	Action By	Action	Result
3/22/2018	1	City Council	approved	Pass

COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENTS FOR 8.1± ACRE AREA THAT INCLUDES THE FORMER WATER TREATMENT PLANT AT 101 FISHERS LANE

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The City of Longview has been approached by a company proposing to lease part of the former water treatment plant site located at 101 Fishers Lane. The Fishers Lane plant property has a zoning designation of R-1 Residential District. The company wants to operate a data center and assemble server modules at the property. This use of the site is not consistent with the R-1 Residential District allowed uses. If the City Council wants to lease the site to the company, a zoning amendment is needed. At their February 22 regular meeting, the City Council directed the Planning Commission to recommend an appropriate zoning amendment to allow for the proposed and other potential uses of the site.

The map amendment area involves 13 tax parcels and Fishers Lane and Westside Highway rights-of way. The parcels are located north of Fishers Lane between the Cowlitz River and the Columbia & Cowlitz Railway. The northern extent of the area is approximately where the levee meets the rail right-of-way. Under the proposal, a comprehensive plan map amendment is needed for the three northern parcels owned by Consolidated Diking Improvement District No. 1, a portion of the Westside Highway and a portion of a tax parcel owned by the City of Longview. The Comprehensive Plan classification would change approximately two acres from Low Density Residential to Public/Quasi-Public/Institutional. Per the proposal, a zoning map amendment is needed for all 13 parcels and the adjacent rights-of-way. The zoning map amendment area is approximately 8.1 acres in size and involves changing the zoning designation from R-1 Residential District to Mixed Use - Commercial/Industrial District. The Mixed Use Commercial/Industrial District allows for a wider range of land uses.

On March 14, the Planning Commission held a public hearing on the proposal. One person spoke and four written comments were submitted including one from the City of Kelso. After the public hearing, the Planning Commission unanimously voted to recommend approval of the proposed map amendments.

A staff report and exhibits showing the map amendments are attached.

RECOMMENDED ACTION:

Motion to accept the Planning Commission recommendation and direct the City Attorney to prepare an ordinance for council review and approval

STAFF CONTACT:

Steve Langdon, Planning Manager