

To: Covington City Council

From: Richard Hart, Community Development Director

Date: May 8, 2018

Re: Typo in Agenda Item #1 and additional information on the General Commercial and Urban Separator designations and allowed uses

Typo noted on page 4 of tonight's agenda package for Agenda Item 1 – highlighted word was omitted.

1. **LA18-0001 – Future Land Use Map Amendment – Urban Separator (US/R-1) to General Commercial (GC)** This a proposed amendment to the city's Future Land Use Map (FLUM) in the Comprehensive Plan to change the land use designation of a single parcel (APN2622059016) owned by Soos Creek Sewer and Water District from "Urban Separator - 1 dwelling unit/acre" to "Downtown-General Commercial".

This is a site-specific proposed amendment and therefore subject to consideration under CMC 14.25.060(1)(a): "If the proposed amendment is site specific, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications."

The subject property is just under 1 acre in area and is currently vacant and located at the northeast corner of the intersection of SE 272nd Street and 156th Place. It was purchased by Soos Creek Water and Sewer District in 2013 from King County Department of Transportation for construction of a lift station; however, the lift station was eventually located on another property across SR 516 to the south when soil contamination was discovered on the subject property. Soos Creek Water and Sewer District is now requesting this parcel to be redesignated on the FLUM of the Comprehensive Plan to allow them to rezone the parcel to General Commercial which will allow commercial uses (CMC 18.31.080 (3)) that are **not** currently permitted with the Urban Separator zoning. Soos Creek Water and Sewer district has indicated that they do not plan to develop the subject parcel themselves and will sell it.

Following is a description of the Urban Separator and General Commercial, (which is a sub district within the Downtown land use category) on Future Land Use Map taken from Comprehensive Plan (page LU-20):

Urban Separator

The Urban Separator category exists to foster identifiable boundaries between Covington and Kent, helping each develop as a distinct community with individual identities and a sense of place. Much of

Covington’s Urban Separator includes Soos Creek Park along the western portion of the UGA. Low-density residential development of up to one dwelling unit per acre is also appropriate for Urban Separator lands.

Downtown

The Downtown category is intended to provide the majority of the retail commercial and office opportunities within the city, as well as various civic, social, residential, and recreational uses. The Downtown designation is intended to accommodate economic growth in a compact form with a mix of uses that lessens automobile trip lengths and promotes travel modes other than single occupancy vehicles. Residential uses integrated with commercial uses in mixed-use buildings are encouraged.

The Downtown area is envisioned to grow as the “heart” of Covington, characterized by:

- Places for community events
- Vibrant, active streetscapes with sidewalk vendors and street trees
- Higher-intensity development (over time) with reuse of parking lots for new buildings
- High-quality development
- A scale and form that’s walkable and comfortable for pedestrians
- Connections to nearby parks and natural spaces
- Distinctive landmarks to ensure people can easily find their way

The Downtown category includes four interrelated districts as follows:

- **Town Center:** Encompassing 81 acres is an area envisioned as the heart and core of downtown, characterized by an intensive mix of uses, a vibrant and active streetscape, the most pedestrian scaled land use and circulation system downtown, and includes an important public gathering space.
- **Mixed Commercial:** These “gateways” to downtown Covington on the west and east encompass 231 acres. They accommodate a diverse mix of uses, emphasizing retail and employment, with increased walkability and access for all modes of travel. Large format retail, auto-oriented uses and public uses may be part of the mix, provided they’re compatible with the area’s pedestrian oriented scale and character.
- **Mixed Housing & Office:** Totaling 67 acres, this category includes infill housing and office development designed to be compatible with surrounding residential uses. Cottage housing types or single family detached housing may also be part of this category.
- **General Commercial:** This 95-acre area is envisioned to include the broadest range of uses of any in the downtown, including commercial, light manufacturing, office, transportation and utility uses, as well as residential uses buffered from more intensive uses to ensure compatibility.

Below is a summary of allowed uses listed in the US and GC zones from Covington Municipal Code 18.25 and 18.31.

Urban Separator:

Permitted Uses: Single detached dwelling unit; townhouse, Senior citizen assisted housing, Residential accessory uses, Home occupation, Bed and breakfast guesthouse, Park, Trails, Kennel or cattery, Interim recycling facility (limited to yard or organic waste processing), Utility facility (no gas storage tanks)

Conditional Uses: Single detached dwelling unit (if more than one SF unit on individual lots), Community residential facility -I, Churches, synagogue, temple, Public agency or utility office, Public agency or utility yard, Public agency archives, Utility facility

General Commercial:

Permitted Uses: Multifamily Dwelling Unit, Senior Citizen Assisted Housing, Business Services, Farmers Markets and Public Markets, Home Occupations and Live/Work, Personal and Beauty Services, Professional Office, Retail Trade Services (100,000 sq.ft. or less for all structures), Temporary Lodging/ Hotel, Cinema, Performing Arts and Museums, Meeting Hall/Other Group Assembly, Medical Office/ Outpatient Clinic, Government Services, Minor Utility Facility, Wireless Communication Antenna Collocated on an Existing Structure

Conditional Uses: Retail Trade Services (greater than 100,000 sq. ft. for all structures), Recreation (Indoor or Outdoor), Religious, Emergency Care Facility, Major Utility Facility, Schools (Compulsory, Vocational and Higher Education)