

I. Introduction:

We respectfully request a zoning change for 27.6 acres at the address above from MU to C-2

II. Evaluation of Rezone request based on EMC 18.09.050(C) Criteria.

1. Consistency with the Comprehensive Plan: The rezone will require a comprehensive plan amendment, as the land use designation will be changing. The amendment will require an update to the future land use map and ultimately change the land use potential of the property. Mixed use zoned properties require a PUD with a minimum density of 6 residential units per acre, whereas the C-2 has no minimum density and a minimum lot size of 10,000 SF. Additionally, there is no required housing for developments in the C-2 zone where the MU zone mandates high density residential housing of different varieties, making housing allocations and future land use of the property more ambiguous if rezoned to C-2, furthermore provoking the need for a comprehensive plan amendment.
2. Compatibility with surrounding development: The properties to the North and East of this property are already zoned C-2. The only other property in town zoned MU is the Center Point Church property. They have no intention of developing that property past building their church.
3. Transportation and infrastructure impact: Property abuts Madison to the West and Weyerhaeuser to the East. No immediate development is planned so there is no immediate impact on traffic or infrastructure.
4. Changing circumstances since initial zoning: Need for more flexibility in developing the largest piece of raw land left in the Town. Commercial land in the UGA has since been removed by Pierce County.
5. Public health, safety and general welfare: Concentration of the C-2 zone in this area will not have an adverse effect on public health, safety and general welfare as this area is largely zoned C-2 already and is developed with high intensity commercial uses.

Rezoning to allow for more flexibility allows property owners to make decisions that will most enhance the financial health of the Town, whether that be through more housing, more commercial space or some combination of the two. Concentration of the C-2 zone in this area will not have an adverse effect on public health, safety and general welfare.

6. Conclusion: The proposed zoning change from MU to C-2 allows more flexibility for development that will benefit the Town through increased property tax revenue and potentially increased sales tax revenue, as the C-2 zone allows for greater commercial capacity than the MU zone.

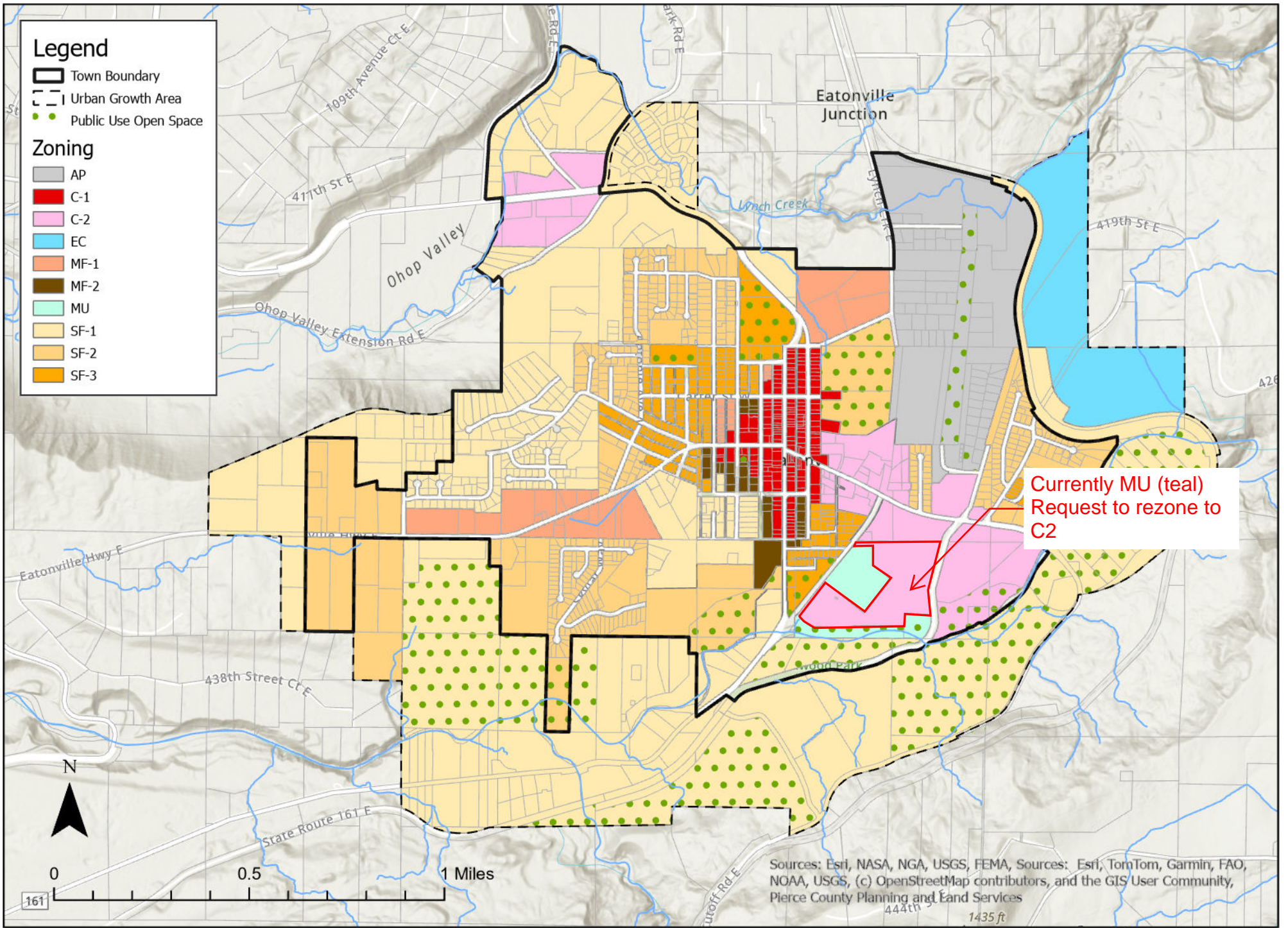
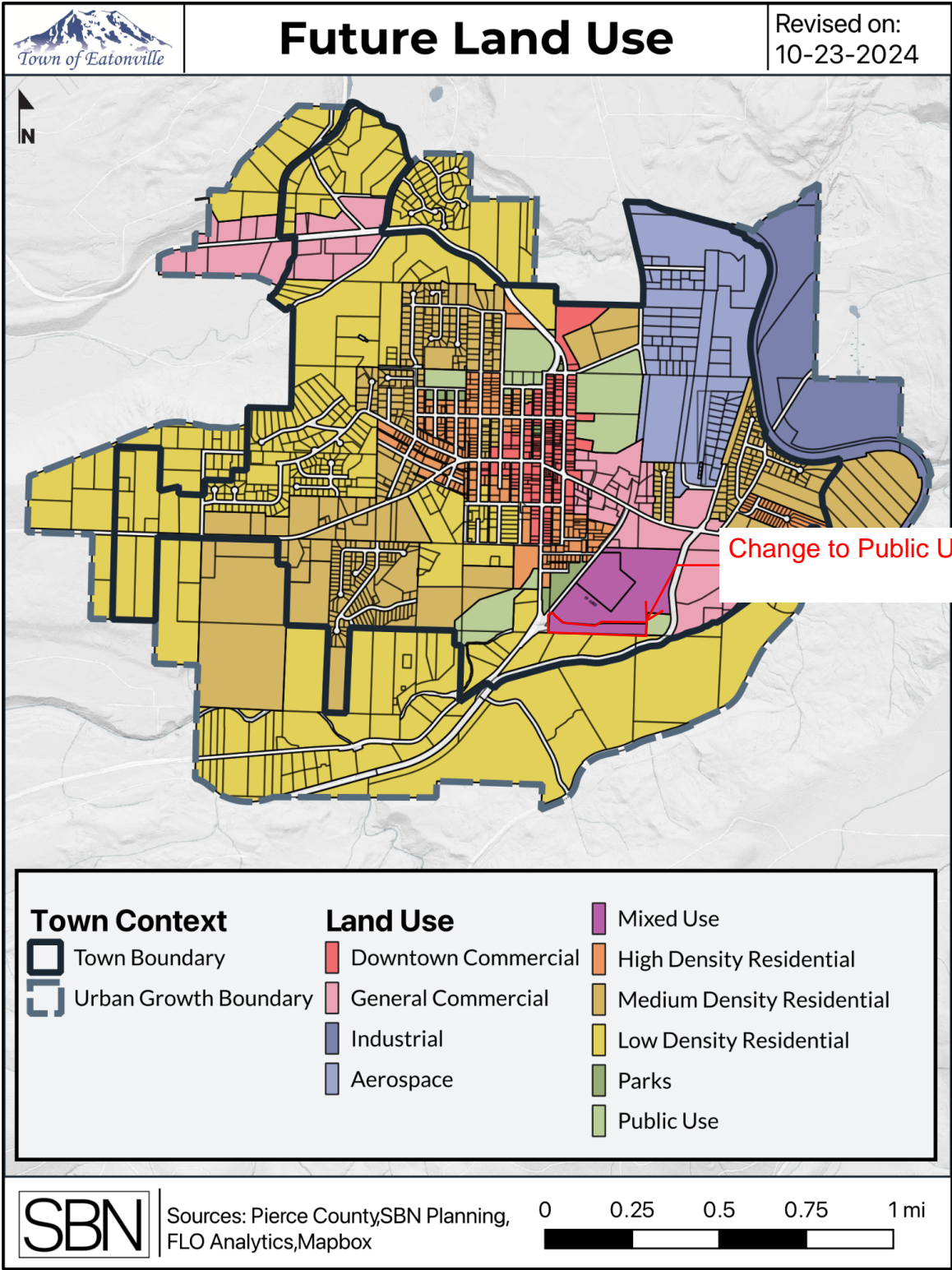




Figure 2-2 Land Use Designation Map



Will Update the Comp Plan based on Zoning Changes from 6/25 and new rezone.

Figure 2-3 Current Zoning Map

