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Search (../..) / 202200454 - Mercer Island City of

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Lead Agency

Mercer Island City of

File #

ZTR21-004

Website

<https://mieplan.mercergov.org/public/ZTR21-004> (<https://mieplan.mercergov.org/public/ZTR21-004>)

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County

KING

Region

Northwest

SEPA #

202200454

Document Type

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02/01/2022

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02/15/2022

Proposal Name

Zoning Code Amendment: Town Center Retail Requirements

Proposal Description

A non-project action considering amendments to chapter 19.11.020(B) in Mercer Island City Code (MICC). The proposed action would repeal the current MICC 19.11.020(B) in its entirety and replace it with a new chapter including four primary components:

- Updates Figure 2., which illustrates the street frontages in the Town Center (TC) zone required to provide certain types of commercial use as well as updates the types of commercial uses that are required adjacent to those street frontages;
- Identifies parcels in the TC zone that will be required to provide a minimum commercial floor area ratio (FAR) of .2623 of the gross lot area OR a no net loss of existing floor area (whichever is greater) for retail, restaurant, personal service, museums and art exhibitions, and/or theater uses;
- Defines a cap on the square footage of museum and art exhibition or theater use that may be contributed to the achievement of the total minimum FAR requirement of the corresponding site; and
- Establishes a review period of five years from the date of Ordinance adoption OR after 75,000 square feet of floor area for retail, restaurant, personal service, museum and art exhibition, or theater use adjacent to street frontages has been authorized through Building Permit issuance.

Related Record

Location

Address: Mercer Island, WA 98040

Other identifying information: Town Center (TC) Zone

Applicant

City of Mercer Island

Applicant Contact


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Documents

 MICC 19.11.020(B) Proposed Code Amendments - v(6).pdf (Document/DocumentOpenHandler.ashx?DocumentId=128300) (498 KB)

 ZTR21-004 SEPA Checklist.pdf (Document/DocumentOpenHandler.ashx?DocumentId=128301) (505 KB)

 ZTR21-004 SEPA DNS_02.01.22.pdf (Document/DocumentOpenHandler.ashx?DocumentId=128302) (155 KB)

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