

**CITY OF MERCER ISLAND
ORDINANCE NO. 17C-24**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
AMENDING THE ZONING MAP (MERCER ISLAND CITY CODE, TITLE 19,
UNIFIED LAND DEVELOPMENT CODE) DESIGNATION OF CERTAIN
PROPERTIES WITHIN THE CITY LIMITS OF MERCER ISLAND AS
SPECIFICALLY DESCRIBED BELOW, FROM P, PUBLIC INSTITUTION, TO
TC, TOWN CENTER**

WHEREAS, in compliance with the Washington State Growth Management Act, chapter 36.70A RCW, the City of Mercer Island adopted a Comprehensive Plan in 1994 and has amended the plan on several occasions since that time; and

WHEREAS, in compliance with the Washington State Growth Management Act, chapter 36.70A RCW, the City of Mercer Island has adopted a zoning code and map (Mercer Island City Code (“MICC”), Title 19, Unified Land Development Code); and

WHEREAS, the City Council has considered and desires to amend the Comprehensive Plan land use map designation of a certain city-owned property further described below from “Linear Park / I-90” to “Town Center”; and

WHEREAS, chapter 36.70A RCW requires the Comprehensive Plan and Unified Land Development Code to be consistent; and

WHEREAS, in the event the designation of additional parkland is required to offset the rezone and land use map amendment authorized by this Ordinance, then the portion of property known as Kite Hill, which is located to the west of the Mercer Island Community and Event Center at 8236 SE 24th Street and whose land use designation changed from “Public Facility” to “Park” pursuant to Ordinance No. 17-23 and Attachment “A” thereto, shall be counted towards the required parkland offset, if any; and

WHEREAS, the City has met all applicable public notice requirements for said Comprehensive Plan Amendments according to chapter 19.15 MICC;

WHEREAS, state agencies received notice of Mercer Island's proposed zoning and development regulation amendments on October 3, 2017, and no formal comments were received; and

WHEREAS, the City of Mercer Island issued SEPA Threshold Determinations of Non-Significance (DNS) for the respective amendments on August 21, 2017; and

WHEREAS, the Planning Commission held the required public hearing on October 4, 2017, and did not recommend approval of the proposed zoning map amendments at this time, based on the review criteria of MICC 19.15.020(G)(2). The Planning Commission recommended that the Council direct the Commission to continue reviewing the proposed amendments in 2018 and provide additional direction on the goals for future potential uses, including a gateway to Town Center, consistent with the City’s Comprehensive Plan; and

WHEREAS, the City Council considered the proposed zoning map amendments on October 17, 2017 (first reading) and again on December 5th, 2017 (second reading);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON HEREBY ORDAINS AS FOLLOWS:

Section 1. Reclassification - Rezone. The Mercer Island City Council hereby approves the amendment to the City's zoning map, as shown in Attachment A, by reclassification and rezone, from "P" to "TC", the real property legally described as:

That portion of public right-of-way conveyed to the City of Mercer Island through instrument #20000425001234, recorded with the King County Recorder's Office, State of Washington, and described in said instrument as "Parcel 7".

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance or any municipal code section amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or the amended code section.

Section 3. Publication and Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect and be in full force five days after the date of publication.

PASSED by the City Council of the City of Mercer Island, Washington at its regular meeting on the 5th day of December 2017 and signed in authentication of its passage.

CITY OF MERCER ISLAND



Bruce Bassett, Mayor

Approved as to Form:



Kari Sand, City Attorney

ATTEST:

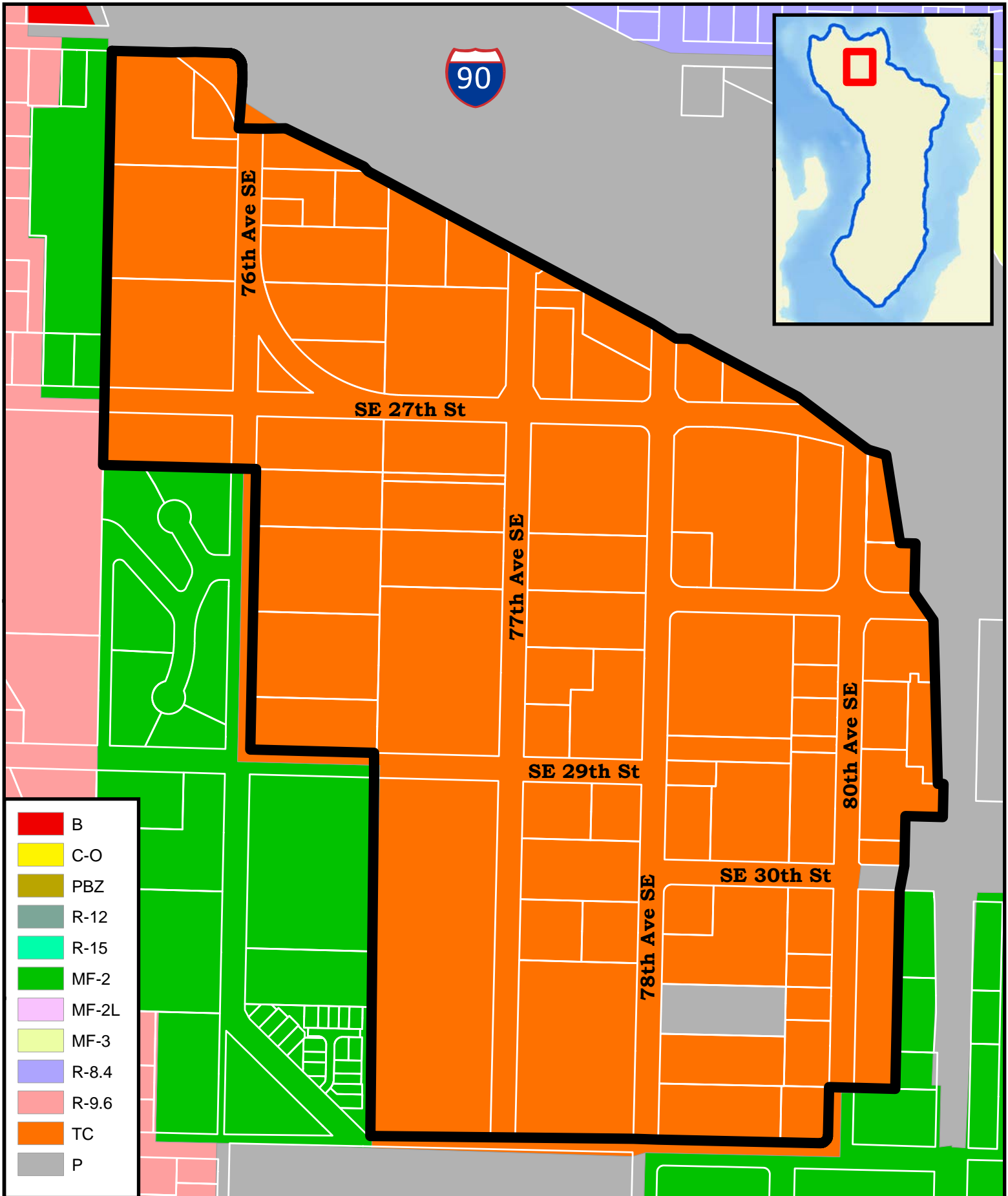


Allison Spietz, City Clerk

Date of Publication: 12/13/2017

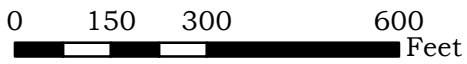
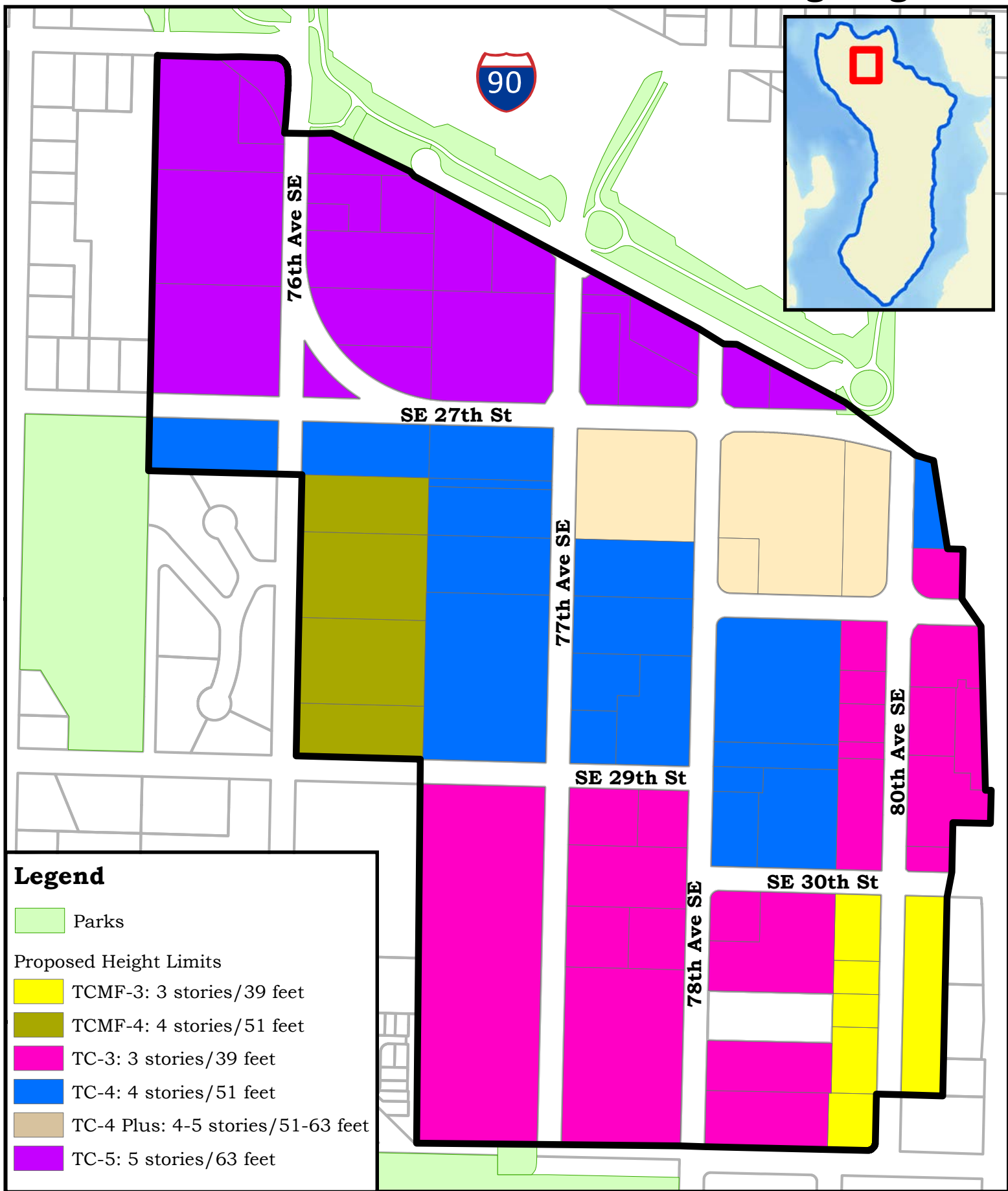
Zoning Change from P to TC

Ord 17C-24 - Attachment A

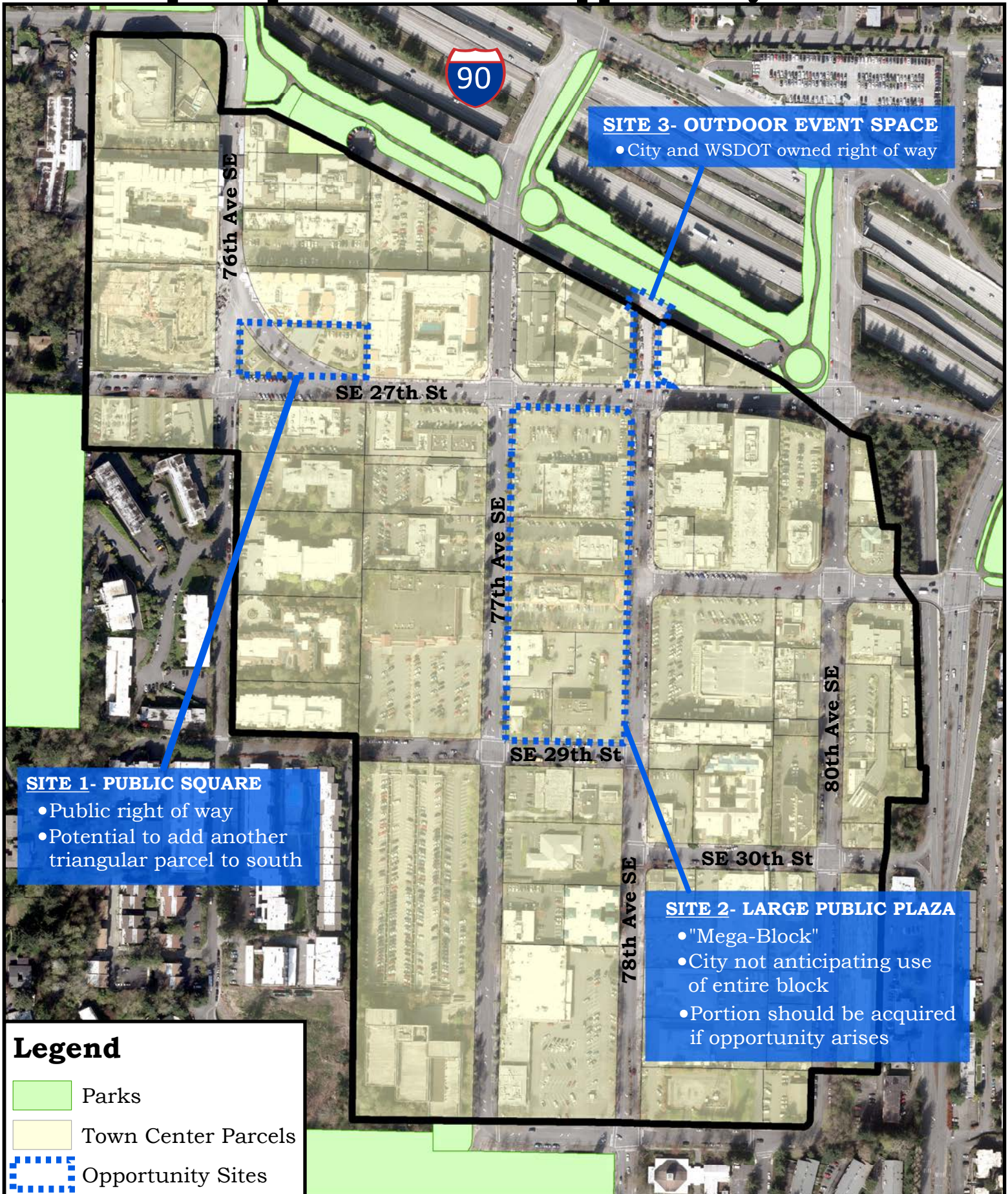


0 150 300 600 Feet

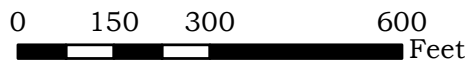
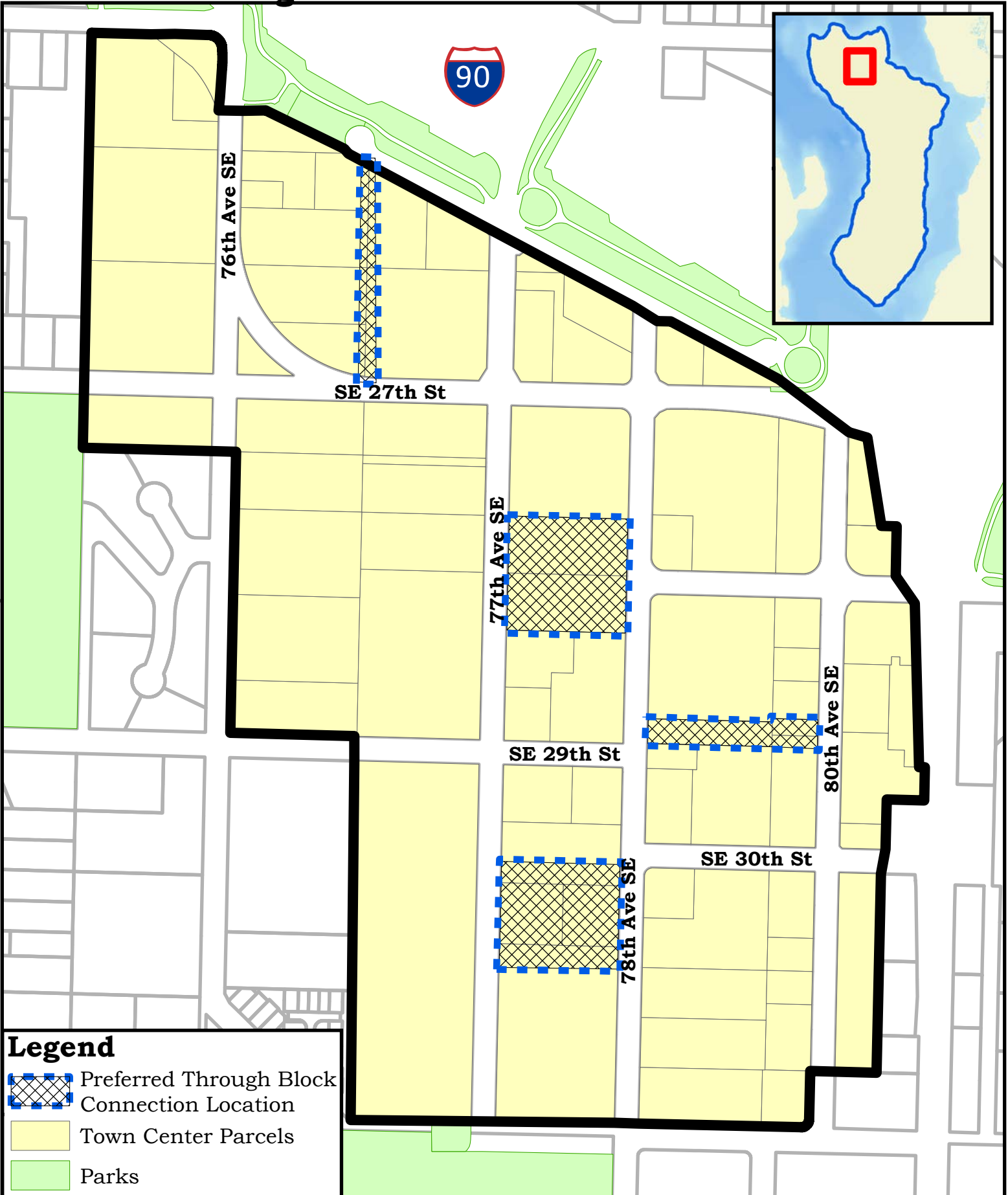
Mercer Island Town Center Maximum Building Height



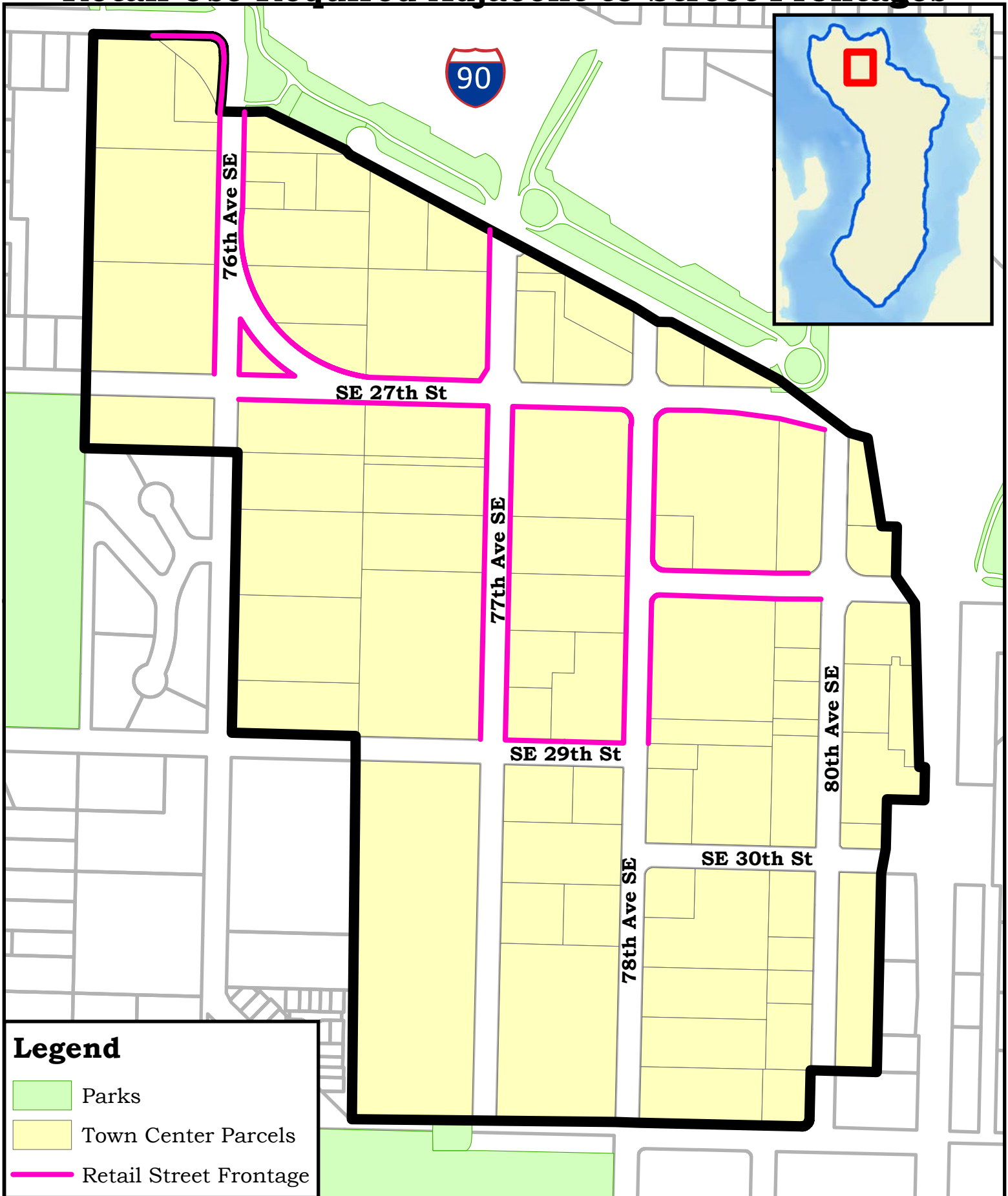
Open Space- Potential Opportunity Sites






Preferred Through-Block Pedestrian Connection Locations



Retail Use Required Adjacent to Street Frontages



Legend

-  Parks
-  Town Center Parcels
-  Retail Street Frontage

