



Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

STAFF REPORT

DATE: September 1, 2016

TO: Pacific County Planning Commission

FROM: Will Hamlin, Planner
Department of Community Development

SUBJECT: Re-Zone Application DUB16-00000-00118, submitted by Pamela H. Wev (applicant) on behalf of Colleen S. Kelly Revocable Trust (property owner)

GENERAL INFORMATION

Request: The applicant is requesting expansion of the Resort (R3) Zoning District to include one 1.18 acre parcel of land located at 26201 Park Avenue, in Ocean Park, WA, Tax Parcel No. 12112833140, Section 28, Township 12 North, Range 11 West, W.M., Pacific County, Washington.

The parcel is one of three parcels owned and is currently zoned General Residential (R2) and contains a single family residence. The other two parcels are directly to the south and zoned Resort (R3), one of which is vacant land and the other has an existing commercial structure along the Bay Avenue beach approach. The property owner hopes to develop all three parcels with both residential and commercial uses consistent with R3 zoning as delineated in Pacific County Ordinance 162, Land Use Zoning Regulations.

SITE INFORMATION

Site Characteristics: The site is a 1.18 acre parcel of land containing a single family residence.

Adjacent Land Uses: The adjacent land uses consist of both commercial and residential uses.

Comprehensive Plan: The site is located within the Shoreline Development designation and adjacent to the Rural Village designation of Ocean Park.

Zoning: The proposed site is currently zoned General Residential (R2). The parcel directly to the north of the proposal is zoned R2 also and the property directly south is zoned Resort (R3).

Shoreline Master Program: A portion of the proposed site is within the Urban Shoreline Designation.

Critical Areas and Resource Lands: The project site is located within an Aquifer Recharge Area.

Analysis:

The applicant is requesting a re-zone from a General Residential (R2) designation to a Resort (R3) designation for future development of the parcel.

Criteria for Proposed Land Use Ordinance Amendment (Re-Zone):

1. Is the proposed zoning in conformance with the adopted Comprehensive Plan?

The proposed re-zone is in conformance with the Comprehensive Plan as the plan recognizes the Shoreline Development designation as an area of higher density residential and commercial development.

2. Why is the existing zoning no longer suitable and how will the proposed zoning further the public health, safety, and welfare of the community?

The Resort zoning on the property owner's adjoining properties would still afford them the ability to create a commercial development, however, by re-zoning the north parcel that is currently zoned R2 to an R3 designation it would allow the development of underutilized land while ensuring there is adequate space for the required facilities and for a buffer to the residential properties to the north.

3. Are the full range of land uses allowed within the Resort (R3) District compatible with the surrounding, existing, and planned uses?

The full range of land uses allowed within the R3 Zoning District would be compatible with the surrounding, existing, and planned uses. The site is located immediately adjacent to both R3 and Community Commercial (CC) Zoning Districts. The main access point to these parcels is Bay Avenue which is a commercial corridor and a major beach access point for residents and tourists in the Rural Activity Center of Ocean Park.

Suggested Conclusions of Law:

1. It has been demonstrated that a sufficient change in conditions has occurred within the area warranting the proposed re-zone from R2 to R3.
2. The proposed zoning promotes the greater public health, safety and welfare of the community by providing adequate space for the required facilities of a commercial development, while consolidating them in areas recognized for more intense development.
3. Adequate safeguards exist, both through policy guidance and the building review process, to ensure any proposed commercial development on the site would be consistent with the character of the surrounding neighborhood.
4. The proposed re-zone is compatible with the existing Shoreline Development Comprehensive Plan designation.

5. A SEPA Determination of Non-Significance was published July 13, 2016 in accordance with WAC 197-11-340(2), with the 14 day comment period ending July 27, 2016.

Suggested Findings of Fact:

1. The proposed re-zone is located at 26201 Park Avenue, Ocean Park, WA. parcel #12112833140, described as 121128 216; Section 28, Township 12 North, Range 11 West, W.M., Pacific County, Washington.
2. A Notice of Application and Hearing was published in the Chinook Observer on August 24th, 2016.
3. A Notice of Application and Hearing was posted on-site on August 17th, 2016.
4. A SEPA determination of non-significance was posted to the SEPA register and the Pacific County Website on July 13th, 2016 commencing the 14 day comment period as required by WAC 197-11-340.
5. Surrounding land uses consists of both commercial and residential uses.
6. The Pacific County Comprehensive Plan designates the site as being within the Shoreline Development Designation.
7. The project site is served by North Beach Water District, Pacific County PUD No. 2, and an onsite septic system.
8. The site is not located within a FEMA flood zone.
9. A portion of the proposed re-zone is within the Urban Shoreline Designation of the Pacific County Shoreline Master Program.
10. According to Pacific County's Procedures Ordinance No. 177, site specific re-zones are a Type III hearing and require approval by the Pacific County Planning Commission.
11. The proposed re-zone from General Residential (R2) to Resort (R3) is consistent with the Pacific County Comprehensive Plan.
12. The area of consideration is located adjacent to existing Resort Zoning District.

Suggested Conditions of Approval:

1. The applicant shall submit all required permit applications and plans associated with the proposed development.
2. Adhere to all standard planning and building conditions that apply to a single family residence.