

# City of Federal Way Study Session

2018 Comprehensive Plan Amendments

February 6, 2019

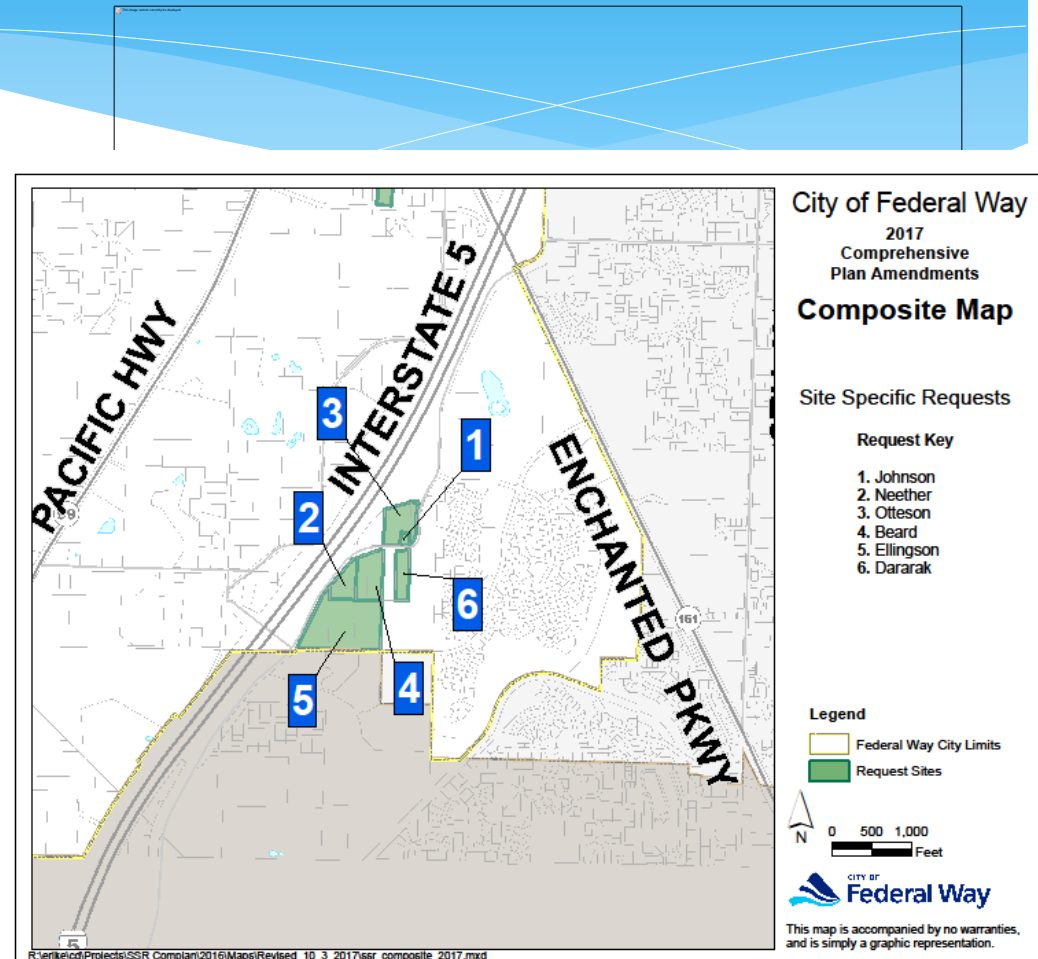
Presentation to the Planning  
Commission

# Background– Site-specific Requests

- **The 2018 Comprehensive Plan Amendments originally included:**
- **Two City-initiated requests**
  - **The Milton Road Legislative Rezone**
  - **The realignment of the South 324<sup>th</sup> Street Extension**
- **One citizen-initiated request, which has been withdrawn**

# History of the Milton Road Comprehensive Plan Amendment and Rezone

- Six requests were received in September 2017 for comprehensive plan amendments
- All of the parcels are designated Single Family Medium Density Residential with RS 35.0 (one unit per 35,000 sq. ft.) zoning
- Site-specific Requests #1, #3, #4, & #6 requested Single Family High Density Residential with RS 7.2 (one unit per 7,200 sq. ft.) zoning
- Site-specific Requests #2 & #5 requested Single Family High Density Residential with RS 5.0 (one unit per 5,000 sq. ft.) zoning

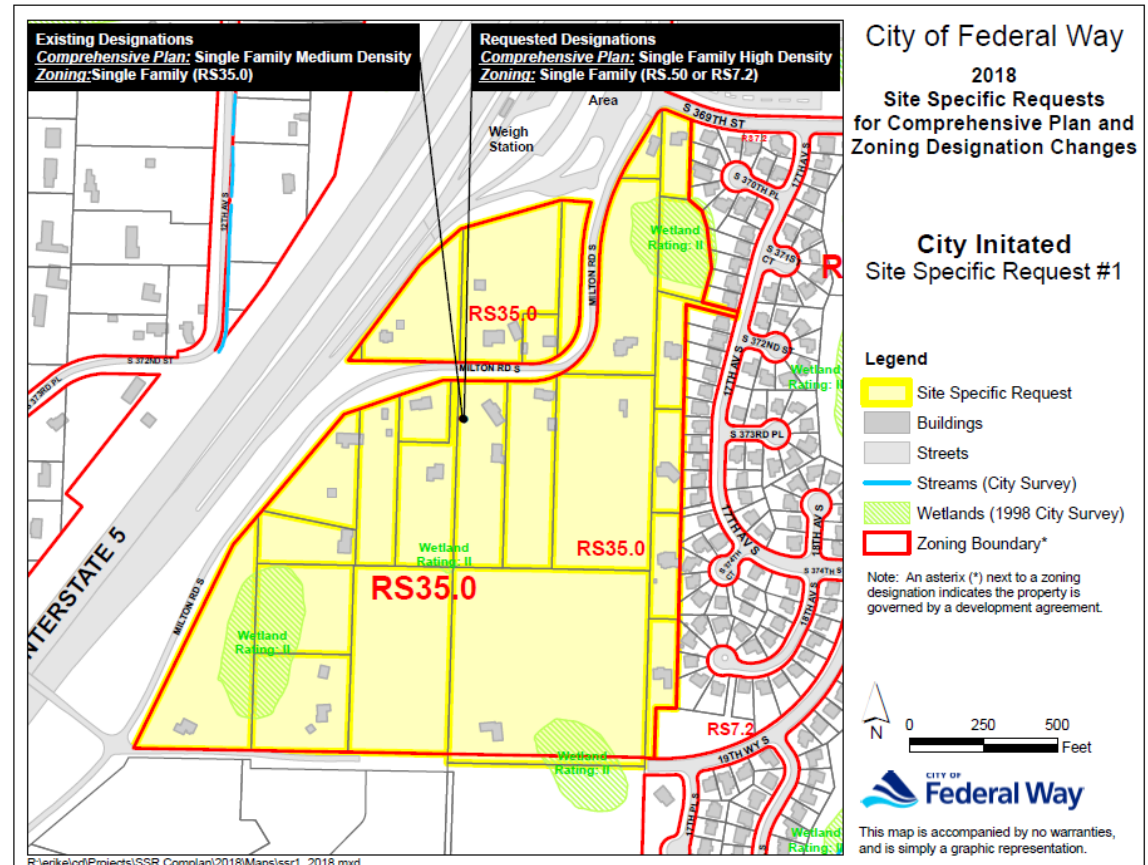


# Procedural Summary

Date	Step
<b>Planning Commission Briefing &amp; Selection Process</b>	
<b>6/21/17</b>	<b>Planning Commission Briefing</b>
<b>7/10/17</b>	<b>LUTC Meeting on Selection Process</b>
<b>7/18/17</b> <b>Direction by City Council</b>	<b>The City Council gave staff direction to contact the other property owners with RS 35.0 zoning</b>

# 2018 Comprehensive Plan Amendments

- 26 parcels totaling 56.06 acres with 17 different owners located between I-5 and Brittany Lane
- 21 existing houses



# Procedural Summary

Date	Step
<b>9/08/17</b>	<b>Staff notified the other property owners by mail</b>  <b>No Response</b>
<b>Formal Review Process</b>	
<b>10/06/17</b>	<b>SEPA Issued (14 Day Comment &amp; 21 Day Appeal Period)</b>
<b>Week of 10/8/17</b>	<b>Three property owners indicated an interest in joining in with the requests</b>

# Procedural Summary

Date	Step
<b>Formal Review Process (Cont.)</b>	
<b>10/25/17</b>	<b>Planning Commission Public Hearing</b>  <b>The Planning Commission supported the Mayor's recommendation for denial</b>  <b>The Mayor stated that if all of the parcels designated RS 35.0 were to apply in the future, or if the City were to initiate a legislative rezone, the Mayor would recommend approval of a request for higher density</b>

# Procedural Summary

Date	Step
<b>Formal Review Process (Cont.)</b>	
<b>12/4/17</b>	<b>LUTC Meeting</b>  <b>Concurred with the Planning Commission's recommendation</b>
<b>1/02/18</b>	<b>City Council 1st Reading</b>  <b>The Council voted to send the requests back to the Planning Commission as a legislative comprehensive plan amendment and rezone for all parcels</b>



# Procedural Summary

Date	Step
<b>Legislative Rezone</b>	
<b>1/04/19</b>	<b>SEPA Issued (14 Day Comment &amp; 21 Day Appeal Period)</b>
<b>2/06/19</b>	<b>Planning Commission Study Session</b>
<b>2/20/19</b>	<b>Planning Commission Public Hearing</b>

# Background– Site-specific Requests

- **City-initiated request to realign the South 324<sup>th</sup> Street Extension east of I-5 further south to connect with Weyerhaeuser Way South**

**Table III-10. Capital Improvement Program (CIP) – 2016 to 2040**

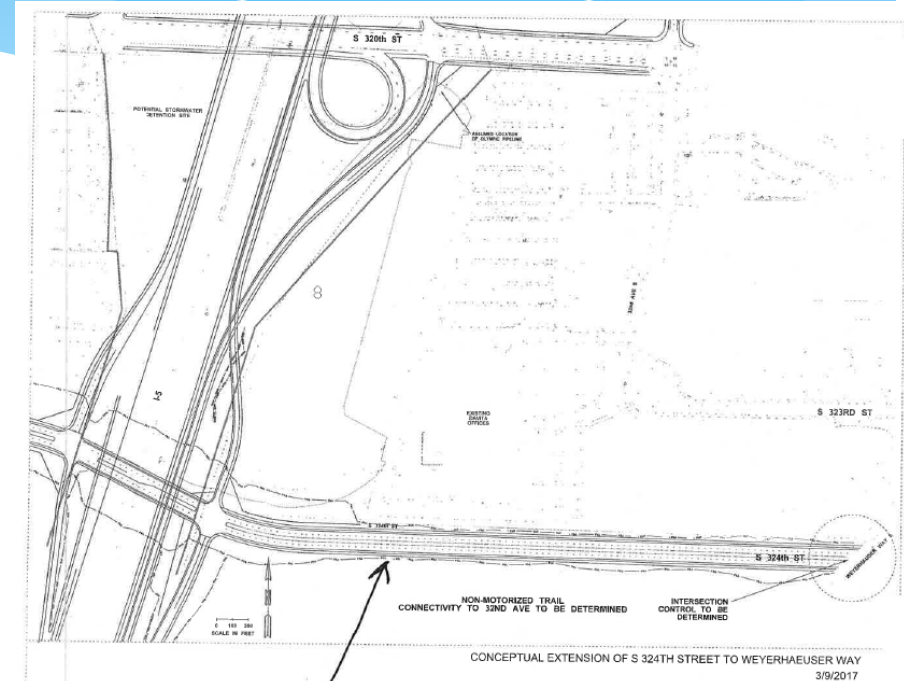
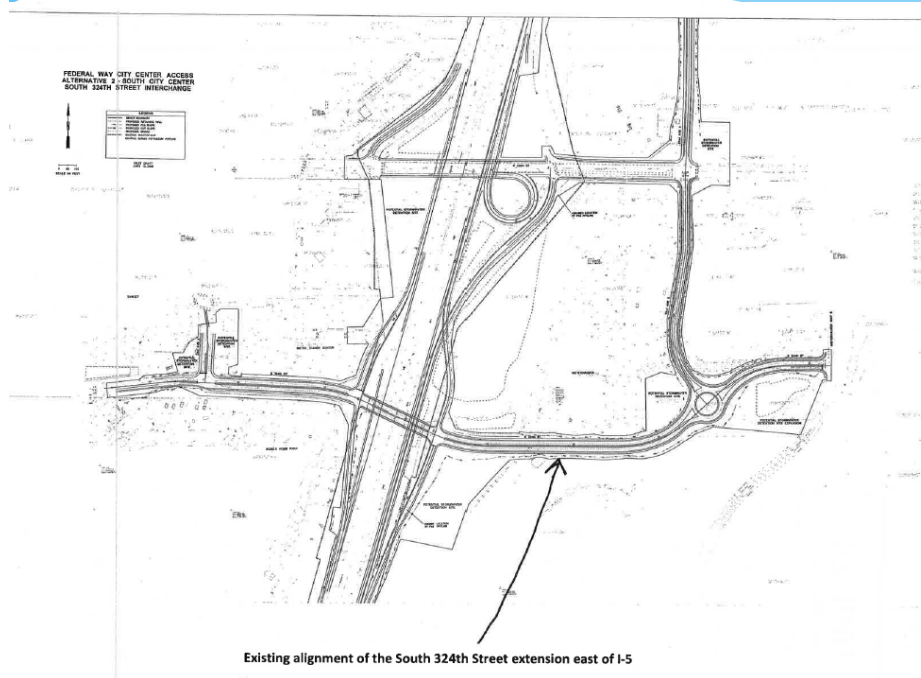
Project Number	Project Description	Cost (2016 \$1,000)
<b>Capital Project List</b>		
94-10b	SR 509: 9th Pl S - 16th Ave S: Widen to 5 lanes, signal at 9th Pl S	8,794
07-06	1st Ave S @ SW 301st St: Install signal or roundabout	404
16-11	8th Ave S @ S 320th St: Add left-turn lanes NB, SB	485
16-13	S 324th St Interchange: Extend 5-lane minor arterial to 32nd Ave Weyerhaeuser Way S	134,587

# Procedural Summary

Date	Step
	<b>Planning Commission Briefing</b>
<b>12/21/18</b>	<b>SEPA Issued (14 Day Comment &amp; 21 Day Appeal Period)</b>
<b>2/06/19</b>	<b>Planning Commission Study Session</b>
<b>2/20/19</b>	<b>Planning Commission Public Hearing</b>

# Questions?

# Realignment of South 324<sup>th</sup> Street Extension



Initiated by the City to move the alignment further south