

CITY OF BREMERTON'S 2018 COMPREHENSIVE PLAN AMENDMENT OVERVIEW:

AMENDMENT 7, REVISED LAND USE MAP FOR AREA NEAR KITSAP WAY

Revise Land Use Map to allow residential uses within a specific area within the Freeway Corridor zone. The City has received one public request for revision of the Comprehensive Plan to allow residential uses within the Freeway Corridor Land Use Designation. The applicant has requested that residential uses to be allowed within the Freeway Corridor.

General location: The applicant is the property owner of Casade Gym. This general area is between Kitsap Way and the freeway, including the Baymont Inn & Suites (formerly Howard Johnson Hotel), Four Square Church building, Mentor property, AAA & Better Properties building (adjacent to NAD Park), RV sales, a flooring company, former Agape building, and some single family homes.

The intent of the Freeway Corridor is for commercial activities that will typically be region-serving in nature and scale that benefit from high visibility from freeways serving the region, provide large areas for parking, and may include large-scale structures and/or outdoor display or storage areas. This land use designation allows majority of commercial and light industrial uses outrightly and some more intense uses through a conditional use permit. As these uses may not be appropriate for adjacent residential uses, this portion of the code has prohibited residential uses to minimize impacts and conflicts. However, there is code written to help address incompatible uses adjacent to one another as within this land use designation, design standards, buffering and/or other techniques are used to mitigate the effects of the intense uses allowed in the Freeway Corridor on less intense adjacent uses.

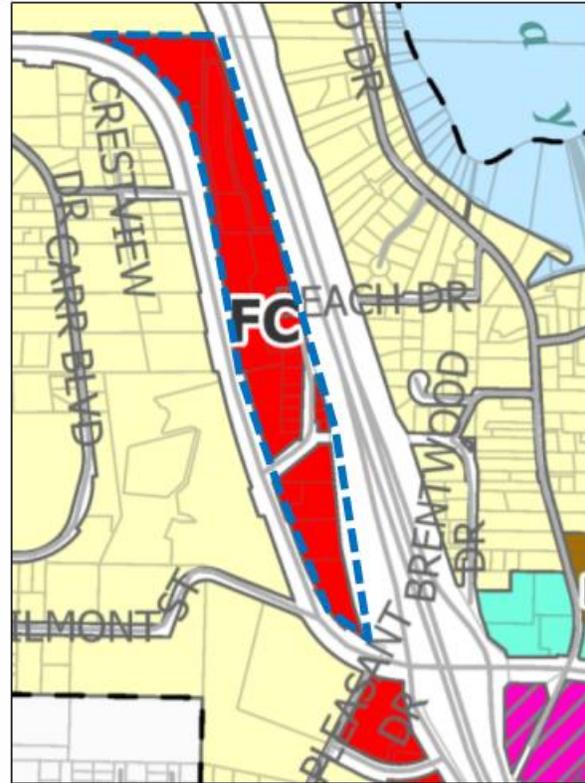
As the City is experiencing the impacts of a lack of supply of quality housing, Staff was supportive of bringing this conversation forward for the Planning Commission to consider. However, as the City cannot support a proposal for a spot zone, ("spot zoning" is the process of singling out a small parcel(s) of land for a use classification totally different from that of the surrounding area), Staff proposed to expand this area as shown on the image that follows to include a much larger area for a potential overlay designation and the Planning Commission agreed to consider land use changes for this larger area.

The public has been notified that the land use designation in that area may be changing.

(Images for this amendment are shown on the following pages)



Initial Public Request: properties under his ownership shown in blue hatched surrounded by red Freeway Corridor designation. Tax Parcel Numbers: 3719-001-026-0608, 3719-001-027-0003, 3719-001-026-0509, and 3719-001-027-0300/



City's alternate proposal would be to apply the overlay to a larger area of the Freeway Corridor (shown above with blue outline). If Planning Commission is interested in this proposal, more public outreach will be required.

