

CITY OF ELLENSBURG ZONING WORKSHOP

Agenda

- 5:15 pm – 5:30 pm: Introduction and Overview
- 5:30 pm – 6:00 pm: Citywide permitted uses in each zone

ZONING DISTRICT BOUNDARIES BY AREA

- 6:00 pm – 6:15 pm: University Way – N. Chestnut to N. Polar
- 6:15 pm – 6:45 pm: West of Railroad Avenue – W. 7th to 1st Avenue
- 6:00 pm – 7:15 pm: Vantage Highway – N. Brick Road to N. Vista Road
- 7:15 pm – 7:45 pm: Question and Answer

CITY OF ELLENSBURG ZONING WORKSHOP

Purpose of public workshops

- Share proposed changes to zoning boundaries and permitted uses allowed in each zone
- Obtain feedback from the community

CITY OF ELLENSBURG ZONING WORKSHOP

Planning in Washington State

The Comprehensive Plan

Community Goals, Policies, and Future Land Use Map

Is implemented by:

Regulations

Plans

Programs

For example:

Zoning Code

Parks and Recreation Master Plan

Residential development incentives

How these impact you:

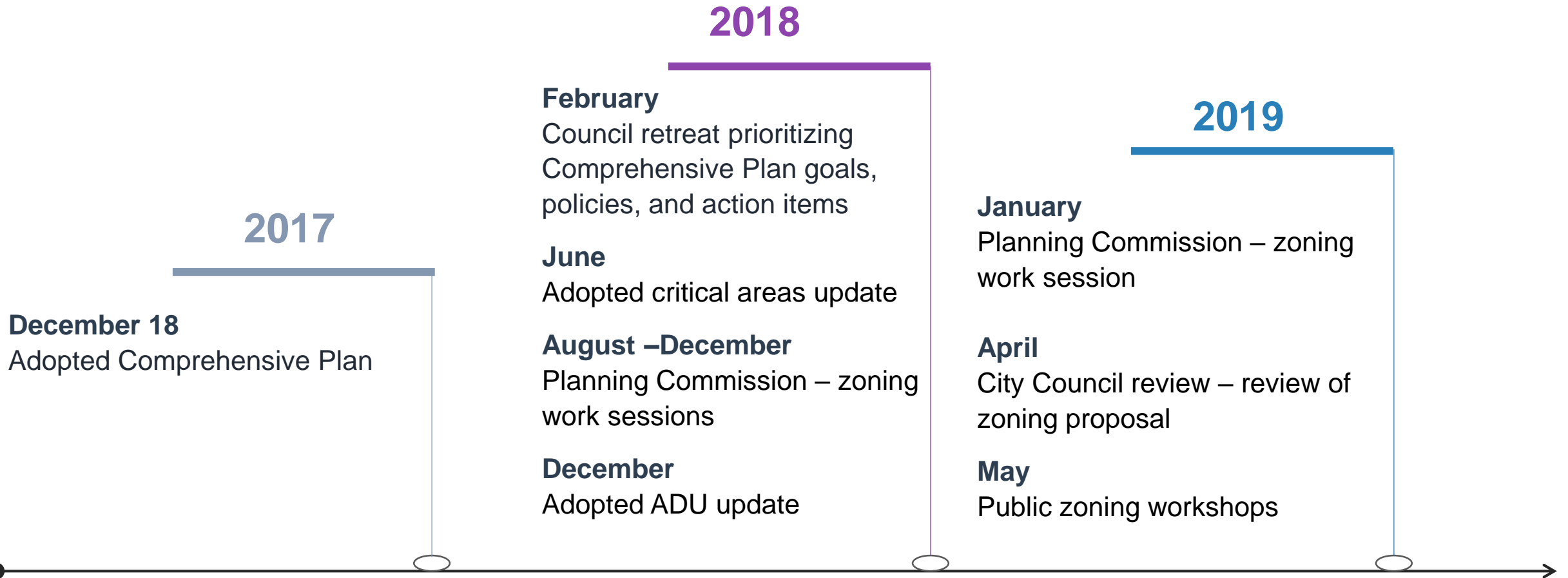
Determines what can be built where

Park programs, facilities, and funding

Promote infill and affordable housing

CITY OF ELLENSBURG ZONING WORKSHOP

Overview of work done to date



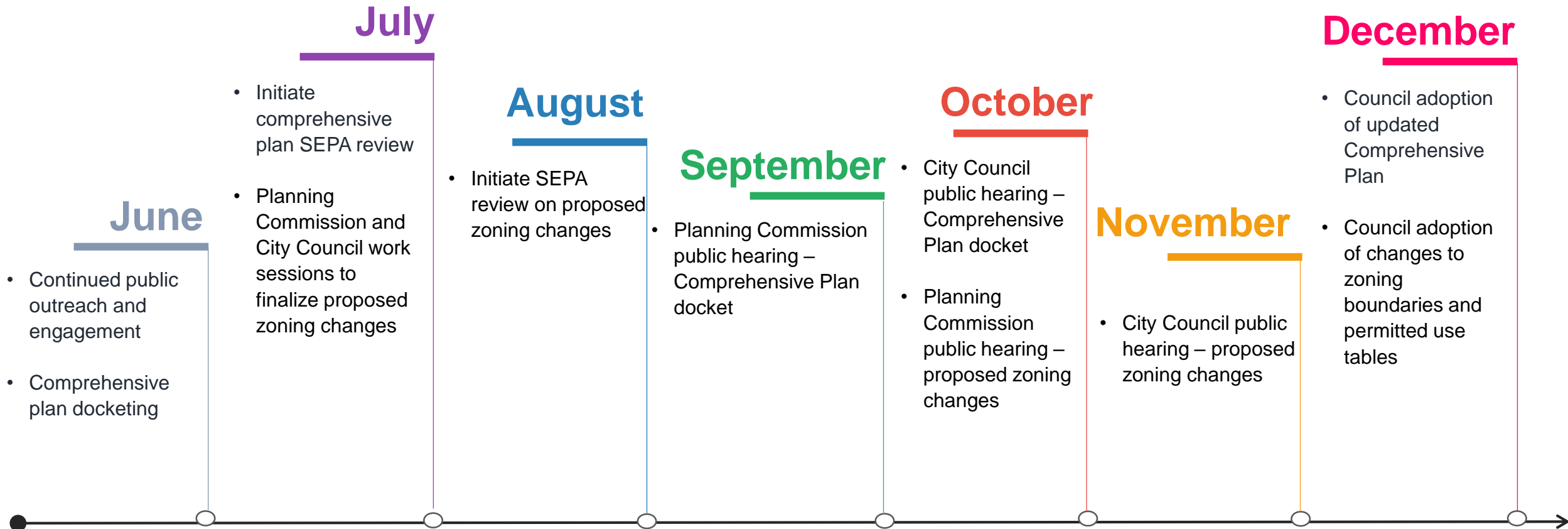
COMPREHENSIVE PLAN

20-year plan including City vision and community values

- Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods
- Increase availability of land for light industrial uses
- Provide for and encourage infill development
- Allow for and encourage a variety of housing types and densities
- Establish land use patterns that promote walking, biking, and use of transit

CITY OF ELLENSBURG ZONING WORKSHOP

Tentative 2019 schedule



CITYWIDE PERMITTED USES IN EACH ZONE

Residential-based use table

- Allow for a wider variety of housing types, specifically “missing middle”
 - Missing middle – term to describe a range of multi-unit or clustered housing types compatible in scale with single-family homes.



CITYWIDE PERMITTED USES IN EACH ZONE

Residential-based use table

- How and where to allow duplexes, triplexes, and fourplexes?
- Where to allow Manufactured Home Parks?
- What conditions, if any, should be placed on specific housing types (duplexes, townhouses) in Residential-Suburban (R-S) and Residential-Low (R-L) zones?

CITYWIDE PERMITTED USES IN EACH ZONE

Residential-based use table

- Allow duplexes and triplexes in Residential-Suburban (R-S) and Residential-Low (R-L) zones
- Allow Manufactured Home Parks as a conditional use in Residential-Suburban (R-S) and Residential-Low (R-L) zones
- Eliminate conditions on specific housing types (duplexes, townhouses) in Residential-Suburban (R-S) and Residential-Low (R-L) zones

CITYWIDE PERMITTED USES IN EACH ZONE

Nonresidential-based use table

- More mixing of residential and commercial uses
 - Allow for neighborhood scale commercial uses such as restaurants, bars, brewpubs, coffee houses, and small-scale retail uses in Residential-Suburban (R-S) and Residential-Low (R-L) zones
 - Allow neighborhood scale commercial uses such as restaurants, bars, brewpubs, coffee houses, and small-scale retail uses as outright permitted uses in Residential-Office (R-O)
 - Add mixed-use building to the use table and allow it throughout zoning districts with the condition that each use contained in the mixed-use building must be allowed in that zoning district

CITYWIDE PERMITTED USES IN EACH ZONE

Nonresidential-based use table

- Commercial-Tourist (C-T) versus Commercial-Highway (C-H) zoning
 - Allowed uses in the Commercial-Tourist (C-T) zone are currently limited in comparison to the Commercial-Highway zone
- Possible Proposals
 - Rezone areas that are currently zoned Commercial-Tourist (C-T) to Commercial-Highway (C-H)
 - Limit Commercial-Tourist (C-T) zone to areas immediately adjacent to interchanges
 - Allow similar range of uses in Commercial-Tourist (C-T)

CITYWIDE PERMITTED USES IN EACH ZONE

Nonresidential-based use table

- Allowing for **light industrial uses in a wider variety of areas** by splitting the Light Industrial use category into separate uses that would better capture the range of intensities and allow for wider distribution of lower intensity light industrial uses.
- Proposed definitions:
 - **Light Manufacturing** – the processing, fabricating, assembly, or disassembly of products using machinery or manual labor, which takes place wholly within an enclosed building.
 - **Manufacturing** – the processing, fabricating, assembly, or disassembly of products using machinery or manual labor on a large scale and may include outdoor storage or supporting functions.

CITYWIDE PERMITTED USES IN EACH ZONE

Nonresidential-based use table

- Providing clarifications between different use categories that will help to provide transparency and consistency upon implementation
- Proposed changes:
 - **Eliminate the General Service Establishment** use category

CITYWIDE PERMITTED USES IN EACH ZONE

Nonresidential-based use table

- **Heavy Service** includes service activities that may have regular exterior service, or storage areas. This category includes but is not limited to, heating fuels, truck stops, breweries, heavy equipment storage, repair shops, equipment rentals, and warehousing. Heavy service uses are limited to buildings no larger than 50,000 square feet in area.
- **Office, business or professional** means an office to be used for the purpose of providing professional, administrative, or business-related services. Examples of such uses would include, but not be limited to the offices of lawyers, accountants, brokers, insurance agents, graphic design, courier and messenger services, technology services, and photocopying and printing services.
- **Personal services** means a use that provides a primary personal service that is nonmedical and may include accessory retail sales of products related to the services. Examples would include but not be limited to barber, beautician, masseur, tailors, clothing rental, shoe repair shops, dry cleaning and laundries, and steam and sauna baths.

CITYWIDE PERMITTED USES IN EACH ZONE

Special use table

- Clarification of uses
 - **Recreation indoor** means a commercial recreation land use conducted entirely within a building, including, but not limited to, athletic and health clubs; pool or billiard halls; skating rinks; swimming pools; dance, aerobic, and yoga studios; and tennis courts.
 - **Recreation indoor (small-scale)** is limited to less than 2,000 square feet in area and is proposed to be allowed in a wider variety of zoning districts.
 - Add **Theater** as a new use because it is not currently well represented by any existing use category.

ZONING DISTRICT BOUNDARIES BY AREA

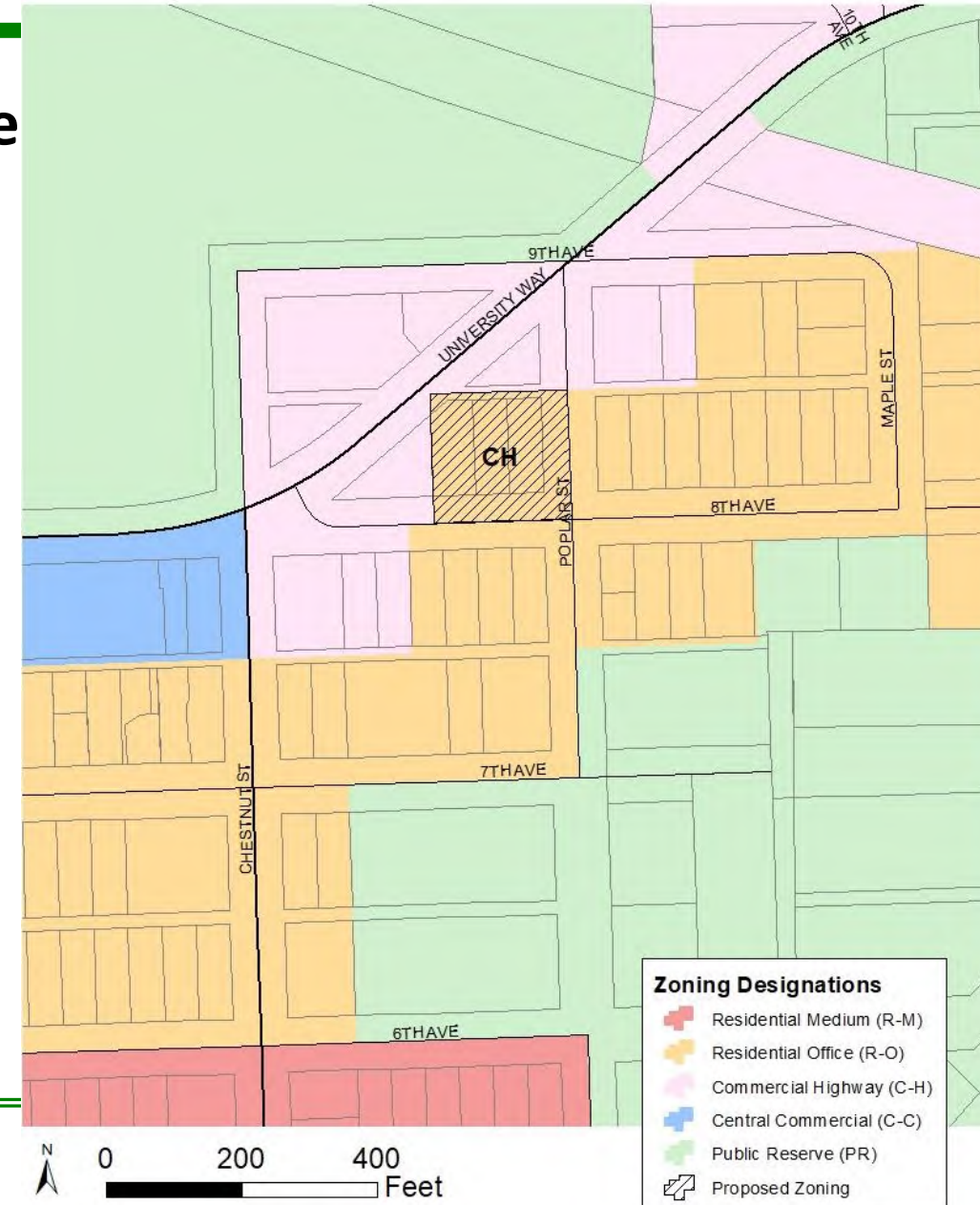
Considerations

- Purpose and intent of zoning designations
- Consistency with the City's vision and community values (Comprehensive Plan)
- Existing uses and the build environment
- Recent development activity
- Questions, input, and concerns expressed by potential business owners, property owners, and other members of the public
- Location

ZONING DISTRICT BOUNDARIES BY AREA

University Way – N. Chestnut to N. Poplar Avenue

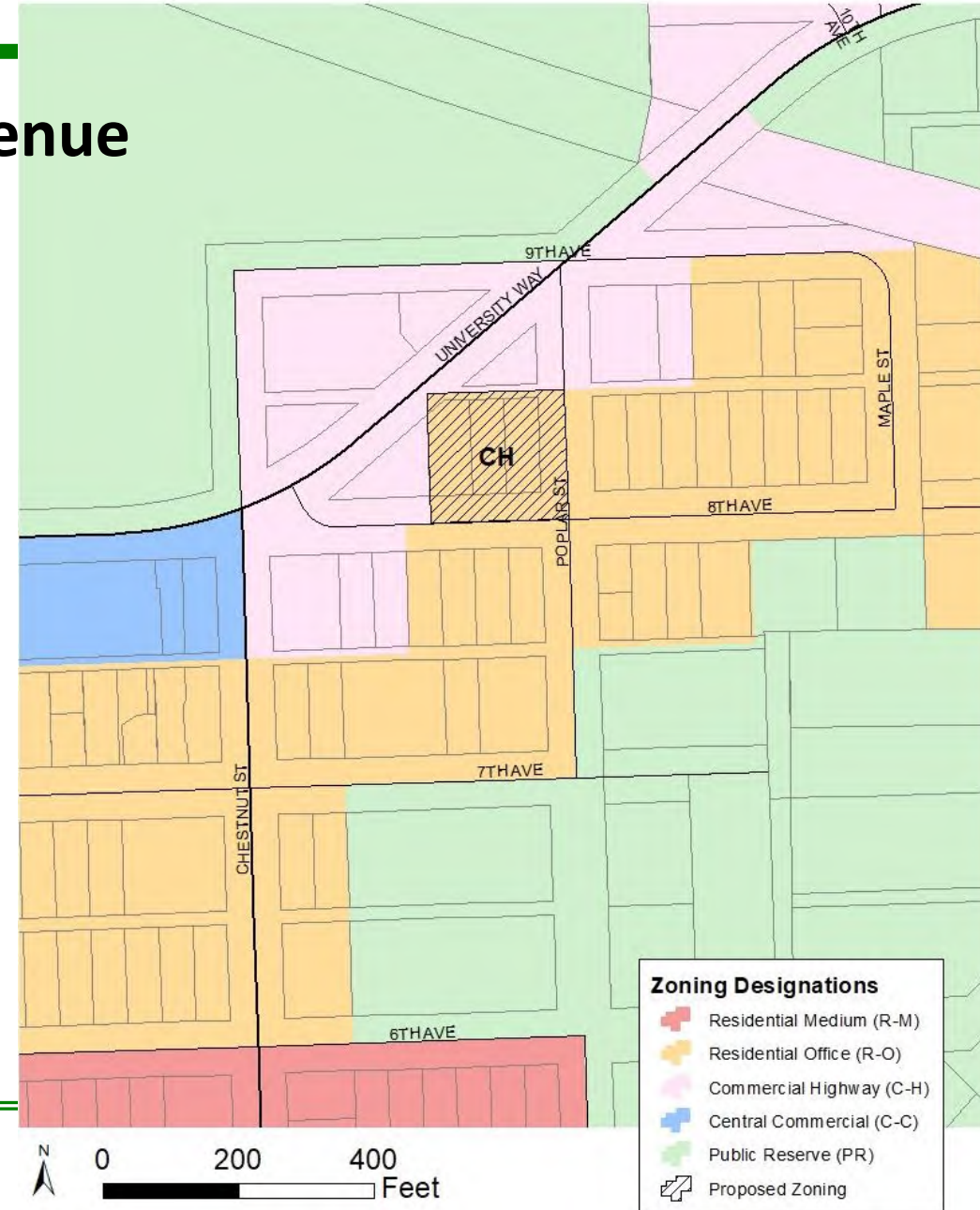
- Barber Shop
- Shared parking area with Campus U-Tote 'Em
- Residential and commercial uses on same parcels



ZONING DISTRICT BOUNDARIES BY AREA

University Way – N. Chestnut to N. Poplar Avenue

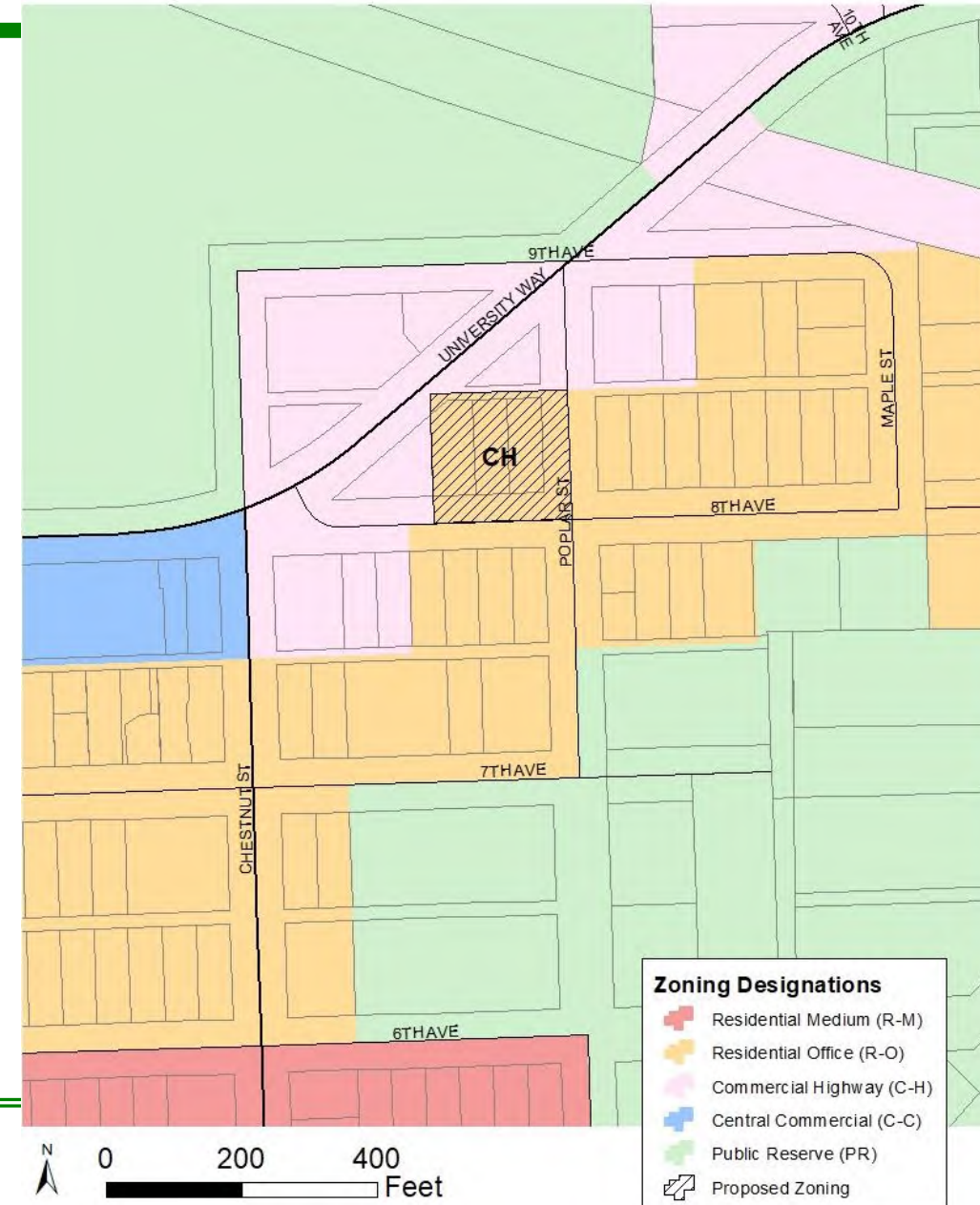
- Rezone three parcels with access to University Way
 - Residential-Office to Commercial-Highway



ZONING DISTRICT BOUNDARIES BY AREA

University Way – N. Chestnut to N. Poplar Avenue

- Residential-Office (R-O)
 - Intended to serve as transition zone separating more intensive uses from single-family residential districts
 - Allow for a variety of housing types
 - Allow for office and retail uses compatible in scale and character with residential uses
 - Minimum density – 8 dwellings/acre
 - No maximum density
- Commercial-Highway (C-H)
 - Accommodate diversified commercial establishments
 - Allow broad range of commercial uses that serve community
 - Does not allow for residential uses



ZONING DISTRICT BOUNDARIES BY AREA

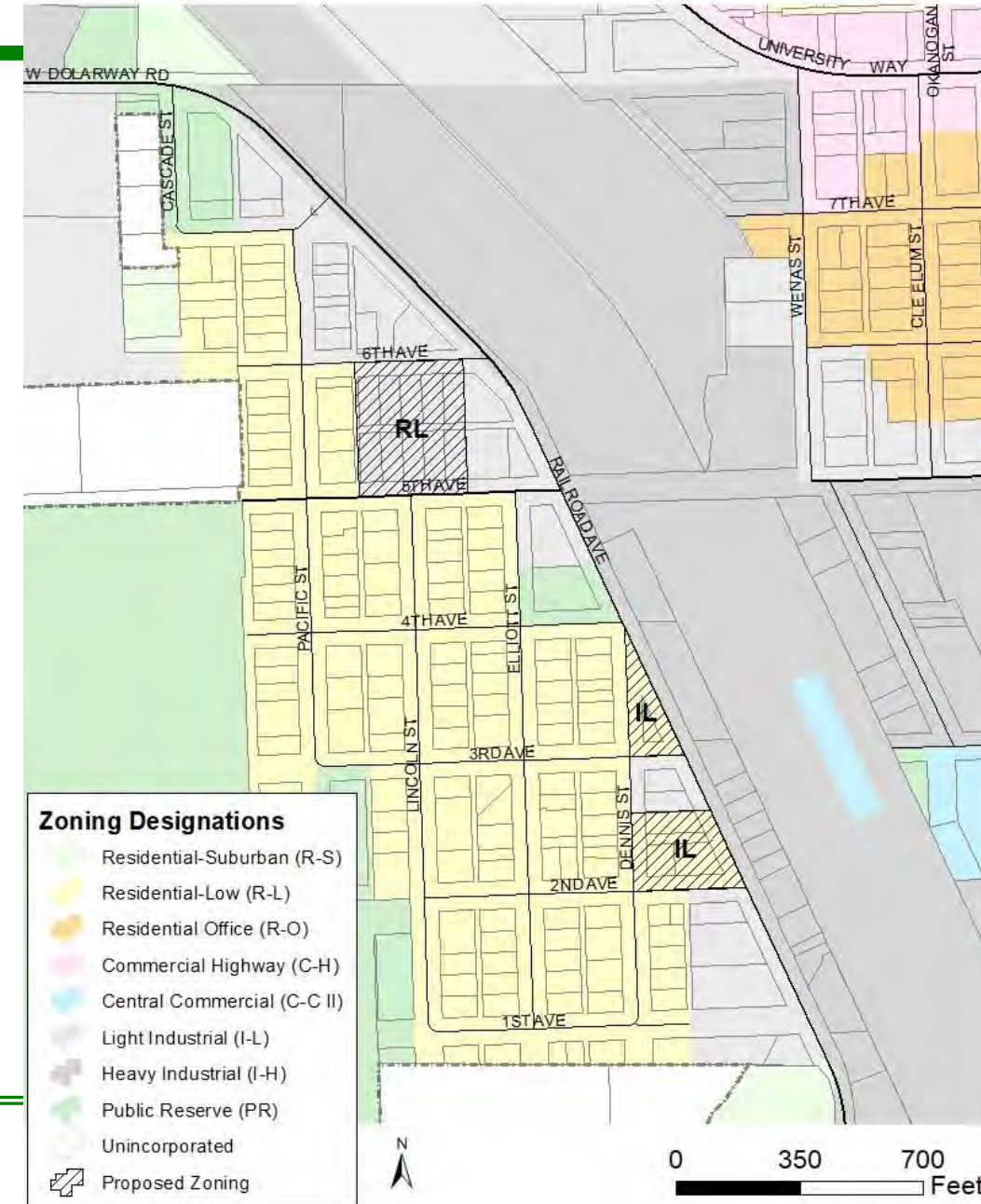
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ZONING DISTRICT BOUNDARIES BY AREA

West of Railroad Avenue – W. 7th to W. 1st Avenue

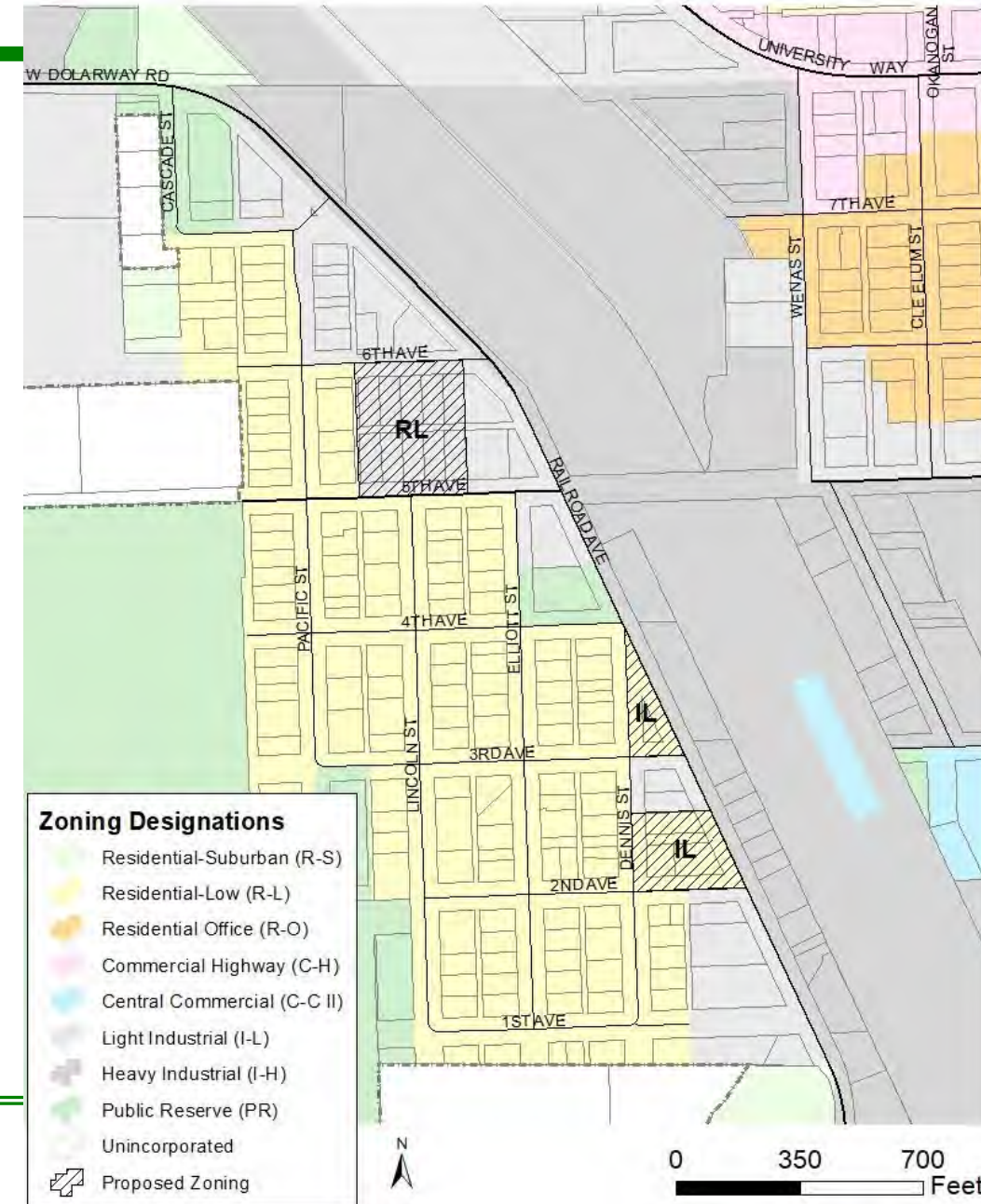
- Currently both Light-Industrial and Residential-Low zones along Railroad Avenue
- Maintain Light-Industrial zoning along Railroad Avenue
- Maintain Residential-Low zoning west of Railroad to preserve residential neighborhood



ZONING DISTRICT BOUNDARIES BY AREA

West of Railroad Avenue – W. 7th to W. 1st Avenue

- Light Industrial (I-L)
 - Allow range of general service and light industrial uses
 - Provide for eating and drinking establishments
 - Provide for offices as an accessory use
 - Does not allow for residential uses
- Residential-Low (R-L)
 - Intended to protect and enhance character of low density residential areas
 - Allow for single-family residences as primary use
 - Minimum density – 6 dwellings/acre
 - Maximum density – 8 dwellings/acre



ZONING DISTRICT BOUNDARIES BY AREA

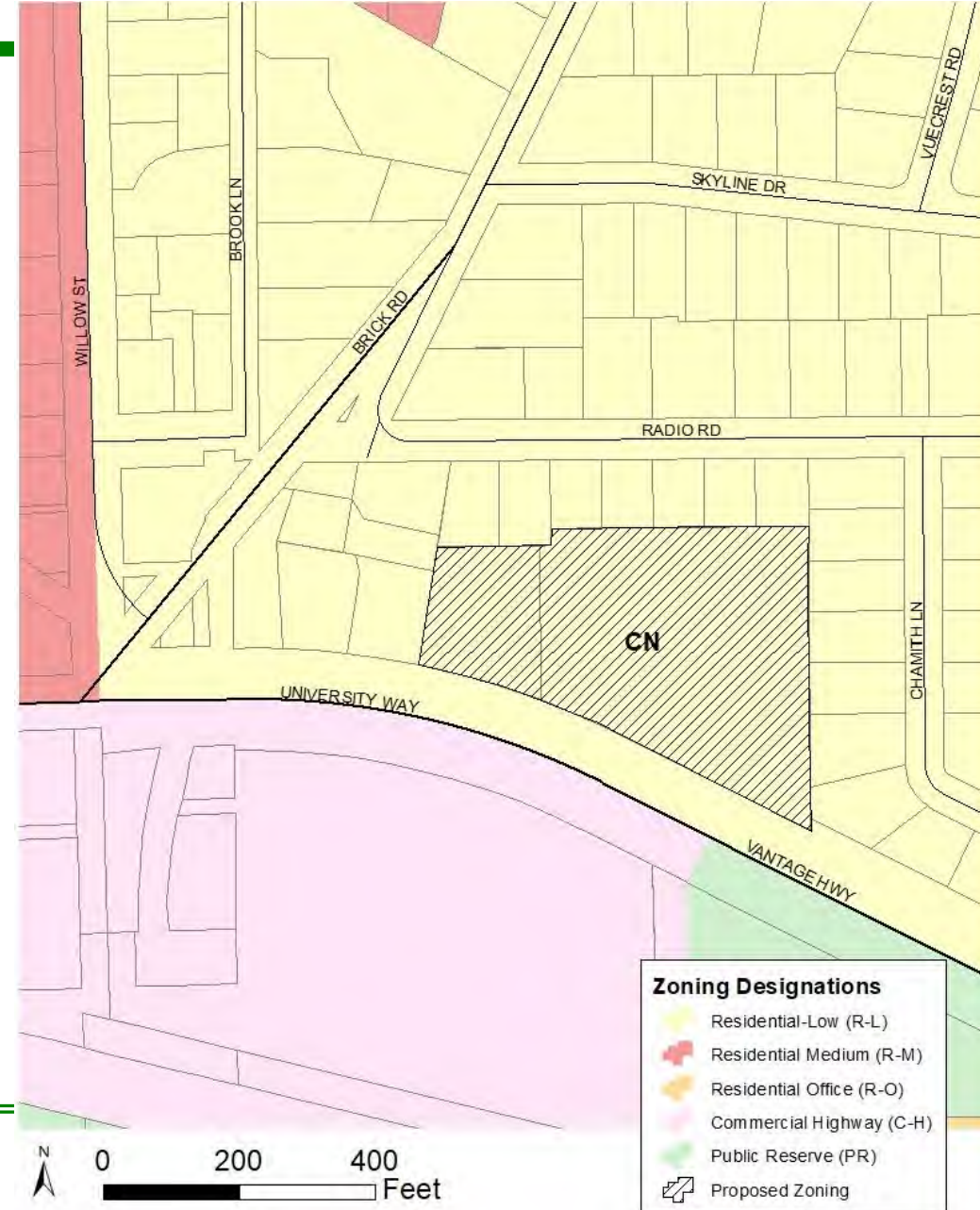
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ZONING DISTRICT BOUNDARIES BY AREA

Vantage Highway – N. Brick Road to N. Vista Road

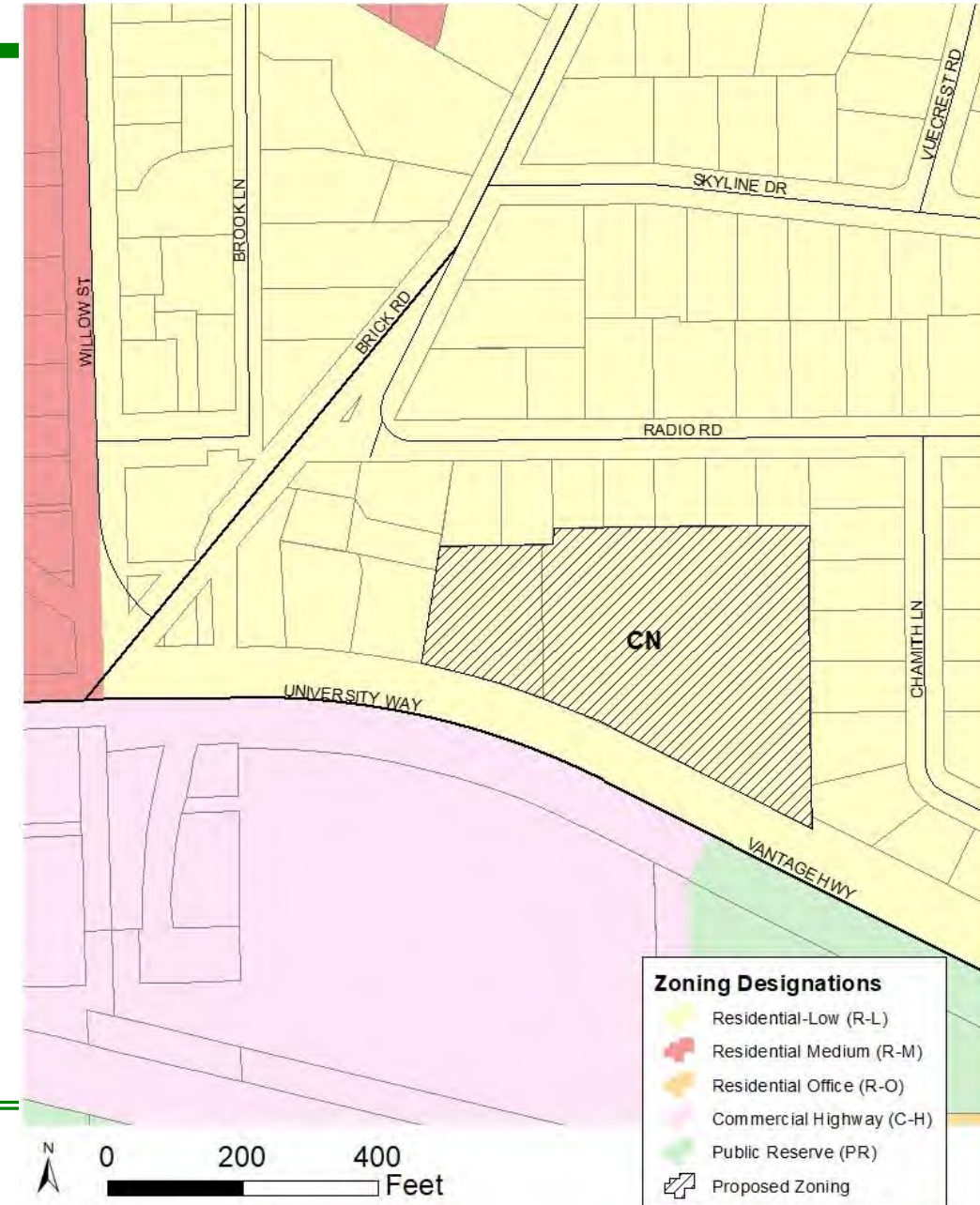
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- Maintain Residential-Low zoning west of Railroad to preserve residential neighborhood



ZONING DISTRICT BOUNDARIES BY AREA

Vantage Highway – N. Brick Road to N. Vista Road

- Residential-Low (R-L)
 - Intended to protect and enhance character of low density residential areas
 - Allow for single-family residences as primary use
 - Minimum density – 6 dwellings/acre
 - Maximum density – 8 dwellings/acre
- Commercial Neighborhood (C-N)
 - Allow small-scale retail and other compatible uses that serve the surrounding residential neighborhood
 - Provide a maximum size of five acres
 - Allow for multifamily uses as a secondary use
 - Modify permitted uses to allow radio station as conditional use



CITY OF ELLENSBURG NEXT STEPS

- Continue to solicit feedback via online surveys
- Amend proposal based on public input
- Community outreach on amended proposal
- Planning Commission review and recommendation
- City Council review and approval