

Site Specific Re-designation Application CPA 2016-01

Foraker/Lanzafame

Request to re-designation and rezone two properties totaling 5.56 acres from Residential Low (RL) to Office Commercial Industrial (OCI) at 1700 NW Finn Hill Road and 21425 Urdahl Road NW.

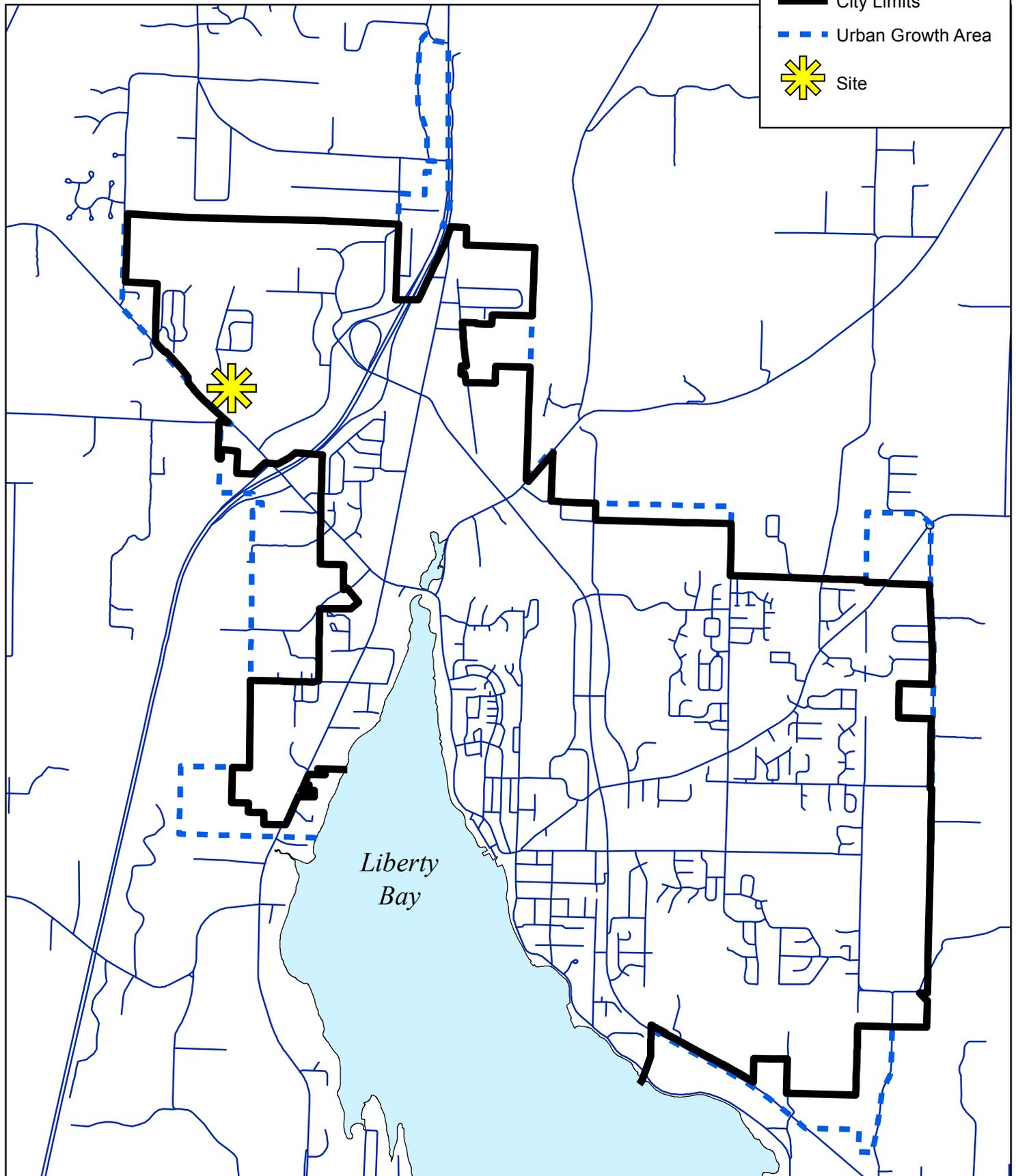


Vicinity Map

City of Poulsbo Planning Department

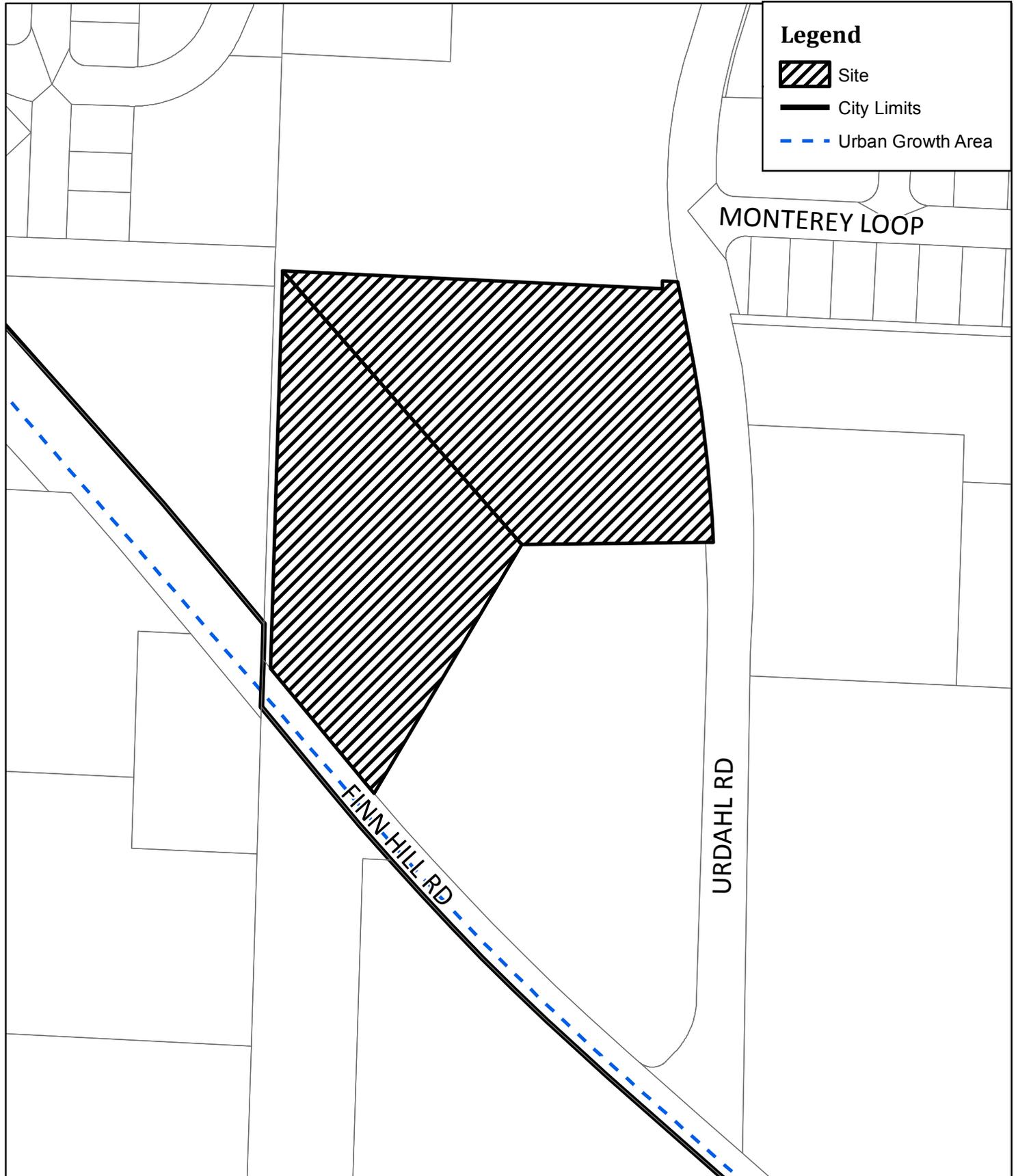
Legend

- City Limits
- - - Urban Growth Area
- * Site



Site Map

City of Poulsbo Planning Department



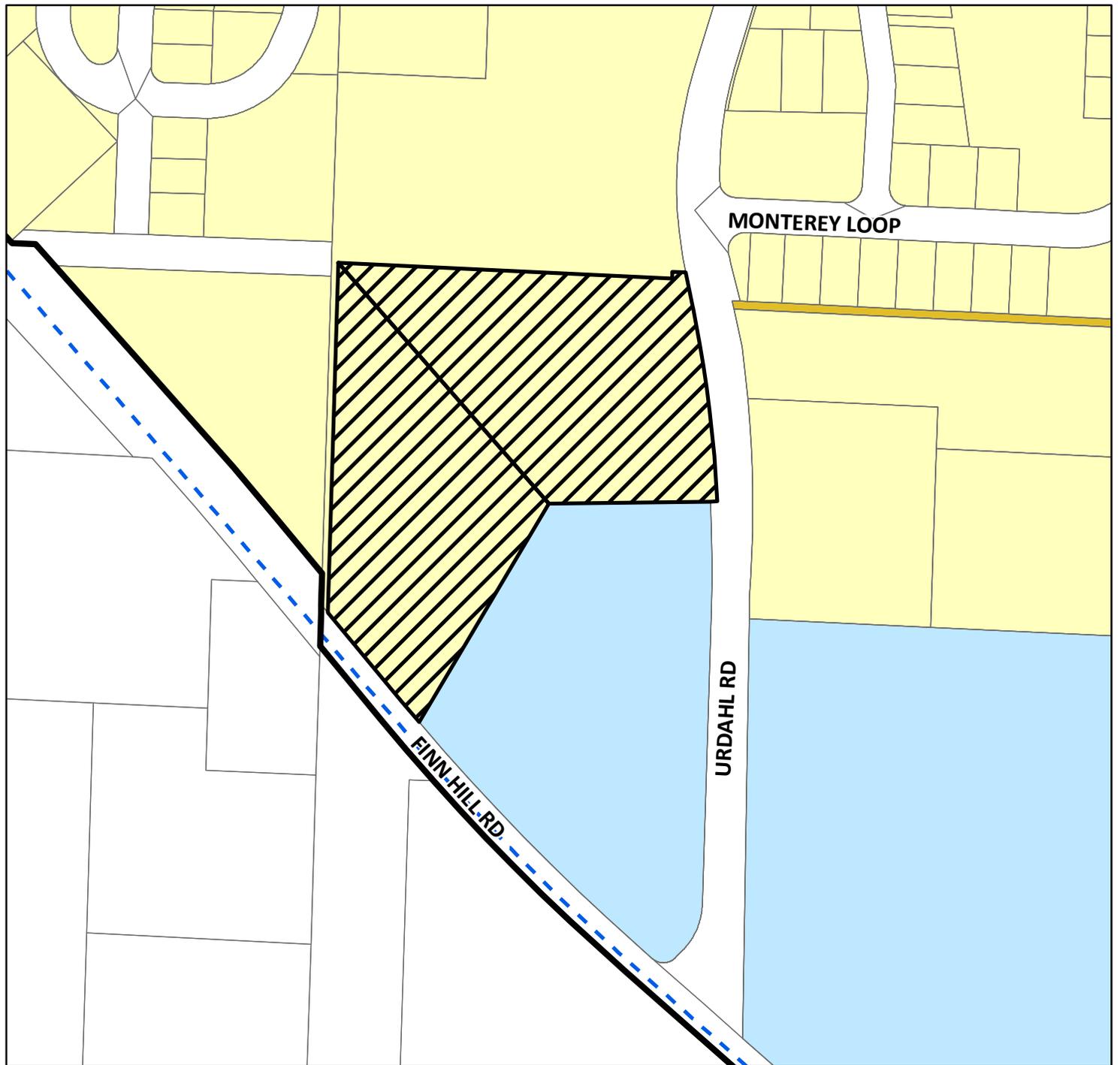
Legend

-  Site
-  City Limits
-  Urban Growth Area



Zoning Ordinance Map

City of Poulsbo Planning Department

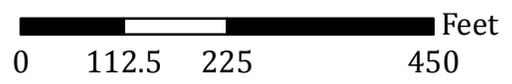


Legend

-  Site
-  City Limits
-  Urban Growth Area

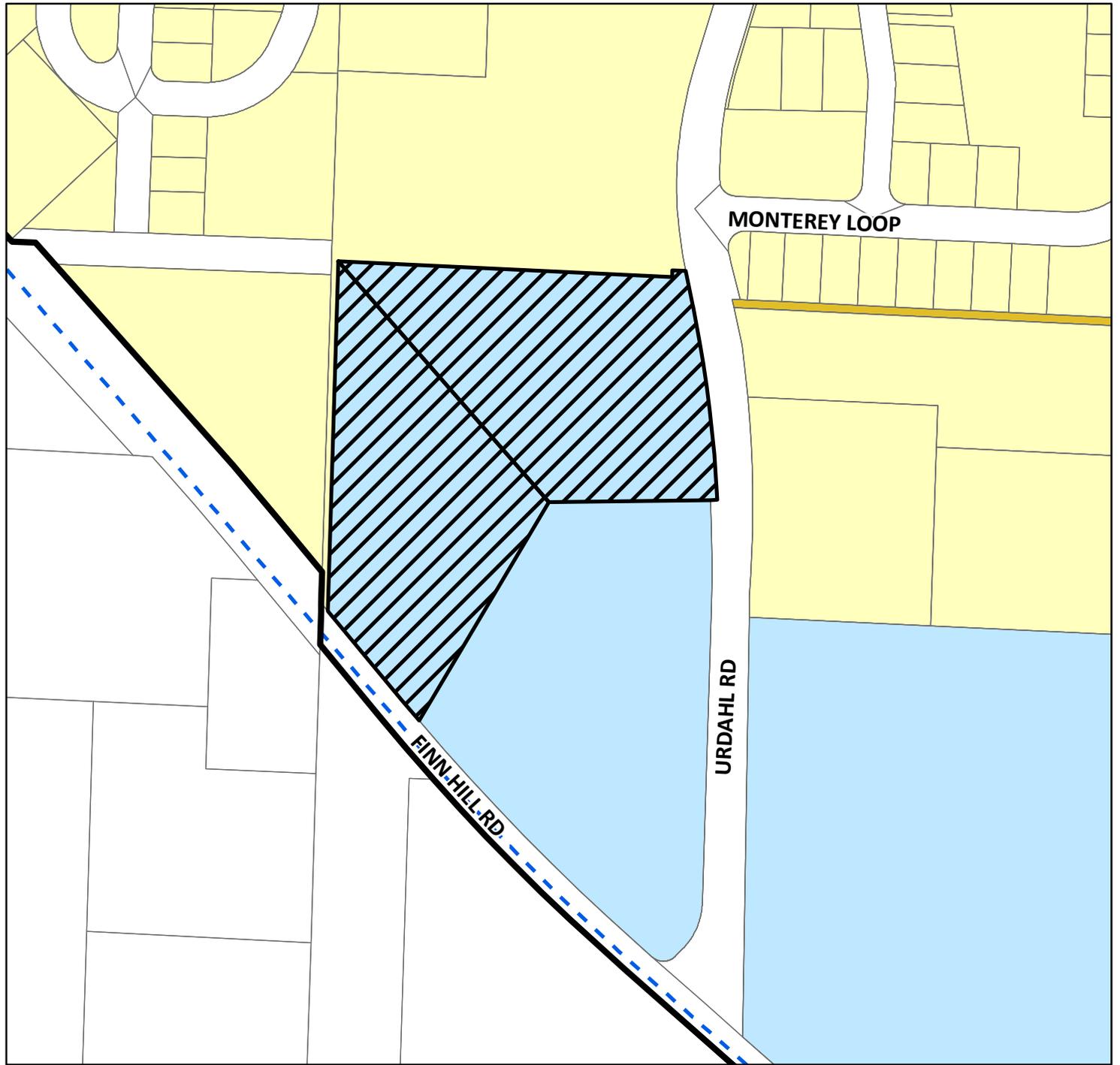
Zone

-  OCI
-  Residential Low (4 to 5 units/acre)



Proposed Zoning Map

City of Poulsbo Planning Department



Legend

-  Site
-  City Limits
-  Urban Growth Area

Zone

-  OCI
-  Residential Low (4 to 5 units/acre)





CITY OF POULSBO
COMPREHENSIVE PLAN AMENDMENT
Site Specific Amendment Form

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Instructions: Please complete a separate request form for each proposed site specific amendment. If you are applying for a text/map amendment, please use the Text/Map Amendment Form.

The City of Poulsbo considers amendments to its Comprehensive Plan once each year. The deadline to submit applications to the City for the 2016 Comprehensive Plan Update is November 16, 2015 by 4 p.m. A pre-application fee shall be submitted with the application of \$487. After November 16th, the City will hold pre-application conferences for site-specific amendment requests. Then, the City will prepare a docket for City Council consideration (per PMC 19.01.008). If the City Council includes your request in the docket of annual amendments, the applicant will be required to submit a SEPA checklist and application fees according to the adopted Fee Schedule. Docketing is not a guarantee of your amendment request being approved.

Name of Applicant: DAVID & SHARON FORAKER
Contact Address: 1700 NW FINN HILL RD., POULSBO, WA. 98370
Phone Number: 360-930-4016
E-mail: DAVE.FORAKER@HOTMAIL.COM
Address of property to be considered for amendment: 1700 NW FINN HILL RD.
Assessor's Tax Parcel Number of property: 102601-3-035-2006
Property Owner (if not applicant): SAME AS ABOVE
Address and Phone Number of Property Owner: SAME AS ABOVE
E-mail: SAME AS ABOVE
Current Comprehensive Plan Land Use Designation: LOW RESIDENTIAL
Current Zoning: LOW RESIDENTIAL
Requested Land Use Designation/Zoning: OZI
Current use of property/site: RESIDENTIAL
Anticipated future use of site: PROFESSIONAL OFFICES & LIGHT INDUSTRIAL

Please attach maps, photos, any existing environmental assessments, or other documents that describe the subject property.

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4. Explain why the current land use designation/zoning no longer applies and why the proposed designation/zoning is more appropriate.

WE ARE ADJACENT TO OCI ZONING CURRENTLY, THE BUFFERS BETWEEN THAT ZONING AND OUR LOW RESIDENTIAL ZONING ARE LESS THAN ADEQUATE. THE NATURAL AND MAN MADE BUFFERS FOUND ON THE WEST SIDE OF THE FORMER PROPERTY AND TO THE NORTH OF THE LANZAFAME PROPERTY WOULD BE A MUCH MORE APPROPRIATE DIVISION BETWEEN RESIDENTIAL & OCI ZONING.

5. Is the proposed land use designation/zoning consistent with the adopted Comprehensive Plan? Please demonstrate how the amendment request is internally consistent with the adopted Comprehensive Plan.

EASY ACCESS TO THE FREEWAY VIA FINN HILL MAKE OCI ZONING FOR THESE PROPERTIES A LOGICAL CHOICE. AS PER THE PLANNING DEPT. THE CITY NEEDS MORE OCI ZONING. THIS IS THE LOGICAL EXTENSION OF THE EXISTING OCI ZONING.

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In order to grant a site specific amendment to the City's Comprehensive Plan, at least one of the following conditions must be applicable. These conditions are found in the Poulsbo Municipal Code, Section 18.210.020. The following questions will help the City evaluate the proposed amendment.

Please answer the following questions, use separate sheets if necessary:

1. Is the amendment warranted due to an error in the initial adoption of the City's Comprehensive Plan? Please explain.

No

2. Is the amendment based on a change of conditions or circumstances from the initial adoption of the City's Comprehensive Plan? Please explain.

THE CITY'S GROWTH OF POPULATION AND SUBSEQUENT VEHICLE TRAFFIC MAKES THIS SITE A LOGICAL PLACE FOR OCI ZONING.

3. Is the amendment based on new information or facts which were not available at the time of the initial adoption of the City's Comprehensive Plan? If so, what are they?

YES, AS PER THE PLANNING DEPT., OCI ZONING IS A RELATIVELY NEW CONCEPT THAT HAS PROVEN ITSELF TO BE A VIABLE ALTERNATIVE TO PREVIOUS TYPES OF COMMERCIAL & INDUSTRIAL ZONING.

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I hereby authorize City of Poulsbo representative(s) to inspect my property Monday – Friday between the hours of 8:00 a.m. and 4:00 p.m. during this application process.

Signatures:

I the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

Property Owner (if not applicant): David R. Foraker

Signature

DAVID R. FORAKER

Printed Name

Date: 11-12-15

STATE OF WASHINGTON)

COUNTY OF KITSAP) SS

)

On this day 12th of NOV, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David R. Foraker to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free hand and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 12th day of NOV, 2015



Cheryln J. Haley

NOTARY PUBLIC in and for the State of Washington

Residing at Poulsbo

Commission Expires 3-13-19



CITY OF POULSBO
 COMPREHENSIVE PLAN AMENDMENT
 Site Specific Amendment Form

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Instructions: Please complete a separate request form for each proposed site specific amendment. If you are applying for a text/map amendment, please use the Text/Map Amendment Form.

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Name of Applicant: Philip Lanzaadame + Margaret Harney
 Contact Address: P.O. Box 2834, Poulsbo, WA 98370
 Phone Number: 360-981-2877
 E-mail: phil@levelok.com
 Address of property to be considered for amendment: 21425 Urdahl Rd NW
 Assessor's Tax Parcel Number of property: 102601-3-050-2006
 Property Owner (if not applicant): Applicant
 Address and Phone Number of Property Owner: 18350 Fjord Dr NE, Poulsbo ³⁶⁰⁻₆₉₇₋
 E-mail: phil@levelok.com ₈₆₂₉
 Current Comprehensive Plan Land Use Designation: Residential
 Current Zoning: Residential
 Requested Land Use Designation/Zoning: OZI
 Current use of property/site: Residence (single family)
 Anticipated future use of site: Offices + light industrial/warehouse/businesses

Please attach maps, photos, any existing environmental assessments, or other documents that describe the subject property.

NOV 13 2015

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In order to grant a site specific amendment to the City's Comprehensive Plan, at least one of the following conditions must be applicable. These conditions are found in the Poulsbo Municipal Code, Section 18.210.020. The following questions will help the City evaluate the proposed amendment.

Please answer the following questions, use separate sheets if necessary:

1. Is the amendment warranted due to an error in the initial adoption of the City's Comprehensive Plan? Please explain. Yes because Poulsbo was not provided, initially, with an adequate amount of light industrial, office (OCI) space in its comprehensive plan; enough to handle the expected/anticipated growth within the city limits.

2. Is the amendment based on a change of conditions or circumstances from the initial adoption of the City's Comprehensive Plan? Please explain.

Unanticipated growth of population + thru traffic in Poulsbo has led to an increased need for OCI land, especially in this location which is ideal in terms of access + proximity to downtown + being adjacent to other OCI land.

3. Is the amendment based on new information or facts which were not available at the time of the initial adoption of the City's Comprehensive Plan? If so, what are they?

OCI is a relatively new land use designation that is proving to be a valuable asset to the city of Poulsbo. It's a good idea to increase the OCI footprint when the land owners are open to the concept.

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4. Explain why the current land use designation/zoning no longer applies and why the proposed designation/zoning is more appropriate.

Much of the land surrounding properties have either developed densely populated residence neighborhoods or are planning to do so in the near future. The proposed land use area, to OCI, is consistent with neighboring OCI land & may actually be more useable OCI space with good, established vegetation, tree & distance between the proposed land & the residential areas. There needs to be a balance of residences & business space to enhance the quality of this particular section of Poulsbo.

5. Is the proposed land use designation/zoning consistent with the adopted Comprehensive Plan? Please demonstrate how the amendment request is internally consistent with the adopted Comprehensive Plan.

Yes, with the onset of the initial zoning of OCI to this neighborhood it is the logical & sensible location for more OCI zoned land.

If the Comprehensive plan was intending to help encourage business commuting traffic to take place just outside of the more densely populated core of Poulsbo, then the addition of OCI zoned land in this area would make sense. It's proximity to freeway, connecting Silverdale, etc. make this an ideal location.

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I hereby authorize City of Poulsbo representative(s) to inspect my property Monday – Friday between the hours of 8:00 a.m. and 4:00 p.m. during this application process.

Signatures:

I the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

Applicant: [Handwritten Signature]

Signature Phil Lanzafame

Printed Name

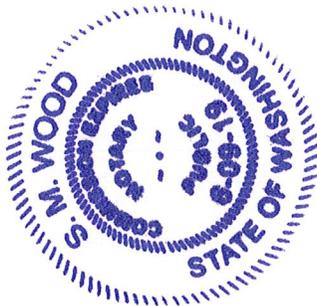
Date: 11/13/15

STATE OF WASHINGTON)

COUNTY OF KITSAP) SS

On this day 13th of November, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Phil Lanzafame to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free hand and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 13th day of November, 2015.



[Handwritten Signature]

NOTARY PUBLIC in and for the State of Washington

Residing at City of Poulsbo

Commission Expires 6/9/19

1700 Finn Hill Rd
Poulsbo WA 98370

Tax Account #
102601-3-035-2006

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