



NOTICE OF PUBLIC HEARINGS – PROPOSED CODE AMENDMENT & COMPREHENSIVE PLAN AMENDMENTS WITH ASSOCIATED REZONES

PROPOSED AMENDMENTS: The City has two Comprehensive Plan Amendments and associated rezones that have been submitted; that if approved, would require that the City’s municipal code titled the Neighborhood Commercial District, or the C-4 district, be amended to allow for larger neighborhood commercial uses.

The two Comprehensive Plan Amendments and associated rezones referenced above, that have been submitted, include:

1. PL12-007 submitted by **Peoples Bank and Joe Woodmansee** for property located on the north side of Division Street, east of Skagit Highlands Parkway that has parcel numbers: P27505, P27509, and P27512 and is within portions of Sec. 22, Twp. 34N, Rge. 04E. The applicant has requested re-designation of the southwest and northwest portions of this site to a Comprehensive Plan designation of Neighborhood Retail (NR) with an associated zone change to Neighborhood Commercial (C-4). The applicant has also proposed that the middle, northern, portion of parcel P27512 be re-designated with a Comprehensive Plan designation of Schools (SCH) and an associated zoning of Public (P).
2. PL12-008 submitted by the **Mount Vernon School District** for property located on the north side of Division Street, east of Skagit Highlands Parkway that has parcel number: P125967. The applicant wishes to re-designate their property that has an existing Comprehensive Plan designation of Schools (SCH) and an associated zoning of Public (P) to a Comprehensive Plan designation of Neighborhood Retail (NR) and an associated zone change to Neighborhood Commercial (C-4).

A map that shows the location of where the potential C-4 zoning could be (if approved) is included at the end of this notice.

The existing municipal code limits neighborhood commercial zones to three (3) acres in size. The applications before the City would require that this acreage be increased to ten (10) net acres.

Planning staff has worked with the City’s Planning Commission to revise this section of the code to ensure that if larger neighborhood commercial areas are allowed that other design considerations would be mandated to ensure that these areas would be compatible with nearby residential uses. These recommended design criteria include requiring that these uses be closed at 10 p.m., that buildings have design features installed to make them more compatible with nearby residential uses, to have well designed and functional pedestrian connections, prohibitions on bars, and require more landscaping.

These code amendments were before the City Council on September 12, 2012. The City Council continued this hearing and requested that staff evaluate new criteria for this code that would allow gas stations and gas pumps within this zone. Previously, staff had recommended, and the Planning Commission made a motion, to remove these as allowed uses with this zone.

An open record public hearing will be held on the date and time listed below to discuss all of these amendments to the City’s code. In addition, closed record public hearings will be held on the two site specific amendment requests outlined above.

APPLICANTS: City of Mount Vernon, Community & Economic Development Department – for the code amendment. Peoples Bank / Joe Woodmansee and the Mount Vernon School District for the site specific requests.

CONTACT PERSON: Rebecca Lowell, Senior Planner, City of Mount Vernon, Community & Economic Development Department, 910 Cleveland Avenue, Mount Vernon WA 98273, Telephone - 360-336-6214; Facsimile - 360-336-6299

PUBLIC HEARING: A public hearing before the City Council will be held at 7 p.m. on **Wednesday, October 17, 2012** at the Police and Court Campus, 1805 Continental Place, Mount Vernon.

Questions or comments regarding this proposed amendment should be directed to the contact person (Rebecca Lowell) listed within this notice.

