

MEMORANDUM

TO: Planning Commission
FROM: Tom Rogers, Planning and Development Services Manager
DATE: June 13, 2019
SUBJECT: JUNE 20, 2019 PLANNING COMMISSION MEETING

The Planning Commission will hold its regularly scheduled meeting at 7:00 p.m. on Thursday, June 20, 2019, in the Council Chambers. The meeting will consist of a Work Session with an overview of the existing Business Park comprehensive plan and zoning regulations and potential Code Amendments related to Business and Industrial Park Zone District.

Background Information

The greatest amount of undeveloped land left in the City is located in the Business and Industrial Park (BP) zone district. Over the past few years the City has received inquiries and requests from property owners in the BP zone district to construct a freestanding restaurant. However, the zone district prohibits a stand-alone restaurant. Currently a restaurant use is limited to no more than 15 percent of the constructed floor area of individual buildings. In addition to the limitation on floor area, restaurants, delis and other eating establishments are restricted to a maximum floor area of 3,000 square feet. At the meeting staff will present the current Comprehensive Plan and Zoning Code direction relative to uses in the BP zone district and facilitate a discussion on potential Comprehensive Plan and Zoning Code Amendments.

Staff encourages you to go see the undeveloped BP zoned properties: 1) SR 527 south of the Clocktower Self Storage and Providence Medical building and north of the Learning Experience Center building, which is under construction, and 2) 9th Avenue SE south of the Mill Creek Square and the Creekside Place office building.

If you are unable to attend the meeting, please contact Sherrie at (425) 921-5717 or at sherrie@cityofmillcreek.com. We look forward to meeting with you next Thursday evening.