Amendment A Version #1 to CB 120569 OPCD - Industrial & Maritime Zoning Maps ORD

Sponsor: Councilmember Strauss

NW Market Street and 26th Avenue NW

Effect: This amendment would correct the proposed rezone map to remove properties on the north side of NW Market Street at 26th Avenue NW from the proposed rezones. These properties are currently zoned Industrial Buffer U/45 (IB U/45) and were proposed to be rezoned to Neighborhood Commercial 3-75 (M2) (NC3-75 (M2)) along with rest of the north side of NW Market Street. The area is within the Ballard Hub Urban Village.

The existing use in this area is a lumber yard, which includes outdoor storage areas that would be made nonconforming if rezoned to a non-industrial zone. Maintaining industrial zoning in this area would allow for the continuing use of this property in its current use and would allow for long-term development of more employment-intensive uses, including office uses.
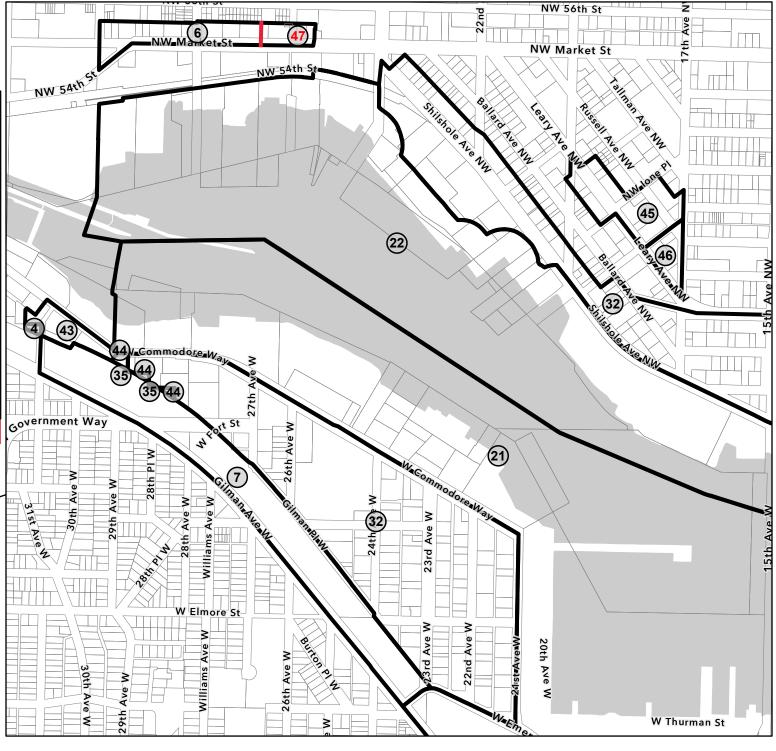
Zoning to another appropriate industrial zone, that would allow for the existing uses to continue, but could also allow for redevelopment consistent with the goals of the Ballard Hub Urban Village over the long term, would need to be part of any legislation that would remove existing industrial zones, including the Industrial Buffer zone, from the land use code. That legislation is expected to be in front of the City Council in the next year or two.

This amendment would amend the rezone map as shown on page 2 of Attachment 1 to Council Bill 120569 to reflect that a portion of the industrial zone on the north side of NW Market Street near 26th Avenue NW is not being rezoned, as shown on Exhibit 1 to this amendment.

West Ballard
Rezone Map

Label	Rezone
4	NR3 to C2-40 (M)
6	IB U/45 to NC3-75 (M2)
7	IB U/45 to UI U/45
21	IG1 U/45 to MML U/45
22	IG1 U/65 to MML U/65
32	IG2 U/65 to MML U/65
35	IG2 U/65 to UI U/45
43	IB U/45 to C2-40 (M)
44	IB U/45 to MML U/65
45	IC-65 (M) to UI U/65
46	IC-65 (M) to NC3-75 (M1)
47	IB U/45 (no rezone)

N

Miles
0   0.05   0.1   0.2   0.3   0.4