

Ellensburg Rezone Application Narrative for 2011 OLD HWY 10 EMC 15.250.060

This application is requesting a site-specific rezone of parcel #952909 located at 2011 Old Hwy 10, Ellensburg from Commercial Highway (C-H) to Industrial Light (I-L). The parcel is wholly owned by Solar Dolar, LLC and is currently being developed as a self storage facility. The parcel is approximately 5.82 acres in size. It is bordered to the West by a commercial property also zoned C-H, to the East a self storage facility zoned C-H, and to the North vacant land zoned C-H. It is currently served by city utilities.

A. Conditions have changed since the imposition of the zoning classification on the property:

At the time of permitting the existing self storage facility, the use of "miniwarehouse facility" was allowed via a conditional use process in the Commercial Highway zone. A conditional use was approved by the City of Ellensburg per project #P22-029 on 7/20/2022 to allow the development and vesting of the existing self storage facility. Since then, the City Of Ellensburg development code has changed and the allowed use of miniwarehouse facility via Conditional Use Process is no longer allowed as a conditional use in the C-H zone. The applicant desires to rezone the property from Commercial Highway to Industrial Light to more closely conform the existing use with current allowed uses. Miniwarehouse facility is currently an allowed use via Conditional Use Process in the Industrial Light zone.

B. The proposed rezone bears a substantial relationship to the public health, safety, morals, and general welfare:

Rezoning this parcel to Industrial Light will promote a safer, healthier, and more vibrant community. The parcel is served by City of Ellensburg infrastructure to enhance public health and safety. There are ample off-street parking spaces to accommodate a variety of commercial, retail and service opportunities.

The existing structures will conform to the Ellensburg City Code and will meet the goal of encouraging Industrial Light development as supported by the Comprehensive Plan without increasing an unexpected demand on utilities and services.

C. The proposed rezone is consistent with the comprehensive plan:

The proposed rezone to Industrial Light is consistent with the comprehensive plan. The comprehensive plan land use category of this parcel is "mixed business park" (see attached "Exhibit A"). According to the COE "Future Land Use-Zoning Conversion Table" (Exhibit B), Industrial Light (I-L) is an allowed zoning option in the Mixed Business Park future land use category.

The comprehensive plan outlines goals for sustainable development, efficient land use, and vibrant neighborhoods. Rezoning to Industrial Light aligns with these objectives by promoting consistent and compact growth patterns, maximizing land use efficiency, and facilitating convenient access to amenities and services for residents.

In addition, the site-specific rezone request is consistent with the goals, policies and programs of the current Comprehensive Plan:

- D. The proposed rezone to a particular zoning district shall be consistent with the development standard in the LDC for the zoning district

The proposed rezoning to Industrial Light adheres to the specific development standards outlined in the Land Development Code (LDC) of the zoning district. The applicant will ensure any future development complies with regulations regarding building heights, setbacks, lot coverage, and other relevant criteria, maintaining the character and quality of the area while accommodating Industrial Light development.

The proposed rezone shall be consistent with the development standards in the LDC for the Light Industrial.