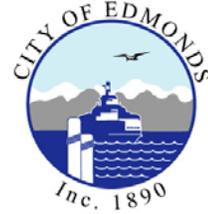


City of Edmonds Development Information



Rezone

A site specific rezone is a change in the zone district designation of a parcel(s) by amendment to the Official Zoning Map. Site specific rezone applications are subject to review by the Planning Board and the City Council as Type IV-B decisions and must satisfy the criteria found in Edmonds Community Development Code (ECDC) Chapter 20.40.

FEE: See Fee Sheet (Type IV-B Permit). *Note: Additional fees may apply.*

Criteria

At a minimum, the following factors will be considered in reviewing a proposed rezone:

1. Comprehensive Plan. Is the proposal consistent with the Edmonds Comprehensive Plan?
2. Zoning Ordinance. Is the proposal consistent with the purposes of the Zoning Ordinance and the purposes of the proposed zone district?
3. Surrounding Area. What is the relationship of the proposed zoning change to the existing land uses and zoning of surrounding and nearby property?
4. Change. Has there been sufficient change in the character of the immediate or surrounding area or in city policy to justify the rezone?
5. Suitability. Is the property economically and physically suitable for the uses allowed under the existing zoning and under the proposed zoning?
6. Value. What is the relative gain to the public health, safety and welfare (the public interest) compared to the potential increase or decrease in value to the property owners?

Application Procedure

1. Contact the Planning Division to discuss your rezone request and obtain necessary application materials.
2. Submit an application for a rezone. Your application must include:
 - a. Completed and signed land use application form.
 - b. A cover letter describing how the proposal satisfies the requirements of the Edmonds Community Development Code and Comprehensive Plan.
 - c. Map drawn to scale of the area involved, showing all property lines, dimensions, existing buildings and streets. Indicate north point and adjacent zoning.
 - d. Vicinity sketch of the area with subject property shaded in. Indicate north point and adjacent zoning.
 - e. Environmental Checklist and associated SEPA review fee (see Fee Sheet). Refer to Handout #P71 for additional information.

- f. Adjacent Property Owner (APO) list - Names and addresses of all property owners as shown on the records of the Snohomish County Assessor and street addresses of property within 300 feet of the boundaries of the proposed rezone site. Refer to Handout #P2 for additional information.
 - g. The applicant may submit letters and/or signatures in support of the rezone application from the owner(s) of the property(ies) included in the application.
3. A public hearing will be scheduled before the Planning Board on the proposed rezone once the application is considered complete. The Planning Board typically meets at 7:00 p.m. on the second and fourth Wednesdays of each month in the Council Chambers, Public Safety Complex, 250 5th Ave. N., Edmonds. You or your representative must be present at the hearing.
 4. The Planning Board will formulate a recommendation on the proposed rezone application.
 5. The City Council will consider the Planning Board's recommendation during its next available meeting. After a hearing, the City Council may approve, modify, conditionally approve, or deny the proposal or remand it to the Planning Board for further study.
 6. Upon final approval by the City Council, findings will be written as an ordinance.

Note: This information should not be used as a substitute for City codes and regulations. The Edmonds Community Development Code (ECDC) may be viewed at www.edmondswa.gov. The applicant is responsible for ensuring compliance with the fees and regulations that are applicable at the time of submittal. If you have a specific question about a certain aspect of your project, please contact the Planning Division at 121 Fifth Avenue North, (425) 771-0220. Please note that other local, state, and/or federal permits or approvals may be required.