



Application for Rezone (Reclassification of Property)

A Rezone is the means by which property owners may change the zoning of property to allow a new or different land use which conforms with the Mercer Island Comprehensive Plan. Zoning District change applications are reviewed by the Planning Commission at a public meeting. Following mailing of a notice to all residents within 300' of the property, publishing the notice in the local paper, and posting on-site if this is a site specific rezone, the Commission then makes a recommendation on the application to the City Council. The council holds a public hearing and makes the final decision on a rezone.

Filing Requirements

1. Filing Fee: see Development Application for fees
 2. Application Form
 3. Criteria Sheet
 4. Vicinity Map (8 ½" x 11")
 5. Legal description of the property to be rezoned
 6. Site Plan of property to be rezoned
(The City may require a survey of the site to verify the property boundaries.)
 7. SEPA Environmental Checklist
Fee: see Development Application for fees
-residential, single family use
-non-single family use
-Environmental Impact Statement
 8. Photographs are highly recommended.
 9. Other exhibits are optional.
- ♦ The City's decision on your request will be based on criteria contained in the Unified Land Development Code (MICC 19.15.020(G)). It is the applicant's responsibility to show the City that these criteria are satisfied. To assist you, a "criteria sheet" has been included. This sheet lists the criteria as questions for you to answer.
 - ♦ Twenty (20) conceptual **SITE PLANS** (AND BUILDING ELEVATIONS if applicable) showing the exact dimensions of the property to an appropriate engineer's scale (1"=50', etc.), all existing and proposed buildings or improvements and their setbacks, tree and ground cover, adjoining streets, watercourses, access points, fencing, and any other information that will illustrate your proposal may be included with the application. Plot plans should be done in ink or blue-lined on quality unruled paper.
 - ♦ One 8 ½ x 11 reduction of the site plan.
 - ♦ A completed Environmental Checklist is required. The checklist is available at Development Services Group counter.

When the above requirements are met, file the **APPLICATION, CRITERIA SHEET, PLOT PLANS, SEPA CHECKLIST, AND FILING FEE** with Development Services Group personnel at 9611 SE 36th Street, Mercer Island, WA. The application must be complete in every respect (ALL questions answered and ALL required materials submitted) before it can be received and scheduled for action. Copies of the Mercer Island Comprehensive Plan are available for purchase at City Hall.

CRITERIA FOR APPROVAL OF A REZONE
Chapter 19.15

Your answers to the following questions will be used in the decision on your application. Please respond fully to all of the following questions (attach extra sheets, if necessary):

- a. Explain how the proposed reclassification is consistent with the policies and provisions of the Mercer Island Comprehensive Plan.

- b. Explain how the proposed reclassification is consistent with the purpose of the Mercer Island Development Code as set forth in MICC 19.01.010.

- c. Explain how the proposed reclassification is an extension of an existing zone, or a logical transition between zone.

- d. Does the proposed reclassification constitute a "spot" zone? ___ Yes ___ No

- e. Explain how the proposed reclassification is compatible with surrounding zones and land uses.

- f. Explain how the proposed reclassification does not adversely affect public health, safety, and welfare.

NOTE: The purpose of the Mercer Island Unified Land Development Code 19.01.010 is as follows:

“The general purpose of this code is to protect and promote health, safety, and the general welfare through the regulation of development within the city of Mercer Island.

To that end, this code classifies the land within the city into various zones and establishes the use of land and nature of buildings within those zones; controls the form of plats and subdivisions; regulates the construction of commercial and residential structures; and protects critical and sensitive areas within the city.

The provisions of this code are designed to consider light, air and access; to conserve and protect natural beauty and other natural resources; to provide coordinated development; to avoid traffic congestion; to prevent overcrowding of land; to facilitate adequate provisions for transportation, water, sewage, schools, parks and other public requirements; and to encourage the use of solar energy practices.

This code is to be interpreted as a whole, in view of the purpose set out in this section.

If the general purpose of this development code conflicts with the specific purpose of any chapter of this development code, the specific purpose shall control.”