

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

2023 Annual Comprehensive Plan Amendments File No: 23-100434-UP, 23-104352-SE, & 23-100435-SE

The City of Federal Way's Planning Commission will conduct a public hearing on **Wednesday, October 4, 2023, at 5 p.m.** in the City Hall Council Chambers (33325 8th Avenue South, Federal Way, WA 98003). The Commission will hear testimony and provide a recommendation to the City Council on the proposed annual Comprehensive Plan amendments and City Center code amendments. The annual Comprehensive Plan amendments include 2 City-initiated amendments: 1) Rezone/Redesignation of the north side of 320th Street S, east of I-5, and 2) City Center Goals and Policies update and related development regulation code amendments.



	PARCEL ID	SIZE / ACRES		PARCEL ID	SIZE / ACRES		PARCEL ID	SIZE / ACRES
A	5515600091	0.72	E	5515600015	2.57	I	5515600030	2.71
B	5515600090	1.25	F	5515600020	2.57	J	5515600035	1.61
C	5515600005	2.41	G	5515600026	1.29	TOTAL ACRES		19.05
D	5515600010	2.57	H	5515600025	1.35			

The proposed 320th Street S amendment seeks to redesignate and rezone the properties shown from Multi-family and RM 2400 to Commercial Enterprise.

The proposed amendment for the City Center includes amended Comprehensive Plan Goals and Policies, as well as implementing changes to development regulations. Changes to the Goals and Policies focus on aligning current downtown planning efforts with the existing Goals and Policies. Changes to Title 19 of the Federal Way Revised Code include:

- Changing from maximum building heights to maximum densities & intensities
- Including minimum development intensities and densities as well as maximums
- Adding requirements for structured parking
- Prohibiting drive throughs
- Revising Notes in Use Table in CC-C & CC-F for Spas
- Creating a Downtown overlay
- Map Changes

The official file for this proposal is available for public review at the Community Development Department (address above). A staff report will be available on September 27, 2023. Any person may submit written comments to the Planning Commission prior to the hearing, present written comments to the commission during the hearing, and/or may appear at the hearing to provide verbal testimony.

For additional information please contact Keith Niven, Community Development Director, at 253-835-2612 or keith.niven@cityoffederalway.com.

Notice Date: September 15, 2023

Published in the *Federal Way Mirror* on September 15, 2023