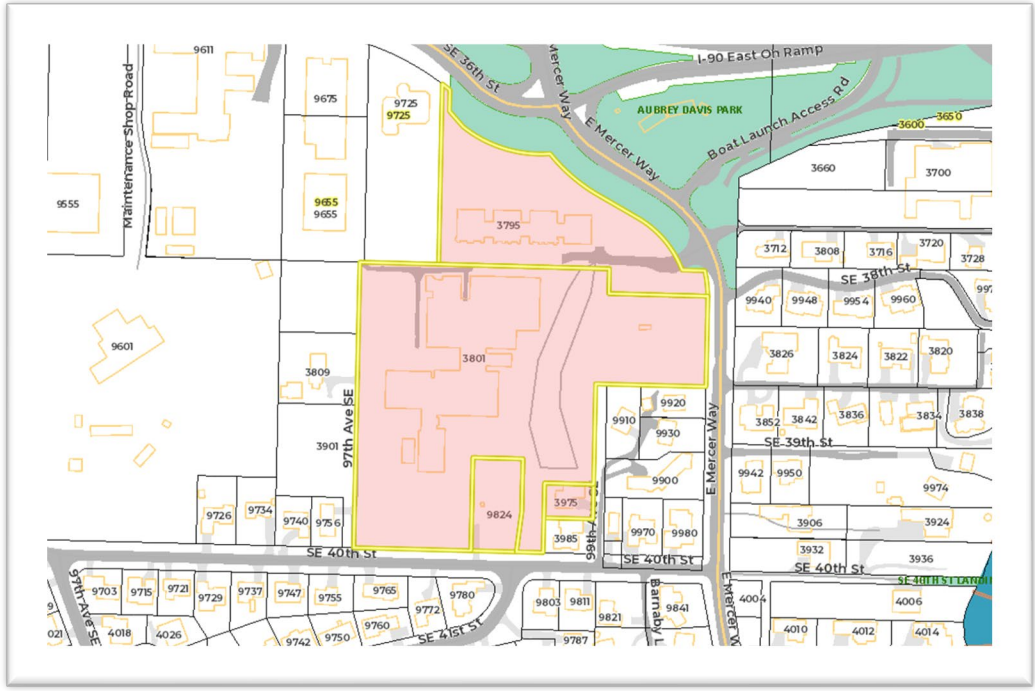
# RZN25-002: Rezone of Four SJCC Properties



October 19, 2026
Hearing Examiner – Public Hearing
Molly McGuire, Interim Principal Planner

# Purpose

Hold the Public Hearing and obtain the Hearing Examiner's recommendation to the City Council on the proposed amendment Appendix D MICC to rezone parcels 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential (R-8.4 & R-9.6) to Commercial Office (C-O).




*The Hearing Examiner can recommend to approve, deny, or remand the application back to the Applicant.*

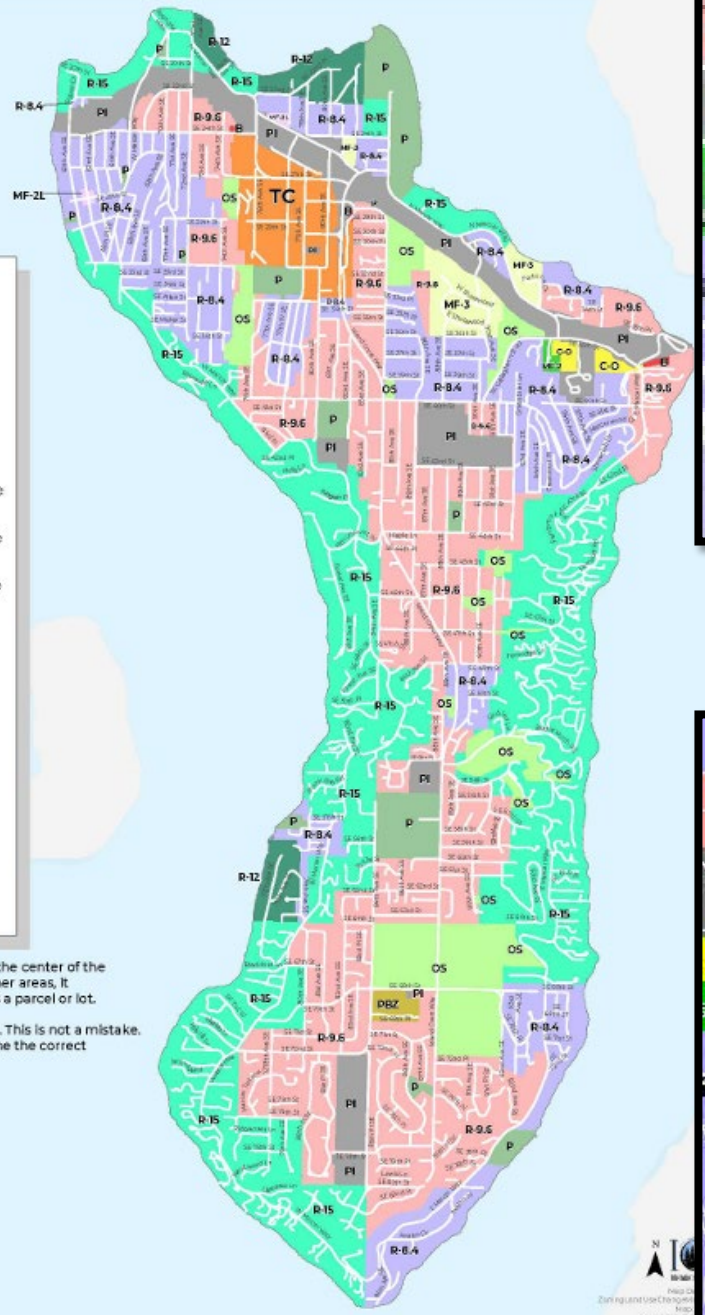
# Background

- **December 5, 2023:** City Council adopted Resolution No. 1657 adding the SJCC CPA and Rezone proposals to the 2024 Annual Docket.
- **December 11, 2025:** SJCC submitted applications for a Comprehensive Plan Amendment (CPA25-002), Rezone (RZN25-002) and SEPA Review for a Non-Project Action (SEP25-021).
- **June 22, 2026:** SEPA Determination of Nonsignificance Issued.

# Process Overview

1. Planning Commission Recommendation for CPA25-002 received August 5, 2026
2. City Council First Reading of CPA25-002 completed September 1, 2026
3. Hearing Examiner Recommendation for RZN25-002 scheduled for October 19, 2026
4. City Council First Reading of RZN25-002 scheduled for November 17, 2026
5. City Council Second Reading of CPA25-002 and RZN25-002 scheduled for December 1, 2026

# CITY OF MERCER ISLAND ZONING MAP

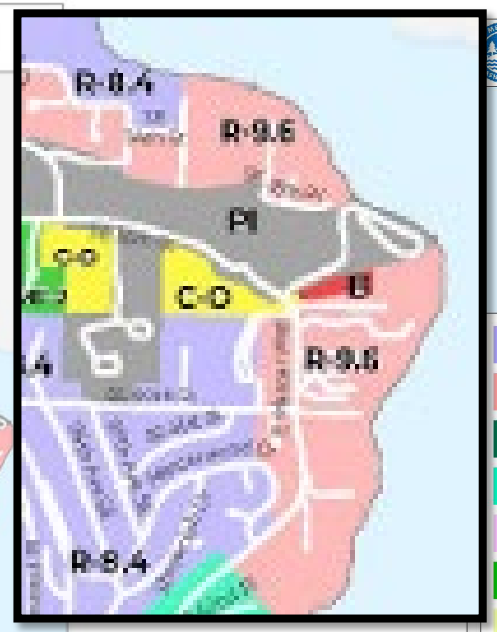



- R-8.4 Residential 8,400 sq. ft. lot
- R-9.6 Residential 9,600 sq. ft. lot
- R-12 Residential 12,000 sq. ft. lot
- R-15 Residential 15,000 sq. ft. lot
- MF-2L Multi-Family, Limited Maximum density 26 units/acre
- MF-2 Multi-Family Maximum density 38 units/acre
- MF-3 Multi-Family Maximum density 26 units/acre
- B Business
- PBZ Planned Business Zone
- C-O Commercial Offices
- PI Public Institution
- P Parks
- OS Open Space
- TC Town Center

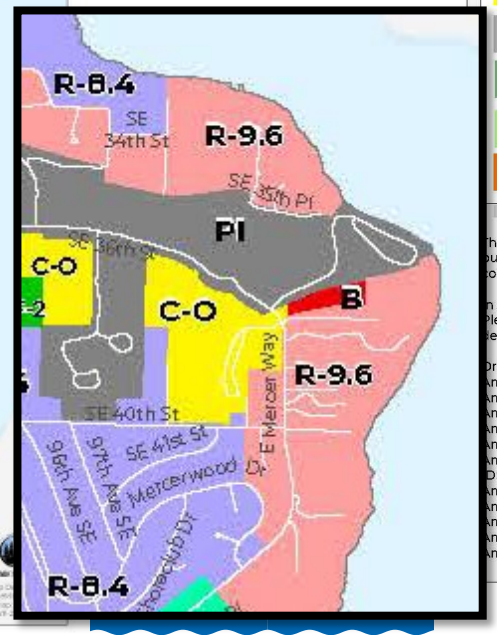
The zone boundaries generally coincide with the center of the public right of way and plat boundaries. In other areas, it coincides with lot-lines. In a few cases, it splits a parcel or lot.

In some areas, parcels are split into two zones. This is not a mistake. Please consult with a City planner to determine the correct designation for your property.

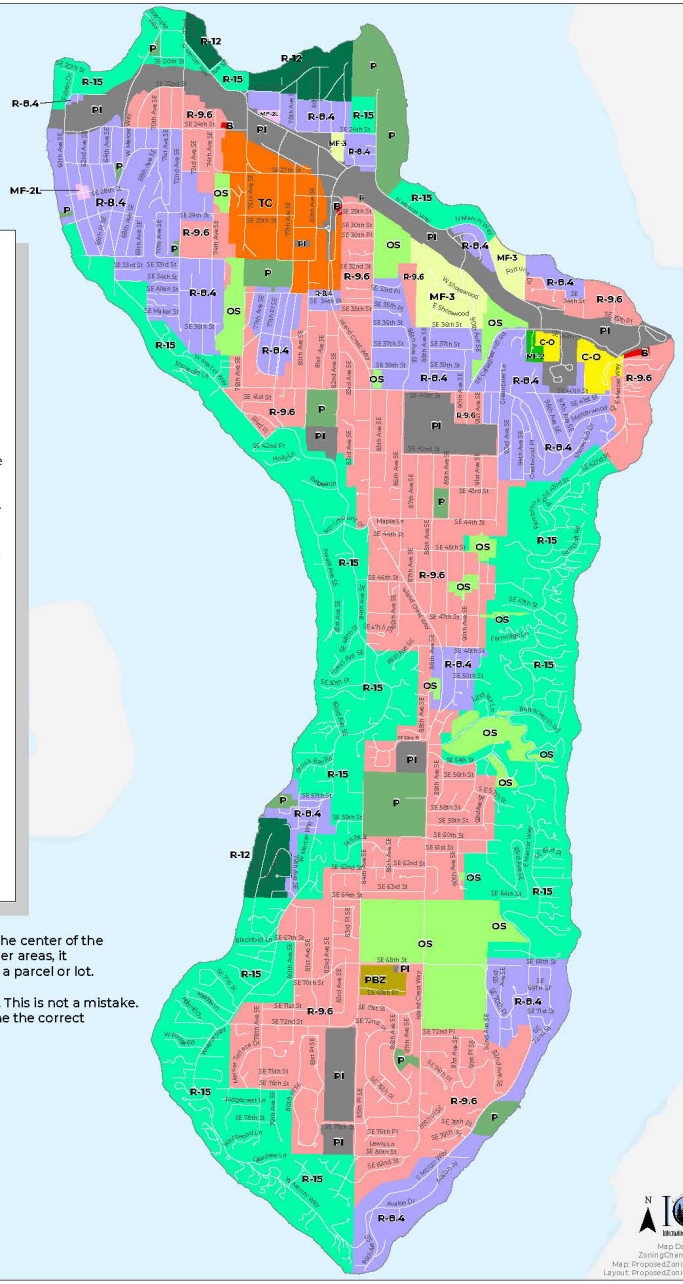
Original map Adopted: Ord 99C-13
Amended: Ord 00C-06
Amended: Ord 05C-13
Amended: Ord 13C-02
Amended: Ord 14C-07
Amended: Ord 14C-10
Amended: DR16-01
DSG Director's Memo, dated 06/10/2016
Amended: Ord 17C-24
Amended: Ord 18C-14
Amended: Ord 24C-15
Amended: Ord 25C-16




EXISTING
PROPOSED




# PROPOSED ZONING MAP RZN25-002




- R-8.4 Residential 8,400 sq. ft. lot
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# Rezone Criteria for Approval

The Hearing Examiner must determine whether the proposed rezone meets the criteria for approval in MICC 19.15.240(C). Staff Analyses and a Recommendation for Approval are included in the Staff Report (Exhibit 01).

# (C)(1)

The proposed reclassification is consistent with the policies and provisions of the Mercer Island comprehensive plan;

# (C)(2)

The proposed reclassification is consistent with the purpose of the Mercer Island development code as set forth in MICC 19.01.010;

# (C)(3)

The proposed reclassification is an extension of an existing zone, or a logical transition between zones;

# (C)(4)

The proposed reclassification does not constitute an illegal site-specific rezone;

# (C)(5)

The proposed reclassification is compatible with surrounding zones and land uses;

# (C)(6)

The proposed reclassification does not adversely affect public health, safety and welfare; and

# (C)(7)

If a comprehensive plan amendment is required in order to satisfy subsection (C)(1) of this section, approval of the comprehensive plan amendment is required prior to or concurrent with the granting of an approval of the rezone.

# Recommended Action

Staff recommend that the Hearing Examiner adopt the findings in the Staff Report in Exhibit 01 and recommend approval of the proposed Reclassification of Properties (Rezone) under City File Number RZN25-002 to reclassify King County Parcel Nos. 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential (R-8.4 & R-9.6) to Commercial Office (C-O) within Appendix D, Zoning Map, MICC (Exhibit 14) to the City Council.

# Questions?