



CITY OF BLACK DIAMOND

Community Development Dept.

24301 Roberts Drive / PO Box 599
Black Diamond, WA 98010
(360) 851-4567

REZONE CHECKLIST

ABOUT REZONES:

A rezone, or reclassification, of property is a mechanism through which the city can ensure that development occurs consistent with the comprehensive plan. It also recognizes that conditions applicable to individual properties may change over time in response to new or differing land use needs or practices, or new land use policies.

REVIEW PROCESS:

Site specific rezones are a Type 4 – quasi-judicial decision. The process includes staff forwarding a recommendation to the hearing examiner regarding whether the proposal is consistent with applicable regulations and policies and whether the proposal should be approved, approved with modifications or conditions, or denied. The hearing examiner holds an open record public hearing and reviews the proposal and staff recommendation and issues a recommendation with findings, conclusions, and conditions to the City Council. The final decision is then made following a closed record hearing by the City Council.

The criteria, per BDMC 18.12.020, that must be met by rezone applications includes:

1. The proposal is consistent with the goals and policies of the comprehensive plan, and with the future land use map;
2. The subject property is suitable for development in conformance with the standards applicable to the requested zoning designation;
3. The proposal will not be materially detrimental to properties in the immediate vicinity or the community based on the range of uses allowed in the proposed zoning classification;
4. Adequate services and facilities, including transportation facilities, will be available to serve the range of uses permitted in the proposed zoning classification;
5. The proposed reclassification is warranted because of a change in circumstances, or because of a demonstrated need for additional land within the proposed zoning classification;
6. The reclassification does not reflect special treatment of the subject property; and
7. The reclassification will promote the general health, safety and welfare of the community.

Code References

Zoning reclassification (rezone)
BDMC 18.12.020

Resources

King County iMap
Black Diamond Zoning Map
Black Diamond FLUM

Questions?

Planning Division
Permit Status

City of Black Diamond

24031 Roberts Drive
PO Box 599
Black Diamond, WA 98010
www.blackdiamondwa.gov



SUBMITTAL REQUIREMENTS

1. ☐ Completed, signed Master Application – Planning Division form
2. ☐ A written narrative that includes:
 - a. A description of the proposed rezone and any associated development proposals, if applicable.
 - b. A response to each of the criteria stated above (found in BDMC 18.12.020)
3. ☐ A completed SEPA environmental checklist including the supplement sheet for non-project actions, if required
4. ☐ Vicinity Map
5. ☐ Map that includes the following:
 - a. All parcels and parcel numbers included in the proposed rezone.
 - b. The area of each parcel proposed for rezone.
 - c. The existing and proposed zone and existing Future Land Use Map designation.
 - d. All natural features including, but not limited to wetlands, steep slopes, and streams.
 - e. Existing public and private roads; existing structures, if any.
6. ☐ Both a general and legal descriptions of the affected properties.
7. ☐ Transportation capacity evaluation (per BDMC 11.11.070)
 - a. *Only applicable if the proposal would increase the intensity or density of permitted development*
8. ☐ Any additional information that supports your request.