

Coupeville 2045 Comprehensive Plan

Future Land Use Designation Map Alternatives – Key to Changes

Alternative 1

- 1A – Old map splits these parcels between Town Commercial and High Density Residential. Split designations are resolved by making each a single designation consistent with their existing land uses.
- 1B – Old map splits this parcel between Town Commercial and High Density Residential. Split designation is resolved by making the parcel High Density Residential, consistent with existing land use.

Alternative 2

- 2A – Town proposal to increase local housing options on mostly vacant land consistent with community survey results for focusing future growth in this area; zoning will remain Rural Reserve until sewer service is extended
- 2B – Religiously-owned properties changed from residential to civic for consistency with underlying land use or property ownership
- 2C – Property owner requests for changes and consistency with underlying land uses and Town proposals to create consistency in commercial designations along Main Street
- 2D – Property owner requests for changes and Town proposals to create consistency with surrounding land use designations
- 2E – MOA designation removed and lands are designated for consistency with underlying land uses. The new Parks area is owned by Town or has conservation easements, the new Civic area is owned by Island County for future office space, the new Medium Density Residential area is consistent with existing and planned residential developments, and the new High Density Residential development area is consistent with existing residential development a property owner request.

Alternative 3

- 3A – Town proposal to increase housing options on mostly vacant land consistent with community survey results for focusing future growth in this area; zoning will remain Rural Reserve until sewer service is extended. Area is larger than Alternative 2.
- 3B – Churches changed from residential to civic for consistency with underlying land use
- 3C – Property owner requests for changes and consistency with underlying land uses and Town proposals to create consistency in commercial designations along Main Street
- 3D – Property owner requests for changes and/or Town proposals to create consistency with surrounding land use designations
- 3E – MOA designation removed and lands are designated for consistency with underlying land uses. The new Parks area is owned by Town or has conservation easements, the new Civic area is owned by Island County for future office space, the new Medium Density Residential area is consistent with existing and planned residential developments, and the new High Density Residential development area is consistent with existing residential development a property owner request.
- 3F – Town proposal to increase housing options in this area on mostly vacant land. Other Low Density Residential designations on the southern border are proposed to remain to provide a buffer and protect historic structures.