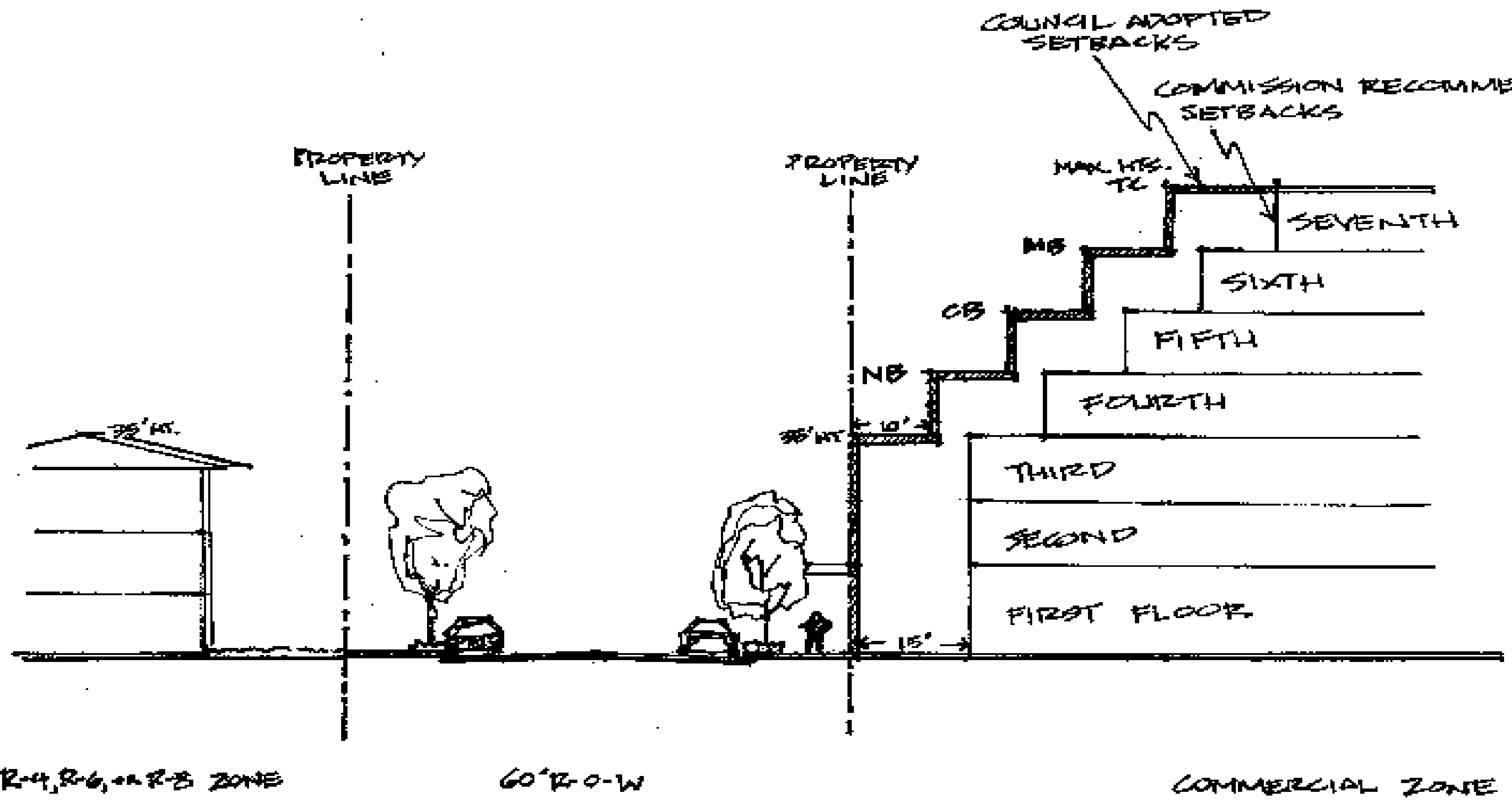


City Council Reconsideration

In Transition Areas, what should the commercial zone development, front setback be when across R-o-W from R-4, 6, or 8 zoning?



COMPARISON OF P.C. RECOMMENDATIONS + C.C. ADOPTION



ATTACHMENT A

Remand Process

- Remanded Issue to the Planning Commission April 22, 2103.
- Planning Commission studied issue September 5 and held public hearing October 3.
- PC Recommendation to adopt 15-foot setback.



Analysis

- Survey - 85 affected single family properties
- Citizen Concerns - Incompatible land uses and view of building bulk.
- Effect of Setbacks - development potential, pedestrian activity, view from neighborhood
- Other Cities – None have transition area requirements across R-o-W.



Zoning 2013

Shown amendments through
March 29, 2013.

- Zoning**
- TC-1 to TC-4; Town Center
 - MB; Mixed Business
 - CB; Community Business
 - NB; Neighborhood Business
 - PA 3; Planned Area 3
 - C; Campus
 - CZ; Contract Zone
 - R-48; Residential, 48 units
 - R-24; Residential, 24 units
 - R-18; Residential, 18 units
 - R-12; Residential, 12 units
 - R-8; Residential, 8 units/acre
 - R-6; Residential, 6 units/acre
 - R-4; Residential, 4 units/acre

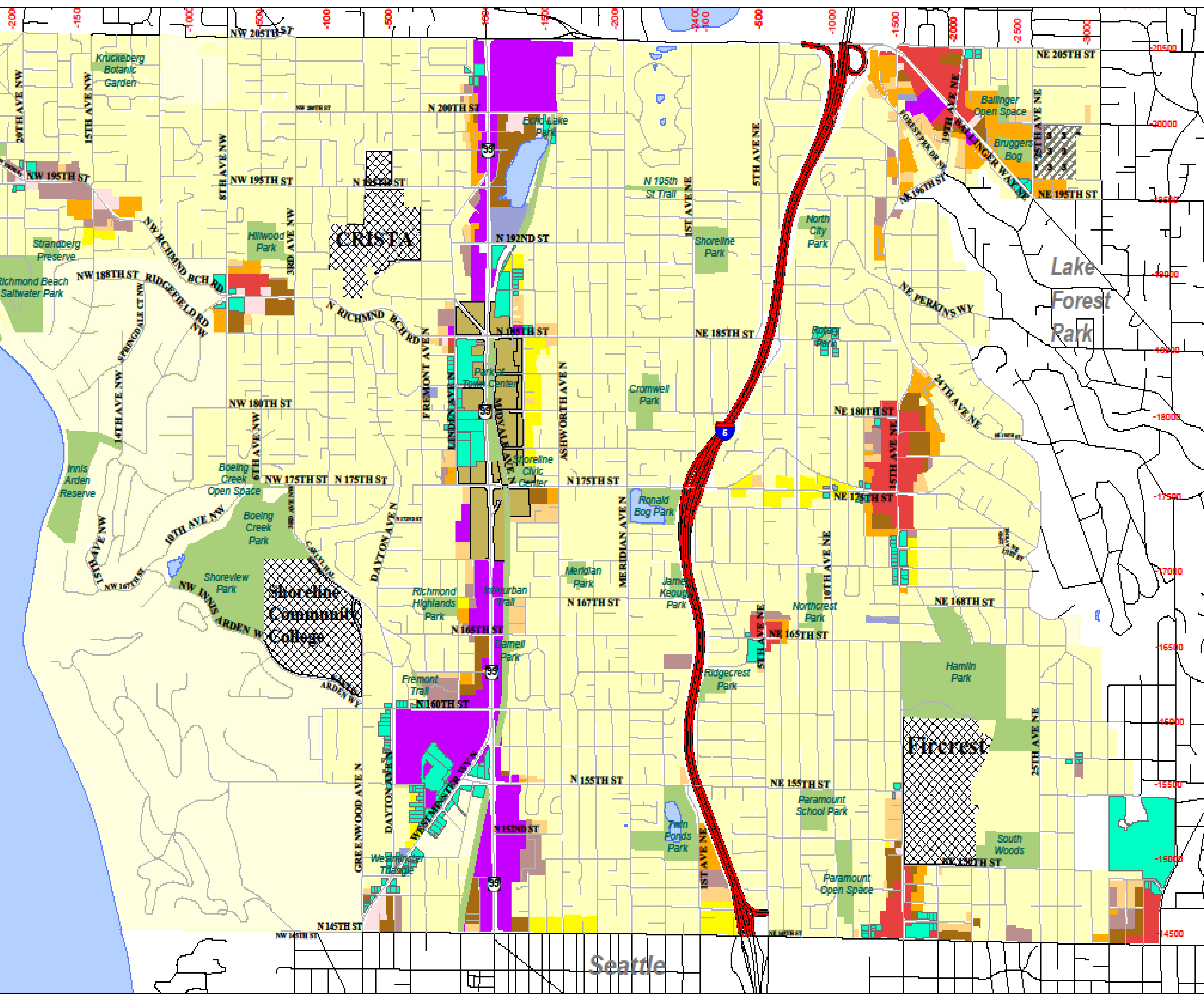
- Other Map Features**
- MailingLabels_Sep



No warranties of accuracy, fitness, or merchantability accompany this product.



User Name: hdelacruz Date: 9/11/12



Seattle

Alternative

- 15-foot building front, setbacks when the R-o-W between commercial zones and single family zones are 60 feet or less in width.
- Reduce 15-foot setbacks building front, setbacks when the R-o-W is greater than 60 feet in width.
- Reduction is 1-foot for every 1-foot of additional R-o-W down to property line.
- Upper floor stepbacks move with change in setback.

Staff Recommendation

- Prepare ordinance to amend the Development Code for adoption on January 6, 2014.

or

- Maintain the existing 0-foot setback as adopted by Ordinance No. 654.







