

Horizon View Homes Rezone

City Council Study Meeting July 11,
2016



Application

The applicant requests a rezone from Residential 12 units per acre (R-12) to Residential 24 units per acre (R-24) for the purpose of constructing six townhomes.



Type C – Quasi-Judicial Application

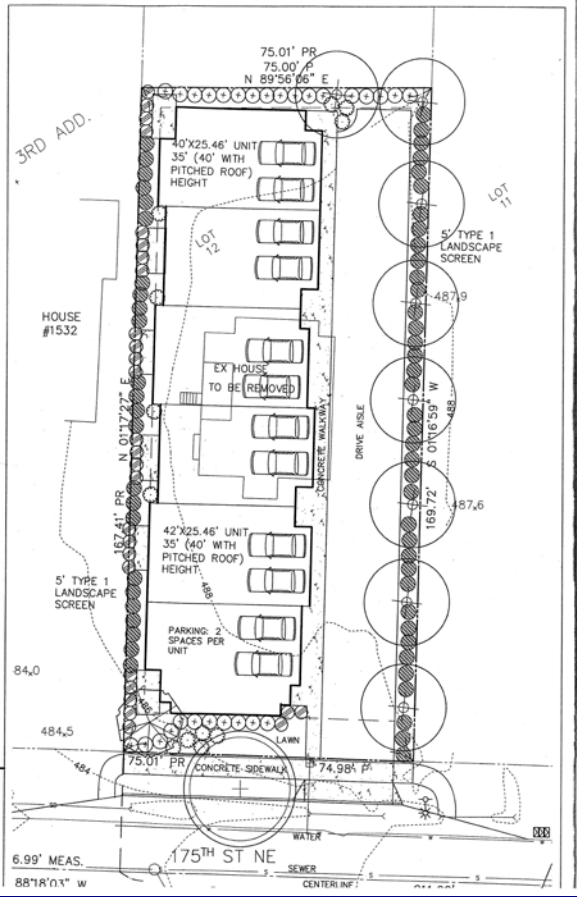
- The public hearing was held by the Hearing Examiner which created the record for the basis of a recommendation to the City Council
- Council cannot hear any additional public comment on this item and should not have external discussion regarding this request with members of the public

Project Description

The applicant's plans show 6 attached townhomes oriented to the west side of the property with a common drive aisle on the eastern portion of the site. Landscape buffers are shown on the east, north, and west sides of the parcel.



Site Plan 1540 NE 175th Street

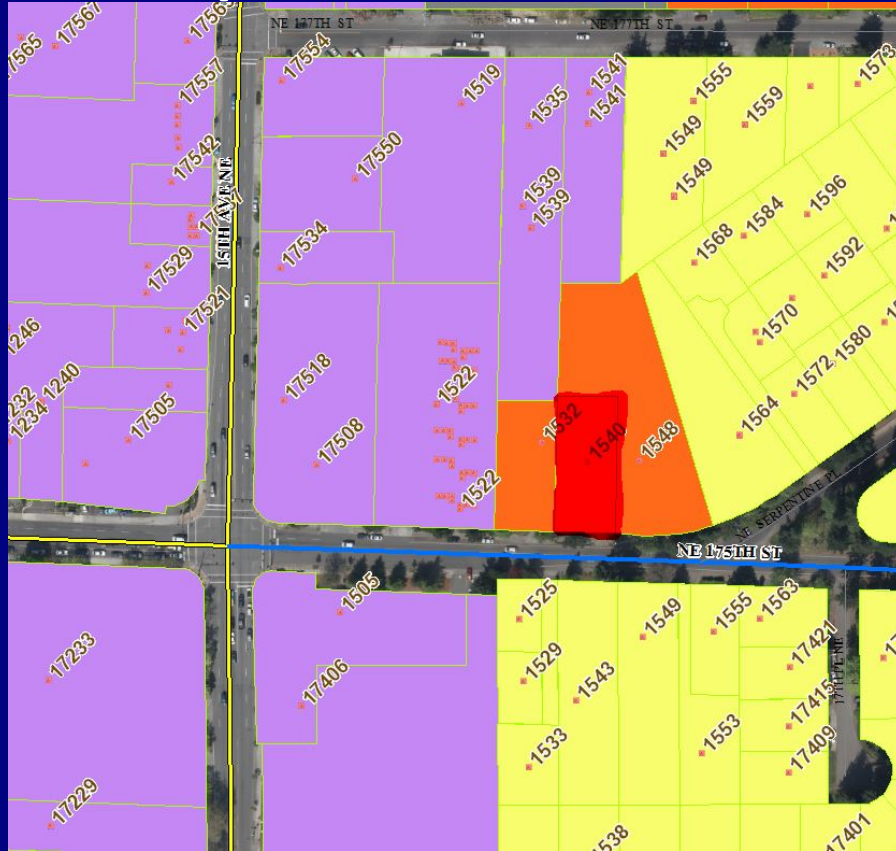


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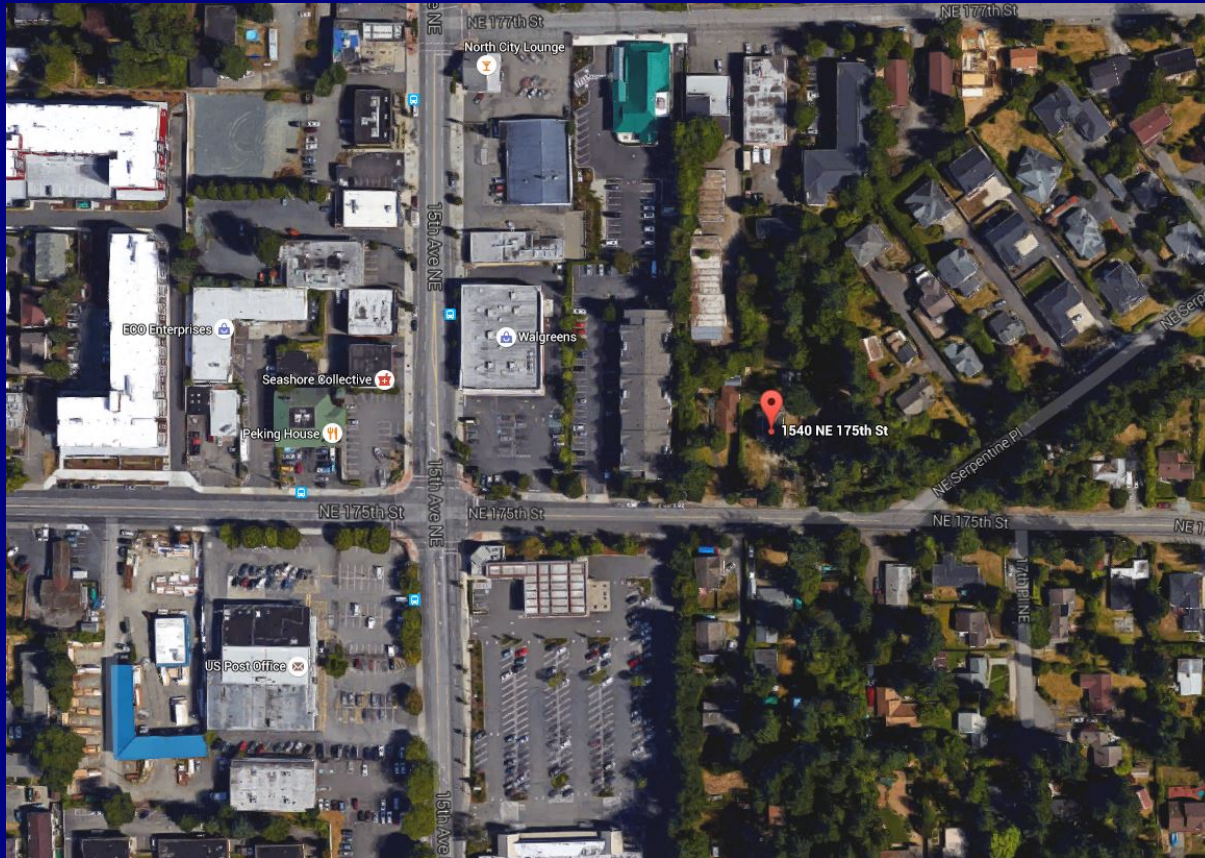
Zoning



Comprehensive Plan



Vicinity Map



Decision Criteria

Decision criterion that the Council must examine for a rezone is set forth in SMC 20.30.320(B).

The City may approve, or approve with modifications an application for a rezone of property if:



1. The rezone is consistent with the Comprehensive Plan

The Comprehensive Plan designation of the site is High Density Residential. The R-24 Zone is an implementing zone for the High Density Residential designation.



2. The rezone will not adversely affect the public health, safety or general welfare.

The rezone will not adversely affect the public health, safety or general welfare since the applicant is not introducing a use that cannot already be developed on the site.



3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan.

The rezone is warranted in order to achieve consistency with the Comprehensive Plan.



4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

All new development must comply with building, stormwater, and engineering codes.



5. The rezone has merit and value for the community.

The proposed rezone and subsequent development of townhomes has merit and value for the community.



Recommendation

- The Hearing Examiner and Staff recommends approval of Rezone Application #202135
- Council has the option to approve, deny, approve w/ conditions or suggest an alternative zoning category

Next Steps

Ordinance 748 is scheduled for the July 25
Council meeting.



Questions?



Site

