

Rezone Application PLN18-0019

Council Meeting
October 1, 2018



Application/Project Description

- The applicant requests a rezone of two (2) parcels from Residential 48 units per acre (R-48) to Mixed Business (MB).
- No redevelopment is proposed as part of this application.

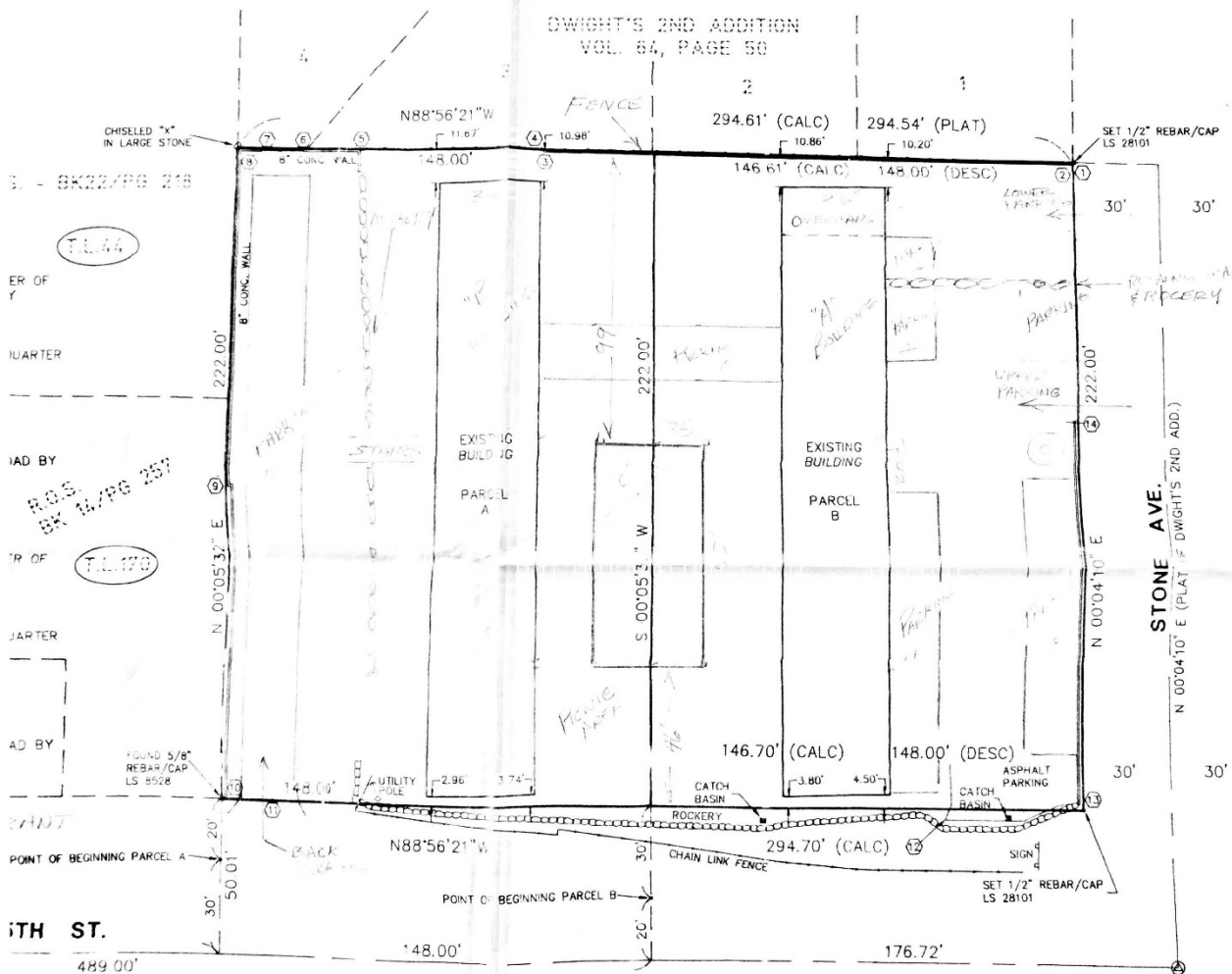
Site



1. SEE PLAT OF DWIGHT'S 2ND ADDITION VOL. 64, PAGE 50 FOR THE GENERAL LOCATION OF THIS PLAT LINE.
 2. 16N, R.4E, W.M. PER K.C.A.C. SECTION 8 DIVISION SHEET.

3. NO EASEMENTS, EXCEPTIONS OR RESERVATIONS, IF ANY, WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

DWIGHT'S 2ND ADDITION
 VOL. 64, PAGE 50

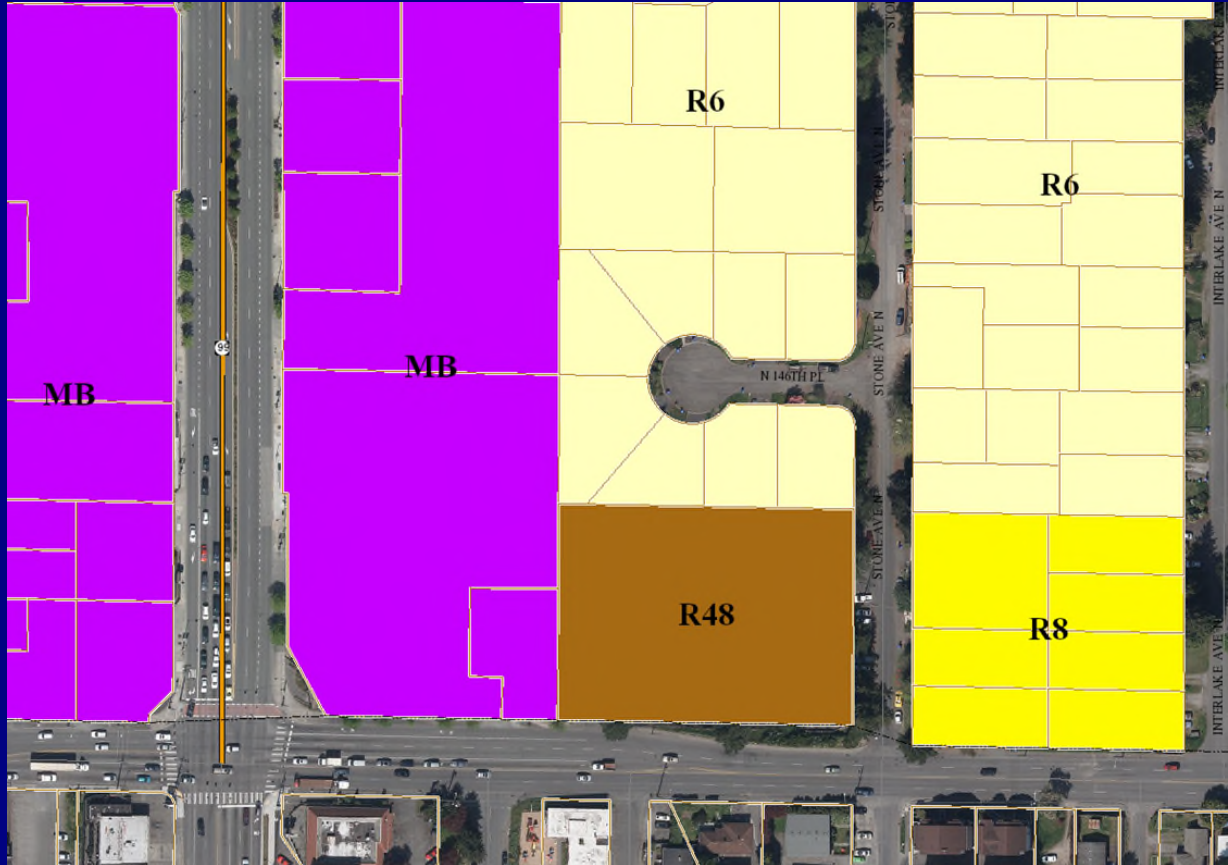


RBC
 NOV
 P

Vicinity

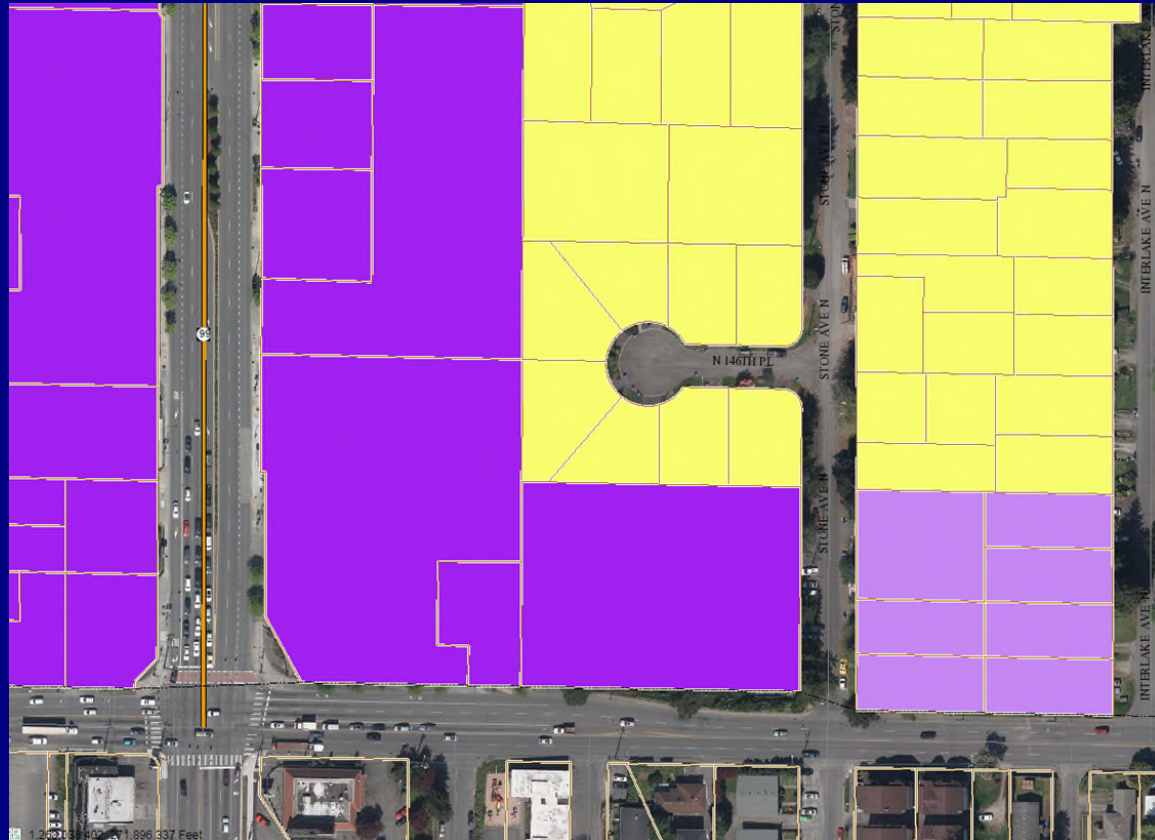


Zoning Designation

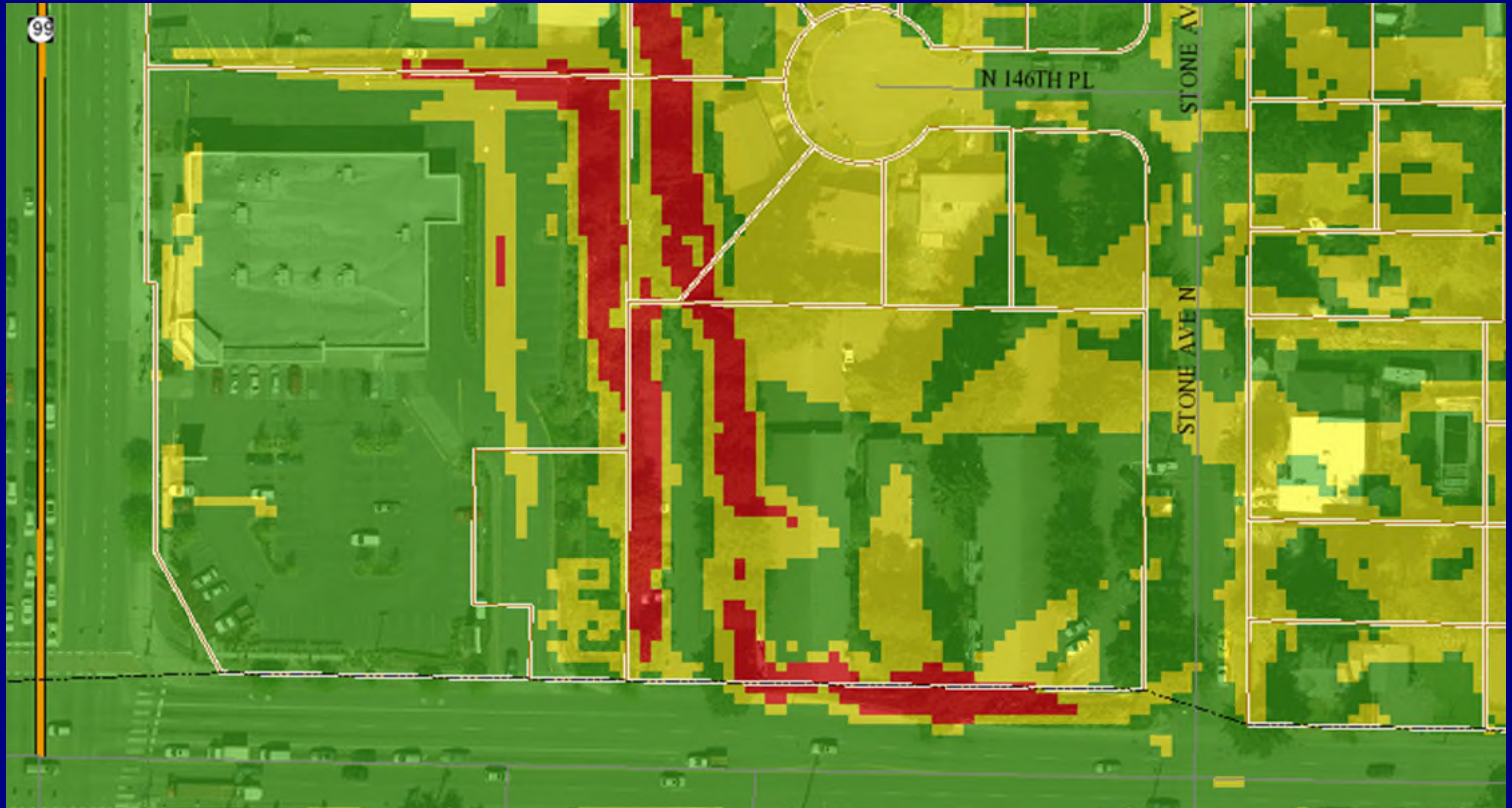


Comprehensive Plan Designation

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institution/Campus
- Planned Area 3
- Mixed Use 2
- Mixed Use 1



Critical Areas Map



Percent Slope

Percent Slope, 2001

- 0 - 15
- 15.1 - 40
- > 40

Process History

- Neighborhood Meeting: June 2, 2018
- Complete Application Submitted: June 25
- Notice of Application: July 2
- Determination of Nonsignificance: July 19
- Public Hearing: August 15
- Hearing Examiner Recommendation:
August 28



Decision Criteria

- Decision criterion that the Hearing Examiner 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

LU9: The Mixed-Use 1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.



1. The rezone is consistent with the Comprehensive Plan

- Site location is near intersection of two transit corridors.
- Multiple Land Use, Community Design, Housing, and Natural Environment Goals and Policies support need for additional housing choice and mix of uses to support neighborhood-serving businesses and transit service.



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

- Redevelopment would comply with current standards, including improved energy performance and storm-water requirements.
- Frontage improvements could implement updated 145th Street corridor design before City is able to devote capital project resources.

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

- Current zoning (R-48) is not consistent with Mixed Use 1 designation, proposed zoning would achieve consistency.
 - R-48 is an implementing zone for High Density Residential Comp. Plan designation
 - Mixed Business is the implementing zone for MU1



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

- Redevelopment that complies with current building, energy, and development codes and housing market trends would be unlikely to reduce value of neighboring properties.
- Redevelopment would support regional and local investment.

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

- The potential for additional housing options near transit and retail, which complies with updated codes, upgrades sidewalks, and pays impact fees has merit and value for the surrounding neighborhood and the greater Shoreline community.



Council Questions

- Will the proposed rezone drive up cost of property taxes and therefore of rent?
- According to the Applicant- No. They do not use the value as raw land to calculate rent, prices are driven by housing market and availability of units.

Council Questions

- What is the allowed maximum height difference between R-48 and MB?

	R-48	MB
Height	35 ft. (40 w/ pitched roof)	70 ft.
Front Setback ⁽⁵⁾	22 ft. off of 145 th Street	22 ft. off of 145 th Street
Side and Rear Setbacks (to R-6)	5-15 ft.	20 ft.
Hardscape	90% (70% Building Coverage)	95%

Council Questions

- How will the site be accessed?



Recommendation

Staff recommends approval of Rezone Application PLN18-0019.



Next Steps

- Council Action- Potential Adoption of Ordinance No. 838: October 15, 2018

