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Point Wells Development Regulations

City Council Public Hearing November 9, 2020





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- Approx. 61 acres
- Industrial use
- One access in/out
- BNSF rail line

Source: East, Macken, Greenlee, and Nelson Geographers, CO2023/04/15 15:01:27, 18808, AeroGEO, WA, and the 618 User Community

Why Now?

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- Settlement and Interlocal Agreement (ILA)
 - Alignment on key issues
 - Joint work group
 - Timeline for proposed amendments

**Comprehensive
Plan**

**Subarea
Plan**

**Dev.
Regs.**

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Point Wells Future Service and Annexation Area: Zoning



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- Zoning designated to “Planned Area 4”
- Effective if annexed

Development Regulations

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NEW:

- Land uses
- Open space
- Dev. Agreement
- Coordination

EXISTING:

- Parking
- Landscaping
- Green building
- Design standards
- Signs
- Tree preservation

Transportation

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- Transportation impact analysis
- Richmond Beach Dr/Richmond Beach Rd Corridor restrictions:
 - 4,000 ADT limit
 - LOS D
 - 0.9 V/C
- 250 ADT max. until secondary access through Woodway
- Conceptual street cross sections

Dimensional Standards

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- Minimize bulk and scale:
 - Max. density of 44 units per *net* acre
 - Bldgs. 60 units max.
 - 10,000 sq. ft. max. footprint

Puget Sound

Height

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- 45' W of rail
 - 75' max. with view analysis
- 35' E of rail
 - Cannot exceed



Recommendation

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- Direction on staff proposed revisions
- Hold first public hearing on pre-annexation zoning