



Public Hearing for Sunset North Lot 10 Rezone

File # 18-127169-LQ

June 3, 2021

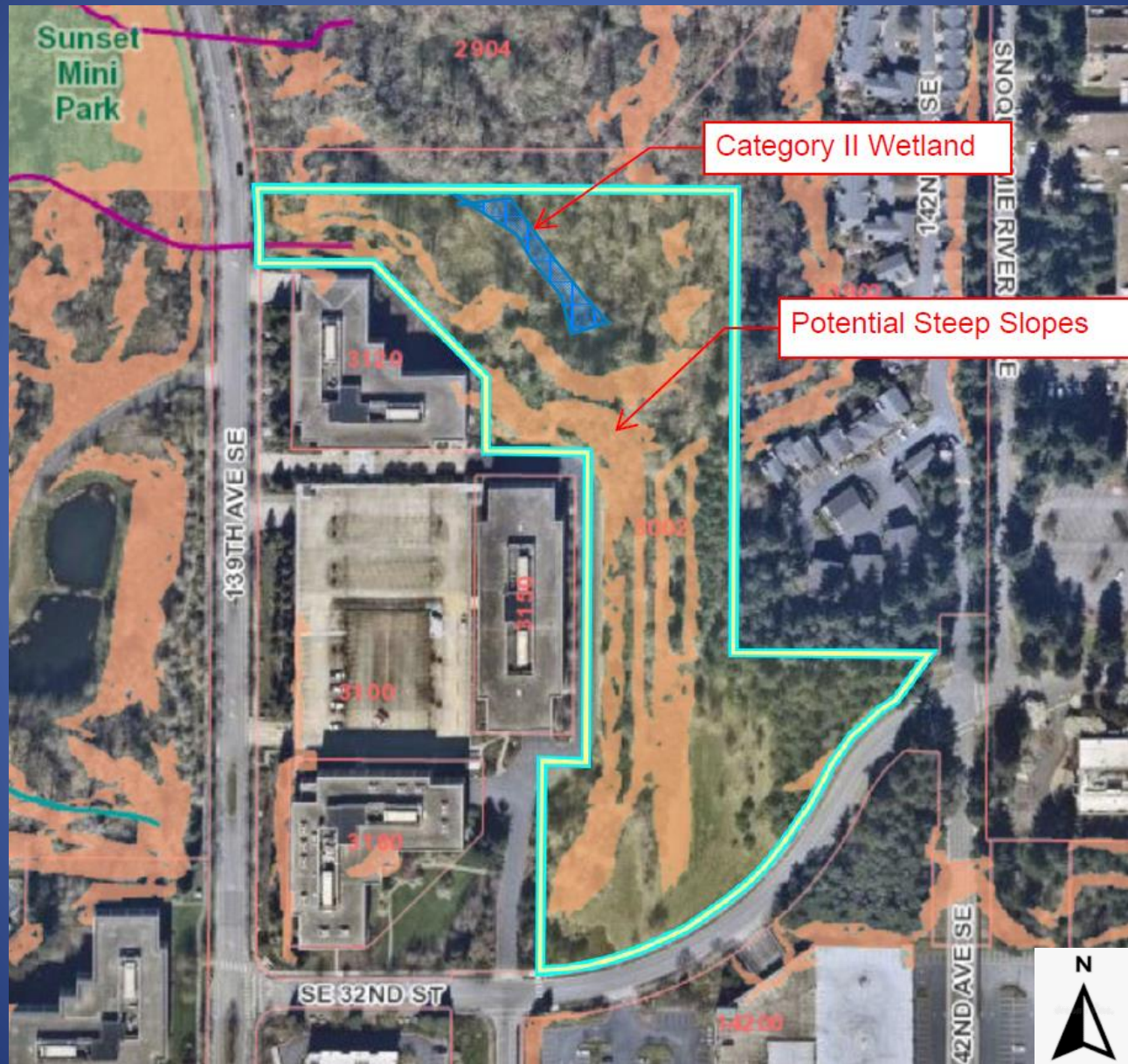
GENERAL INFORMATION

- Rezone from Office Limited Business (OLB) to Eastgate Transit Oriented Development (EG-TOD); and clarification and/or modification regarding the applicability of Concomitant Zoning Agreements associated with the Property.
- SEPA – Current proposal is within the same scope as the previously approved Comprehensive Plan Amendment (CPA) and is relying upon the final SEPA Threshold DNS issued on February 12, 2015, consistent with WAC 197-11-600(4)(a)

VICINITY MAP



SITE DESCRIPTION



PUBLIC COMMENT

- Notice of the application: December 13, 2018
- Public Meeting: January 15, 2019
- All comments and responses from the applicant and staff to the comments can be found in the project file.
- Comments submitted concerned transportation impacts related to the construction of future development and concern with existing traffic conditions. A discussion of the most common comments and responses can be found in the staff report on page 7.

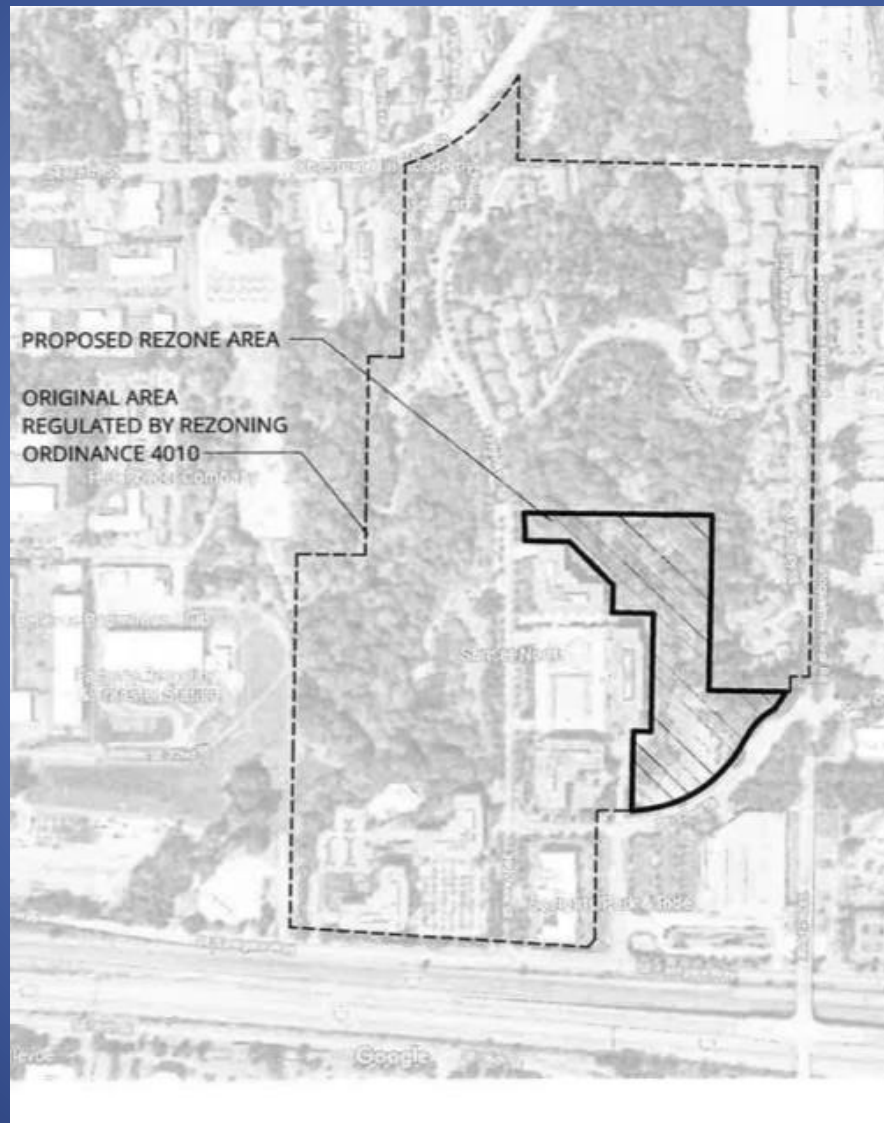
ZONING AND LAND USE

- See pages 5-6 for a discussion of the dimensional requirements of the OLB, and EG-TOD zoning districts.
- The differences in dimensional standards and allowed uses between OLB and EG-TOD are lessened by the application of transition area design requirements and conditions agreed to by applicant.
- Note, this rezone does not approve any design and construction of proposed development.

DECISION CRITERIA

- The rezone is consistent with the Comprehensive Plan; and
- The rezone bears a substantial relation to the public health, safety, or welfare; and
- The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and
- The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and
- The rezone has merit and value of the community as a whole

CONCOMITANT AGREEMENTS



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- The applicant proposes to amend, clarify, and/or modify certain provisions in the Concomitant Zoning Agreements (CZAs) associated with the Property (7.2 acres) as allowed as part of the Rezone process. LUC 20.30A.120.
- Ordinance 4010, rezoned an 82.36-acre area in the Eastgate area, including the Property.
- CZA 14633, dated June 6, 1989, was included as an attachment to Ordinance 4010. The CZA was subsequently amended on June 29, 1993, by CZA 19271 and November 11, 1995, by CZA 22416.
- The applicant seeks clarification and/or modification to several CZA conditions for the Property. However, the CZA conditions will remain in place and in force for other properties located within the 82.36-acre area. The applicable conditions of the CZA's, proposed modifications, and staff recommendations are discussed in the staff report pages 13-24.

RECOMMENDED CONDITIONS

Staff recommends the Hearing Examiner approve the proposed rezone with conditions.

Recommended conditions of approval are listed in the Staff Report on page 25.

Conditions of approval include:

- Authority of Rezone
- Application of Concomitants 1, 16, and 18.

Note, this rezone does not approve any design and construction of proposed development.

PROCESS

- The proposal is a site-specific rezone following the Process III framework for decision.
- Process III decisions are quasi-judicial decisions made by the City Council.
- Staff is here to answer questions regarding the land use process.



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