

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	September 21, 2020	
<b>Name of Agenda Item:</b>	Ord 1608 - Rezone of Lions Gate Property (Site Specific Rezone #20-01)	
<b>Section of Agenda:</b>	New Business	
<b>Department:</b>	Planning Department	
<b>Council Committee Review:</b>		<b>Legal Review:</b>
<input type="checkbox"/> Community Development		<input type="checkbox"/> Yes - Reviewed
<input type="checkbox"/> Finance		<input type="checkbox"/> No - Not Reviewed
<input type="checkbox"/> Parks		<input checked="" type="checkbox"/> Review Not Required
<input type="checkbox"/> Public Safety		
<input type="checkbox"/> Public Works		
<input type="checkbox"/> Other: _____		
<b>Attachments:</b>		
Planning Commission Pkg of 8-13-20, Planning Commission Minutes and Findings of 8-13-20, Proposed Ordinance 1608		
<b>Summary Statement:</b>		
<p>AVT Consulting, as agent for the property owner, has requested a site-specific rezone of the 22-acre property located at the northeast corner of the intersection of the Guide Meridian. Formerly part of the City Bible Church campus the current project proposal is known as Lions Gate.</p> <p>The zoning request is to shift the property from an RS-100 zoning category, which is single family residential homes on lots a minimum of 10,000 square feet, to Residential Mixed Density (RMD). RMD encourages a blend of single family and cottage lots of various sizes. It also permits some attached housing product as duplexes or paired homes on individual lots. The shift in the zone would allow for a higher density of housing in a variety of lot sizes. The applicant has submitted a corresponding Master Planned Residential Development application which details how the site could accommodate 134 housing units. Current zoning would allow for approximately 95 large lot homes. The goal in creating a variety of lot sizes is to provide a range of housing products including small lot homes at more attainable price points for working families in an area of the City where services and bus lines are located nearby.</p> <p>The applicant has provided detailed responses and supporting data to the approval criteria associated with a site-specific rezone. See the Technical Review Committee report for detailed staff review and advisory comments.</p> <p>On August 13 the Planning Commission held a virtual public hearing via Microsoft Teams. The group heard a presentation from the applicant as well as comments from the public. The resulting 4-0 vote on the application was to recommend to the Council approval of the rezone proposal.</p>		
<b>Recommended Action:</b>		
Motion to approve Ord 1608 which shifts the residential zoning of the subject property from RS-100 designation to a Residential Mixed Density (RMD) designation and to authorize the Mayor's signature on the Finding of Facts and Conclusions of Law and Ordinance 1608.		