

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	September 21, 2020	
Name of Agenda Item:	Preliminary Approval of the Lionsgate MPRD – Application 20-01	
Section of Agenda:	New Business	
Department:	Planning Department	
Council Committee Review:		Legal Review:
<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: _____		
Attachments:		
Proposed Findings of Fact and Conclusions of Law, Supplemental summary of the MPRD and Approval Process (See corresponding agenda item, Ord 1608, for Planning Commission package and minutes of 8-13-20)		
Summary Statement:		
<p>AVT Consulting, as agent for the property owner, has requested the approval of a Master Planned Community (MPRD) concept for 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 request for the 135 home MPRD is coming forward concurrently with a zoning request is to shift the property from an RS-100 zoning category to the RMD category (Residential Mixed Density). The RMD zone encourages a blend of lot sizes and housing types as compared to the 10,000-sf minimum of RS-100. Staff's review concluded with a recommendation of approval. (See attached supplemental summary for more information.)</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 proposed concept with some specific conditions. These are:</p> <p>(1.) That the maximum unit count be no more than 134 units. (2.) That paired housing lots be a minimum of 3000 square feet, single family detached lots a minimum of 4000 square feet, and single-family detached lots adjacent to green space be a minimum of 3500 square feet. (3.) That there be a variety of townhomes and 4-plex units with the 4-plex units being permitted along the Guide Meridian only. (4.) That the reference to open spaces between the duplex / 4-plex buildings along the west side of the development be removed and considered part of the lot. (5.) That zero lot lines be added to separate the townhome lots south along Main Street.</p>		
Recommended Action:		
Motion to approve the Lionsgate MPRD Concept as recommended and conditioned by the Planning Commission and to authorize the Mayor's signature on the corresponding Findings of Fact and Conclusions of Law.		