

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	July 19, 2021	
Name of Agenda Item:	Set the Public Hearing – Skyview Development Agreement	
Section of Agenda:	Consent	
Department:	Planning Department	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
	Legal Review: <input type="checkbox"/> Yes - Reviewed <input checked="" type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
Attachments:		
DRAFT Skyview Development Agreement regarding a mixed-use townhome project on CSL zoned property. Skyview Lot Line Adjustment, Vicinity Map, Skyview Residential Site Plan		
Summary Statement:		
<p>The City Council is being asked to consider a development agreement which outlines the developer obligations and timeline for a mixed-use portion of the Skyview Townhome project. This multi-family project is located just north of the North Prairie Phase 7 long plat on the east side of Northwood Road with Badger Road frontage. It consists of two parcels as shown on the attached Skyview Lot Line Adjustment maps.</p> <p>The agreement affects <u>Lot A</u> of the Skyview Lot Line Adjustment. This parcel has a zoning of Commercial Services Local (CSL). The City’s CSL zoning permits mixed-use development that maintains a minimum of 60% commercial space on combined ground floor areas. Although the City’s code includes provision for this ratio of commercial to residential use to be accommodated in multiple buildings it does not include specifics as to the timing of this build out.</p> <p>The attached agreement proposes that the residential portion of the mixed-use development may proceed without the establishment of a commercial use. A portion of Lot A will be reserved to accommodate the commercial component at a later date. The residential portion to be constructed on the CSL parcel includes 15 townhomes which are accessed from the southern residential neighborhood. The future commercial development would be accessed from the Badger Road to the north. The agreement also includes developer obligations including landscape buffer and pedestrian trail connections which must be constructed in association with the residential portion of the project.</p> <p>The agreement is currently under legal review. A draft is attached for Council review ahead of the public hearing proposed to be set for August 2, 2021.</p>		
Recommended Action:		
Motion to set the public hearing for August 2, 2021 to consider the Skyview Development Agreement which pertains to a mixed-use townhome development.		