

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:	<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 type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
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 NE corner of the intersection of the Guide Meridian. The MPRD application is using a 2 step MPRD approval process as detailed in LMC 19.29. This allows the development concept and project scale to be approved prior to finalizing the development standards. The step 1 request came forward with a rezoning application to shift the property from an RS-100 zoning category to the RMD category (Residential Mixed Density).</p> <p>On August 13, 2020 the Planning Commission held a virtual public hearing via Microsoft Teams. The resulting vote on the application was to recommend approval of the rezone as well as the proposed development concept but with some specific conditions. On Sept 21, 2020 Council concurred with the recommendation and the rezone and conditional approval of the design concept was granted.</p> <p>The project experienced some delays related to the Covid pandemic but came back to the City in early 2022 with a design which met the Commission’s conditions of approval. Staff’s review resulted in a conditional recommendation to approve as described in the final TRC report. On June 9, 2022 the Planning Commission held a public hearing to consider the details of the revised Lionsgate MPRD design as step 2 of the approval process. The development was reduced to 106 lots which accommodate 129 residential units on a mix of large to small single-family lots and attached townhomes. This development also includes 7 open space tracts which will be maintained by an HOA as well as public trail and sidewalk connections. The Planning Commission recommended, with conditions, approval of the MPRD. The conditions of their recommended approval are listed in the attached Resolution 22-01. Council approval at this time would serve as preliminary plat approval, as such the development would return to council for final plat approval after the installation of required infrastructure.</p>		
Recommended Action:		
Motion to approve the Lionsgate MPRD, which serves as preliminary plat approval, as recommended and conditioned by the Planning Commission in Reso 22-01 and to authorize the Mayor’s signature on the corresponding Findings of Fact and Conclusions of Law.		