



PLANNING DEPARTMENT  
Heidi Gudde, Planning Director  
(360) 354 - 5532

## Planning Department Memorandum

**To:** Planning Commission  
**From:** Heidi Gudde, Planning Director  
**Date:** July 3, 2019  
**Re:** Rezone Application 19-01

Rezone application 19-01 has been brought forward by property owner Gene Bouma. Mr. Bouma is proposing to shift the property from the single-family zoning category of RS-100 to a multi-family zoning category of RM-2.



*Subject property highlighted in yellow. Easements shown in light green.*

The subject property is relatively unique in that it was formerly part of the City Bible Church campus located to the west. A portion of the property is still covered by the church's parking lot so the property line dividing the two parcels is not obvious. The property is bordered to the north by a City-owned parcel which is used for stormwater management. The southeast corner of the property is constrained by a City of Lynden sewer easement / sewer line which cuts the corner of the property (structures are not permitted within the easement area). Finally, the

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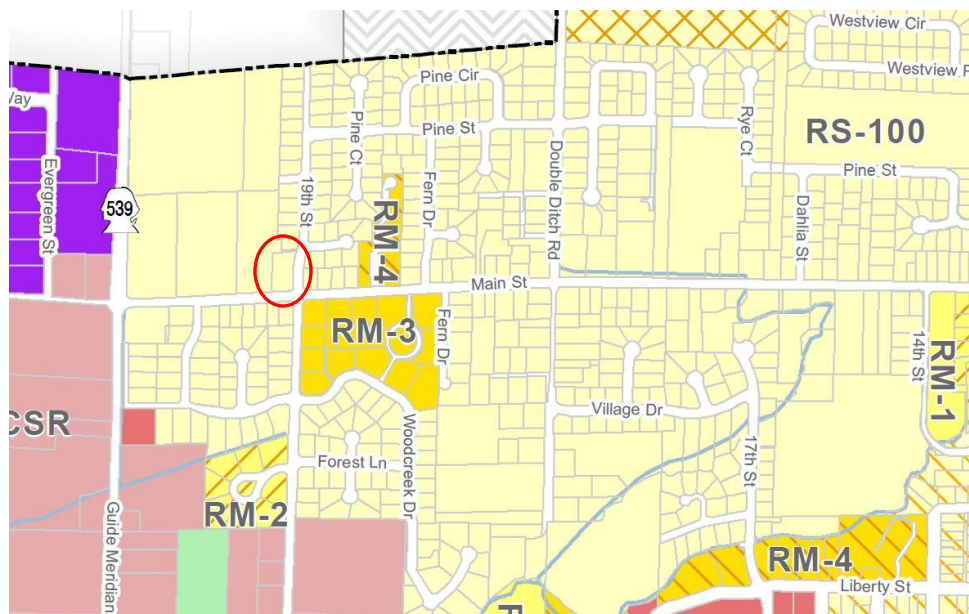


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property is located adjacent to Main Street, one of the City's arterial streets and a significant truck route. The Main Street corridor accommodates a variety of uses including single family homes and relatively large multi-family developments.

As such, staff recognizes the following opportunities associated with the proposed shift from single-family residential to multi-family residential zoning:

1. The rezone action recognizes the unique characteristics of this corner parcel which was formerly part of the adjacent church campus and shares no property lines with lots which are or will be used for a single family home.
2. Consistent with the City's goal of reaching an overall density of 5 units per acre across the City, the rezone provides an opportunity for infill within the City of Lynden. It offers a housing type which has been successfully integrated into the Main Street corridor. Examples include Wood Creek Manor and Oak Wood Apartments, both of which are in close proximity to the subject property.
3. Establishment of a low density multi-family (RM-2) on this parcel acts as transitional zoning between single-family homes and the adjacent arterial street.
4. Locating multi-family housing on an established transit route (WTA bus route), which runs along Main Street, is supported by the City's Comprehensive Plan - transportation goals.



*Zoning in the vicinity of the subject property (circled).*

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However, applicants proposing site specific rezones bear the responsibility of demonstrating that the request satisfies the criteria for rezone as outlines in LMC 17.19.050. These are:

- A. *The current zoning was either approved in error or that a significant change in circumstances since approval of the current zoning warrants reclassification of the subject property as proposed;*
- B. *The proposed site-specific rezone is consistent with the city's comprehensive plan and applicable subarea plan(s);*
- C. *The project proposal is consistent with the city's development codes and regulations for the zoning proposed for the project;*
- D. *The proposed site-specific rezone is compatible with existing uses and zoning in the surrounding area; and*
- E. *The proposed site-specific rezone will promote the health, safety and general welfare of the community.*

Mr. Bouma has provided the attached rational for satisfying the criteria for the Planning Commission's review. He has created conceptual drawings which demonstrate how, with the rezone of the property, it could facilitate a project he is calling "Rosewood".

The Rosewood concept includes 2 four-plexes under RM-2 zoning rather than 3 single-family lots which would be accommodated with RS-100 zoning. Height restrictions for both zoning categories is the same, a maximum of 32 feet in height (2 stories). Staff review notes that additional traffic would be generated by a net growth of 5 additional units but would not at a level that would cause a reduction in the level of service on nearby streets. One benefit of the Rosewood concept is that only a single driveway would be cut into 19<sup>th</sup> Street (with no vehicles backing out of this driveway) rather than 3 driveways for single family homes, a condition were vehicles commonly back out onto the street. Also, it may be relevant to note that traffic signal improvements have been made this month at the nearby intersection of Main Street and the Guide Meridian that offer a dedicated left turn signal. These upgrades are expected to alleviate backups which occur during peak hours.

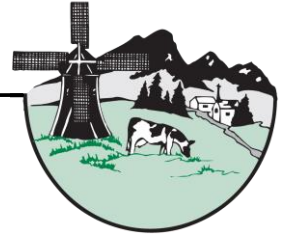
As required, Mr. Bouma has notified residents within 300 feet of the property line of the rezone proposal. In response, some written comments from community members have been submitted to the Planning Department and have been included in the attached package for the Commission's review.

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Consistent with LMC 17.19, the application is seeking the Planning Commission's review in a public hearing. Assuming that adequate information has been provided, the Commission is expected to develop a recommendation to the City Council. The recommendation could be one of approval, approval with conditions, or a recommendation of denial. The application and complete record created during the review and hearing process will move to the City Council for consideration. No additional comment will be added to the record after the Planning Commission closes their public hearing.