

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	May 17, 2021	
Name of Agenda Item:	Ord 1624 Site Specific Rezone 20-05 – O & S Farms	
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 checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
Attachments:		
Draft Ord 1624, Planning Commission Reso, Minutes of the 4-22-21 PC Mtg, City Council Remand Order, Applicant’s Letter of Concern re 1-28-21 Hearing, Minutes of the 1-28-21 PC Mtg, Rezone 20-05 Application from O&S Farms (1 st and 2 nd Submittals)		
Summary Statement:		
<p>Site specific rezone application #20-05 was submitted by Ashley Gosal, on behalf of Fishtrap Creek LLC. The request would shift the property located at 8035 Guide Meridian from Commercial Services – Regional (CSR) to Commercial Services – Local (CSL). The most significant change in this shift is the ability of CSL properties to blend residential uses with commercial.</p> <p>On March 15, 2021 the City Council remanded the Site-Specific Rezone application 20-05 to the Planning Commission after concerns regarding the January 28th hearing were raised by the applicant. Subsequently the Planning Commission held a second hearing on the item on April 22. The Planning Commission raised concerns related to the ability of the project to safely accommodate residential uses along a State highway however, the hearing concluded with a 4-0 recommendation to the City Council to approve the rezone request.</p> <p>Staff’s review concluded with a recommendation for approval noting a diminishing market demand for standalone commercial space of this scale; that the City code related to the definitions of the two commercial categories were revised since the property was originally zoned CSR; that the opportunity for a mixed-use project, afforded by the CSL zoning, would be an attractive sort of project to have at this gateway to Lynden; and that it would locate residential uses, if developed here, near services and provide transitional zoning to other low density residential properties on Bay Lyn Drive. Staff, like the Planning Commission, noted that pedestrian accommodations (frontage improvement on Bay Lyn Drive) would need to be incorporated into future designs and reviewed by the Design Review Board.</p>		
Recommended Action:		
Motion to recommend approval of Ordinance 1624 approving rezone application #20-05 as submitted by Fishtrap Creek, LLC., and authorize the Mayor’s signature on the document.		