

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	March 15, 2021	
Name of Agenda Item:	Site Specific Rezone – Kode Kamp (Lagerwey Property)	
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:		
Planning Commission Resolution 21-03, Staff memo to the PC, TRC Report, Site Specific Rezone Application 20-04 and supporting materials.		
Summary Statement:		
<p>Jeff Palmer, on behalf of Northwood Partners LLC, has applied for a site-specific rezone of approximately 28 acres located at the northeast corner of Kamm Road and Northwood Road. The subject property is currently zoned for single family residential with a minimum lot size of 10,000 square feet (RS-100). The applicant has requested that the zoning shift to a residential zoning known as Residential – Mixed Density (RMD). This is a zoning category that calls for a variety of lot sizes and is meant to accommodate detached single-family homes, attached (or paired) single-family homes, and duplexes.</p> <p>The applicant has provided a narrative which responds to the site-specific rezone criteria found in LMC 17.19.050. Additionally, the applicant has simultaneously applied for long plat approval of the same property. The proposed 92-lot long plat utilizes the RMD lot configuration criteria described in LMC 19.16 and a variety of lot sizes which range from the 10,000's to the 6,000's.</p> <p>The Planning Commission considered the Rezone request at a public hearing on January 28, 2021. The Commission voted to recommend the rezone action but with specific conditions as outlined in the attached Resolution 21-03. The Technical Review Committee has concluded review and also recommends approval of the rezone. However, as the conditions described by the Planning Commission are specific to potential changes in lot configuration and plat design, staff recommends the Site Specific Rezone be considered on its own merit and decision based on the criteria related to rezone requests. Changes which would result in additional lots or other significant changes to the plat would be brought before the Planning Commission in a separate action. Staff does not recommend that rezone action be connected to specifics of plat configuration. An ordinance reflecting the Council's decision will be brought forward at a subsequent meeting.</p>		
Recommended Action:		
Motion to approve the Lagerwey / Kode Kamp Site Specific Rezone, Application 20-04 shifting the subject property from a residential designation of RS-100 to Residential Mixed Density.		