



Date Issued:	January 5, 2021
Project Name:	Site Specific Rezone – Lagerwey
Project Description:	The applicant is requesting a rezone from Single Family Residential (RS-100) to Residential Mixed Density (RMD)
Applicant:	Jeff Palmer, Agent for Northwood Partners, LLC
Property Owner:	Northwood Partners, LLC
Site Address:	8744 Northwood Road, Lynden
Parcel Number:	400315-333313
Parcel Size and Zoning Designation:	28.41 acres currently zoned single-family RS-100
Hearing Objective:	To determine whether the proposal meets the criteria listed for a site specific rezone.
Date application determined complete:	December 4, 2020
Date of Publication:	November 4, 2020
SEPA Determination:	MDNS Issued December 11, 2020

Summary

The property owner is seeking to rezone this property from Single Family Residential (RS-100) to Residential Mixed Density (RMD).

To be approved, site specific rezone request must demonstrate that it meets the criteria listed in LMC 17.19.050:

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.

The rezone application included a narrative that responds to these criteria. The narrative accurately references relevant goals from the City of Lynden's Comprehensive Plan.

Staff completed review of the Site Specific Rezone request and corresponding Long Plat Application and have developed the following comments:

Planning Department Comments

1. *Public Health and Safety:* Rezone and development of the subject property have preceded the improvement of nearby arterial roads (Northwood Road, Kamm Road). Be advised, that future development in this area will need to facilitate safe pedestrian movements despite these sub-standard roads.
2. *Zoning Designation - Permitted Uses:* Be advised, Residential Mixed Density (RMD) allows up to 8 dwelling units per acre and is subject to the permitted uses and standards as described in LMC 19.16 including a maximum building height of 32 feet.
3. *Housing Types:* Be advised, plats developed within RMD zoning must indicate which lots are permitted to include duplex or paired housing types.
4. *Design Review:* The construction of duplex buildings are subject to Design Review Board approval prior to permit approval.
5. *Street Trees:* Future development will require compliance with Chapter 18.14.130 regarding street trees and planting strips. These aspects of design must appear in the Design Review Board submittal package.
6. *Transportation Impact Fees:* Be advised, transportation impact fees will be due at the time of permit. The current rate of this fee for single family buildings is \$2111.00 and \$1309.00 per unit for duplex buildings.
7. *Landscape Bonding:* Be advised, performance and maintenance bonding will be required for the landscape installed at the time of development. This relates to street trees and any required landscape buffer. Bonds are due prior to issuance of final building occupancy.
8. *Environmental Review:* Conditions associated with the SEPA review (SEPA 20-13) which was conducted concurrently with this application will apply to the proposed development.

Advisory Comments - Public Works Department

9. *Infrastructure Improvements:* Be advised, at the time of future development, all public improvements must be constructed to the current standards as noted in the City of Lynden Manual for Engineering Design and Development Standards.
10. *Stormwater Management:* At the time of future development, all plans must be designed and constructed in compliance with the Department of Ecology's Best Management Practices and the standards approved in the Manual for Engineering Design and Development Standards. Storm drainage report per the City of Lynden and the Department of Ecology standards required.
11. *Stormwater Management:* Be advised, at the time of future development, a stormwater management plan prepared by a professional engineer will be required for this development and must be approved by the City of Lynden prior to approval of construction plans. An erosion control plan must be included in the drainage plan and construction plans as necessary.
12. *Water and sewer:* Each unit must be individually metered.

Advisory Comments - Fire and Life Safety

13. *Fire Code:* Future Development will require full compliance with the Fire Code.
14. *Fire Impact Fees:* Be advised, fire impact fees will be due at the time of permit. The current rate of this fee is \$517.00 per single family home and \$389.00 per duplex unit.

Advisory Comments - Parks and Recreation

15. *Park and Trail Amenities:* Future development may require participation and or easements for trail system and parks. Connections to trails and parks will be reviewed at the time of Design Review Board approval.
16. *Park Impact Fees:* Be advised, park impact fees will be due at the time of permit. The current rate of this fee is \$936.00 per single family home and \$546.00 per duplex unit.