



Meeting Date:	January 28, 2021
Name of Agenda Item:	Public Hearing for Site Specific Rezone 20-04, Kode Kamp Rezone
Type of Hearing:	Quasi-Judicial
Attachments:	TRC Report, Site Specific Rezone Application 20-05, Vicinity Map, (see Kode Kamp Long Plat for maps and more information)
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>Application materials and staff references to the project fall under a variety of names. As the property was formally owned by the Lagerwey family it may be called the Lagerwey Rezone in some places in the application package. Alternately it may be called the Northwood Partners Rezone or, like the long plat the Kode Kamp Vista Rezone. All of these names refer to the same subject property.</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>Staff's review comments are found in the attached TRC report.</p> <p>Staff has concluded review with the following reasons to support the proposed rezone:</p> <ul style="list-style-type: none"> • The housing market has changed substantially since the property was originally zoned RS-100. Entry level home buyers would typically not be able to purchase lots within a RS-100 neighborhood. RMD zoning allows for a variety of lot sizes and associated housing types. • The accommodation of additional housing units in this area serves the public good as it is located near to the Lynden Middle School and Cornerstone Christian school. • The rezone is consistent with the City's Comprehensive Plan.
Recommended Action:	Motion to recommend to the City Council the approval of site specific rezone request as presented by Northwood Partners LLC, application number 20-04.