



CDC Meeting Date:	February 23, 2022	
Name of Agenda Item:	Mixed-Use Code Amendment	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:		Legal Review:
<input checked="" type="checkbox"/> Staff revisions	<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Completed
<input type="checkbox"/> Return to CDC	<input type="checkbox"/> Other Committees	<input type="checkbox"/> Recommended
<input type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not Required
Attachments:		
Graphics: Parcel by Parcel Review of Potential Mixed-Use Changes		
Summary Statement:		
<p>At the January 19th CDC meeting concepts for a revision to the City’s code on mixed-use projects was presented to the Committee and stakeholders. The presentation was followed by an opportunity for stakeholders to give feedback to the Committee regarding the current moratorium and the proposed concepts. Following the meeting an online survey was distributed to commercial stakeholders and 40 responses were collected.</p> <p>At this Committee meeting staff is suggesting the following topics to further the discussion on the amendment to the mixed-use code:</p> <ol style="list-style-type: none"> 1. Review survey results and conclusions. 2. Discuss parcel by parcel review of the potential revision and implications (see attached graphics). <ul style="list-style-type: none"> • If multi-family housing is grouped around commercial centers, the City may want to focus on single-family housing in other residential areas of the City. 3. Adjust criteria for eligible Commercial Centers if it is determined to be prudent. <ul style="list-style-type: none"> • Under the proposed criteria, many properties qualify for the mixed-use provisions. • Requiring larger parcels (1.5 acre rather than 1 acre) would reduce eligible properties 4. Discuss transitions in land use including the west Lynden annexation area. <ul style="list-style-type: none"> • The Comprehensive plan calls for commercial zoning and medium density residential south of Birch Bay Lynden Road. The City may want to consider adjusting this to include single-family residential and possibly industrial zoning. 5. Design Standards <ul style="list-style-type: none"> • Flex space requirement which is designed for pedestrian use but also holds area in reserve for future commercial. • Required open space and multi-family amenities. <p>Staff will be collecting Committee feedback to shape the code amendment. Timeline to include draft code language at the March 23rd CDC meeting and concepts workshopped with the Planning Commission on March</p>		
Recommended Action:		
Discuss and provide feedback. Staff to proceed with a draft amendment if supported by the Committee.		