

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	January 4, 2021	
Name of Agenda Item:	Ord 1617 - Rezone of Koda Property (Site Specific Rezone #20-03)	
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:		
Proposed Ord 1617, Planning Commission Resolution, Minutes and Meeting Pkg of 12-10-20 including staff's Technical Review Committee Report		
Summary Statement:		
<p>Koda Investments LLC, represented by Ray Kornelis and Roger Anderson, is seeking to rezone a 5.67 acre property from Multi-Family Residential (RM-4) to Multi-Family (RM-2). The subject property, accessed from the south end of BC Avenue, has unique characteristics that have led to the owner's decision to pursue a down zone (reduction in development density). The primary reason is that the current zoning requires a minimum lot size of one acre. Wishing to maintain the existing home on a lot that is less than one acre, the property owner is pursuing a zoning category which allows for a smaller minimum lot size such as RM-3 or RM-2. This and other aspects of the request, such as property access, have been described in the attached Technical Review Committee (TRC) Report.</p> <p>While the applicant has expressed an openness to an RM-3 zoning the primary reason that RM-2 was pursued was because the smaller setbacks associated with RM-2 were a better fit for the housing types they have planned for the property. The request to downzone this area should be considered carefully in light of the City's growth management goals. However, staff recognizes that parking requirements and building height limits within the City's development code may also restrict the actual achievable density on this property. For these reasons, and others described in the TRC report, staff supports the property owners request to rezone to an RM-2 designation.</p> <p>On December 10, 2020 the Planning Commission held a public hearing on the rezone request. The conclusion of this hearing resulted in a recommendation to approve the rezone request from RM-4 to RM-2 zoning.</p>		
Recommended Action:		
Motion to approve Rezone Application 20-03 and the corresponding Ord 1617 which shifts the multi-family residential zoning of the subject property from a RM-4 designation to a RM-2 designation and to authorize the Mayor's signature on the document.		