

## Rezones for Draft Zoning Map

After studying the County's Zoning Map and looking at existing development and land use patterns in the annexation area, the City has concluded that, if annexation is pursued, the following rezones should be proposed for the draft Annexation Zoning Map:

**Note: Link to a site map for each proposed rezone will be provided in the near future.**

### All 3 neighborhoods:

All County parks and open spaces rezoned from the underlying residential zones (*R-4 or R-6*) to Park/Public Use (*P*) Zone to reflect the park and open space uses.

### Finn Hill Neighborhood:

- North Finn Hill commercial area would be recommended for a rezone from *Neighborhood Business* to *Commercial Business* to reflect existing uses at the shopping center to match the City's comparable commercial business zone. The City's *Neighborhood Business* zone does not allow large grocery stores or fitness centers as currently exist at the commercial area. Also, one vacant *R-6* zoned property that has the shopping center to the west and high density multi-family developments to the north and south would be recommended for a rezone to a multi-family zone at *RMA 2.4* (18 units per acre).
- 7 existing multi-family developments and one multi-family development under construction all zoned in the County at *R-4, R-6 or R-8* would be recommended for rezones to *RMA* (City's multi-family zoning) to reflect the existing multi-family nature and density of the developments. One additional single-family site to the northwest of the Juanita shopping area would be recommended for rezone from *R-6* to multi-family at *RMA 3.6* (12 units per acre) because it is surrounded by multifamily development on 3 sides.
- 6 single family lots would be recommended for rezones from *R-6* (6 units per acre) to *RSA 8* (8 units per acre) because the lots are surrounded on 3 sides by *R-8* zoning (8 units per acre). The County permits rezones on a lot by lot basis that result in inconsistent zoning. The proposed rezones would make the zoning consistent in these residential areas and could result in potentially up to 6 more lots.

### Juanita Neighborhood:

- Area north of NE 132nd Ave NE from 100<sup>th</sup> Ave NE east to 104<sup>th</sup> Ave NE (Milam Recovery Center) would be recommended for rezone from a mix of *R-12, R-24, Office and R-48* to *PRA 1.8* (Professional Office Residential Annexation at 24 units per acre) zoning. The proposed rezones would provide consistent zoning in this area.

### Kingsgate Neighborhood:

- 3 existing multi-family developments would be recommended for rezone from *R-6 or R-8* to the City's multi-family zoning at *RMA 3.6* (12 units per acre) to reflect the existing multifamily nature and density of the developments. One site containing an older commercial use that is west of the Kingsgate shopping center and north of a multifamily development would be recommended for a rezone to a comparable multifamily zoning.

**Note:** As the City continues to study the annexation area, a few more rezones may be proposed.