



CITY OF KIRKLAND NOTICE OF HEARING

REQUEST: Miscellaneous City initiated Zoning Code Text Amendments pursuant to KZC Chapters 135 and 160 (outside HCC jurisdiction) and City initiated Comprehensive Plan Amendments pursuant to KZC Chapters 140 and 160 (outside HCC jurisdiction).

The following is a summary of the proposed Zoning Code amendments:

1. Within Neighborhood Business (BN), Neighborhood Business A (BNA), Market Street Corridor 2 (MSC 2) zones:
 - a. Consider establishing maximum residential density limits
 - b. Replace requirement for 75% commercial on ground floor with minimum commercial frontage requirements
 - c. Allow residential use on ground floor behind commercial frontage and limited residential lobbies within commercial frontage
 - d. Require a minimum height for ground floor commercial and allow increase in building height (in BN and MSC 2 zones) if needed to accommodate ground floor commercial
 - e. Reduce required front yards and establish requirements for improved pedestrian orientation
 - f. Standardize setbacks for retail and office uses
 - g. Standardize required land use buffers for retail and office uses
 - h. Reduce maximum store size (applies to BN zone only)
 - i. Prohibit office use on upper floors of BN zone on Lake St. S.
 - j. Prohibit auto-oriented uses such as vehicle service stations and drive-through (applies to BN and MSC 2 zones only)
 - k. Require design review process for new development and establish design guidelines/regulations (Kirkland Municipal Code)

2. Within the Community Business X (BCX), Community Business 1 (BC 1), and Community Business 2 (BC 2) zones:
 - a. Replace requirement for 75% commercial on ground floor with a minimum commercial floor area ratio
 - b. Allow residential use on ground floor behind commercial frontage and limited residential lobbies within commercial frontage
 - c. Require a minimum height for ground floor commercial and allow increase in building height (in BCX zone) if needed to accommodate ground floor commercial

The following is a summary of the proposed Comprehensive Plan amendments:

1. In the Land Use Element, consider changing the "Residential Market" area on Lake St. S. within the Moss Bay Neighborhood to a "Neighborhood Center"
2. In addition or in the alternative, consider amendments to the definition of "Residential Market"

3. Consider changing the following areas "Neighborhood Center" areas to "Residential Market":
 - a. Neighborhood Center area on the north side of NE 70th PI within the South Rose Hill Neighborhood
 - b. Neighborhood Center area on the west side of Market Street between 14th Ave W and 16th Ave W within the Market Street Corridor
4. Consider miscellaneous amendments to the maps and text of the affected neighborhood plans to ensure consistency with these amendments

The proposal affects property city-wide.

APPLICANT: City of Kirkland

PUBLIC HEARING: Will be held by the Kirkland Planning Commission on June 28, 2012 at 7:00 p.m., (or as soon thereafter as possible) in the Council Chamber at 123 5th Avenue. The Planning Commission will prepare a recommendation to the City Council for their final decision at a public meeting. The date of the City Council meeting has not been set.

PUBLIC COMMENT: During the hearing, anyone may speak or submit written comments. Before the hearing, written comments may be submitted to the Planning Commission in care of Jeremy McMahan of the Planning Department. Please refer to Permit No. ZON11-00042 and include your name, mailing address and email address.

FOR MORE INFORMATION: You may view the official file (Permit No. ZON11-00042) in the Planning Department, or contact project planner, Jeremy McMahan, at (425) 587-3229.

People requiring a disability accommodation may call (425) 587-3000 or for TTY service call (425) 587-3111 prior to the hearing.

Publishing Date: June 14, 2012



HOW TO PARTICIPATE IN A PUBLIC HEARING

Follow these two (2) simple steps:

1. In the Public Notice (either posted on the large white sign erected on the subject property, posted on the City Hall bulletin board, or the publishing notice in the Seattle Times) make a note of the deadline date, the hearing date, and the hearing body.
 - The deadline date is the last day you may submit written comments if you will not attend the public hearing or if there will be a hearing on the proposal/project.
 - The hearing date is the day you may submit written and/or oral comments if you will attend the public hearing.
 - The hearing body is the group or individual who will consider the written and oral testimony.
2. You may participate in the public hearing process in either or both of the following ways:
 - Submit written comments to the appropriate hearing body either by:
 - a. Delivering these comments to the Kirkland Planning Department, 123 5th Avenue, Kirkland 98033, by the deadline date; or
 - b. Giving your written comments directly to the hearing body at the public hearing.

For the Planning Commission and Houghton Community Council, the Planning Department encourages you to submit any written comments at least 8 days before the hearing date so they will be able to receive and read the comments prior to the meeting.

 - Appear in person, or through a representative, at the hearing and giving oral comments directly to the hearing body.

To find out more:

1. Contact the City staff planner whose name and telephone number appears on the public notice and/or;
 2. Come to the Kirkland Planning Department between 8:00 a.m. and 5:00 p.m. and request to see the project file (the project file number is noted in the public notice). The file will contain proposed site plans and building elevations (if applicable) and other information.
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Should you have additional questions, please contact the Planning Department: (425) 587-3225.