



CITY OF KIRKLAND NOTICE OF HEARING

Commercial Code Amendments Phase 2 Project Description: Miscellaneous City initiated Zoning Code Text Amendments pursuant to KZC Chapters 135 and 160.

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

1. Revise method of how much ground floor commercial is required. *Zones: MSC 3, NRH 1A, NRH 1B*
 - a. Replace requirement for 75% commercial on ground floor with minimum commercial frontage requirements
 - b. 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 MSC 3 zone) if needed to accommodate ground floor commercial
2. Make land use buffers and required yards consistent for commercial uses in the following mixed use zones to accommodate use changes in tenant spaces over time. *Zones: MSC 1, MSC 3, MSC 4, RH 3, YBD 1, YBD 2, YBD 3, TL4A, TL 4B, TL 4C, TL5, TL 6A, TL 6B, TL 10A, TL 10C*
3. Eliminate General Regulation allowing additional height to be approved by Hearing Examiner through Process IIA. *Zones: BC, BCX, LIT, PLA 6G*
4. Codify CBD 7 retail interpretation not requiring retail on 4th Avenue. *Zones: CBD 7*
5. Make regulations for ground floor assisted living uses consistent with other residential use regulations. *Zones: MSC 3, NRH 1A, NRH 1B, RH 3, TL 2, YBD 1*
6. Make Setbacks for School and Daycare uses consistent with setbacks for other commercial uses. *Zones: PR, PRA, PO, MSC 1, MSC 2, MSC 3, MSC 4, RH 4, TL 10B, PLA 5C, PLA 6B, BN, YBD 1*
7. Remove Special Regulation for "Structured Play Area" setbacks and allow existing setback and land use buffer rules to govern. *Zones: All applicable commercial, office, and industrial zones*
8. Codify interpretation allowing schools in LIT zone. *Zones: LIT Zone*
9. Correct special regulations for mini-schools and mini-daycares that reference out of date statutes. *Zones: All applicable commercial, office, and industrial zones*
10. Codify provisions for encroachment of structural columns in parking spaces in garages. *Code Section: 105.60*
11. Clarify Hearing Examiner appeal authority in KZC 142 to specify applicable Comprehensive Plan provisions. *Code Section: 142.40.11.a*

The proposal affects property city-wide.

APPLICANT: City of Kirkland

PUBLIC HEARING: Will be held by the Kirkland Planning Commission on May 23, 2013 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. CAM13-00185 and include your name, mailing address and email address.

FOR MORE INFORMATION: You may view the official file (Permit No.CAM13-00185) in the Planning Department, or contact Planning Supervisor, Jeremy McMahan, at (425) 587-3229.

Visit project webpage for additional information:

[http://www.kirklandwa.gov/depart/planning/Code Updates/Commercial Code Amendments - Phase 2.htm](http://www.kirklandwa.gov/depart/planning/Code%20Updates/Commercial%20Code%20Amendments%20-%20Phase%202.htm)

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

Publishing Date: May 9, 2013



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.

Should you have additional questions, please contact the Planning Department: (425) 587-3225.