



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600- www.kirklandwa.gov

MEMORANDUM

To: Planning Commission

From: Angela Ruggeri, Senior Planner
Jeremy McMahan, Deputy Director, Planning and Building Department

Date: June 3, 2019

Subject: Citizen Amendment Requests, File Numbers CAM18-00764, CAM18-00444
and CAM18-00741 and Work Program Update

Staff Recommendation

Provide feedback to staff on proposed work program update for Kirkland Urban.

Review the three Citizen Amendment Requests received in 2018 and the recommendation from the Houghton Community Council for the two requests in the Houghton Jurisdiction. Provide a recommendation to the City Council on whether the requests should be studied in 2019; deferred to a future work program; or not considered further.

Background

Kirkland Urban Proposal

There have been revisions requested for the second phase of the Kirkland Urban project, including additional office square footage and a corresponding reduction in residential square footage. There is also a request to amend the Zoning Code text that regulates how the retail component of the development is calculated (although there is no reduction in proposed retail square footage for the project). These revisions would not result in an increase in the overall square footage of the development or a change in allowed height or bulk of the proposed buildings. However, they will require amendments to the Master Plan and Design Guidelines, the Zoning Code, and the Planned Action Ordinance. A change to the existing work program will be required to allow staff and the Planning Commission to complete the analysis for the proposal in 2019. Staff will be taking the proposed change in the work program to the City Council on June 18 for its review. Any feedback provided by the Planning Commission will also be given to the Council at that time.

Citizen Amendment Requests

The City uses a systematic process to amend the Comprehensive Plan, and to make changes to the Zoning Map or Zoning Code that are necessary to implement the Plan amendments. There are two ways changes can be made. The City can initiate the change, or a Citizen Amendment Request (CAR) may be initiated by the public.

CARs may be made by an individual, property owner, neighborhood organization, or other group. CARs are considered once every other year, during odd years. Each CAR that is submitted must go through a two-phase process as described below. There were three CAR applications received for the 2019 review. Two of the applications were for properties in the jurisdiction of the Houghton Community Council (HCC). The HCC reviewed one of the applications at its April 22, 2019 meeting and the other application at its May 30, 2019 meeting. The HCC recommendations on the two applications and **staff's recommendation** on all three applications are included below.

Phase I

The Planning Commission and Houghton Community Council (if the site is in its jurisdiction), make a threshold review of the CARs and recommend to the City Council which ones should be considered further based on criteria specified in the Kirkland Zoning Code (see below). The City Council reviews the recommendation at a public meeting and determines which requests should be studied further. The Council also determines which requests will go to Phase II in the current year and which will be reviewed in a subsequent year, depending on the number of requests, available resources, and the Planning and Building Department's work program.

Phase II

Any CARs that are approved by City Council for additional study move to Phase II. During the second phase, the merits of the proposal are evaluated, and potential options are considered. The City may expand the geographical study area beyond that which is proposed by the applicant. The Planning Commission holds a public hearing and makes a recommendation to the City Council. The City Council considers the recommendation and makes the final decision on the request. If the CAR is in Houghton, the Houghton Community Council may exercise its disapproval jurisdiction for any request that is approved by the City Council.

Criteria for approving changes to the Land Use Map and Zoning Map

As the Planning Commission considers whether to recommend further study of the CARs, the following Zoning Code criteria need to be considered:

130.20 Legislative Rezones – Criteria

The City may decide to approve a legislative rezone only if it finds that:

1. Conditions have substantially changed since the property was given its present zoning or the proposal implements the policies of the Comprehensive Plan; and
2. The proposal bears a substantial relationship to the public health, safety, or welfare; and
3. The proposal is in the best interest of the community of Kirkland.

140.25 Factors to Consider in Approving an Amendment to the Comprehensive Plan

For both City and citizen-initiated amendments, the City shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:

1. The effect upon the physical, natural, economic, and/or social environments.
2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods.
3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.
4. The quantity and location of land planned for the proposed land use type and density.
5. The effect, if any, upon other aspects of the Comprehensive Plan.

140.30 Criteria for Amending the Comprehensive Plan

The City may amend the Comprehensive Plan only if it finds that:

1. The amendment must be consistent with the Growth Management Act.
2. The amendment must be consistent with the countywide planning policies.
3. The amendment must not conflict with other goals, policies, and provisions of the Kirkland Comprehensive Plan.
4. The amendment will result in long-term benefits to the community and is in the best interest of the community.

CAR Proposal #1 – CAM18-00764
6616 110th Avenue NE – HCC jurisdiction

The property owners, Mike Chaffee and Brock Krizan, have submitted a CAR for the property located at 6616 110th Avenue NE (see Attachments 1 & 2). The request is to change the Zoning Map and Comprehensive Plan designation from RS 8.5 (Low Density Residential) to RM 3.6 (Medium Density Residential). The applicant is requesting the amendment to allow 3 residences to be built on the property and to allow for more housing near Downtown Kirkland and Google. A full explanation of the proposal is included in the application (Attachment 1).

Staff Analysis – Proposal #1

In a case like this where the CAR is for a specific site, the City generally looks at a larger area to determine how to proceed. The area map in Attachment 2 is provided to show existing development and lots sizes around the proposal site. The yellow area on the map is zoned single family residential and the brown area is zoned multifamily residential.

The property at 6616 110th Avenue NE is in the northwest corner of an existing single-family neighborhood. The neighborhood is surrounded by 110th Avenue NE to the west, NE 65th Street to the south, 112th Avenue NE to the east and multifamily developments to the north. The map shows the lot size, house size and year built for each house in the neighborhood. Most of this neighborhood is made up of large lots containing large houses that have been built in the last 20 years. It is unlikely that these existing homes will be redeveloped soon. There are two exceptions due to the age of the existing **residences: the house on the applicant's site at 6616 110th Avenue NE and one other house at 6527 111th Avenue NE.**

The applicant is requesting a change in zoning so that 3 units will be allowed on this property. The existing zoning allows for one single family home and an accessory dwelling unit.

Staff Recommendation – Proposal #1

Staff does not recommend that this proposal be studied further. The existing boundaries of medium density and low-density zoning are logical boundaries and creating a small intrusion of multifamily zoning into an established single-family neighborhood for one parcel disrupts that logic. Expanding the medium density designation further to the south to create a more logical boundary would not likely change land uses in the foreseeable future, besides the two parcels with older homes as noted above. The site is part of an established neighborhood that is unlikely to be developed as multifamily and so the outcome of such a rezone would be minimal. The proposal does not meet the Zoning Code criteria for this change. The conditions have not substantially changed since the property was given its land use designation in the Comprehensive Plan and its present zoning.

Houghton Community Council Recommendation – Proposal #1

The Houghton Community Council discussed this CAR at its 4/22/19 meeting and agreed with the staff recommendation that this proposal should not be studied further. A summary of the discussion follows:

- Generally, the multifamily zoning in this area is reserved for properties fronting 68th, which is an arterial.
- The area zoned single-family is an established, newer neighborhood.
- The change in zoning would impact neighbors who moved into a single-family area.
- It was determined that it did not make sense to consider this isolated change and that it is not a good use of staff and City resources. Changes to zoning or intensity would be better to consider as part of a citywide or neighborhood initiative and a comprehensive approach such as missing middle, ADUs, etc.
- There was also concern with the impacts of increased height and lot coverage allowed in the RM zone.

Points for continued study included:

- The multifamily feel of the area when driving up 110th Avenue NE toward the subject property.
- The proposal seems in line with the City **Council's** initiatives and policy direction to create housing and missing middle opportunities close in to urban villages like Houghton Everest Neighborhood Center

Proposal #2 – CAM 18-00444

Corner of Lakeview Drive & NE 64th Street – HCC jurisdiction

The property owner, Deborah McFarlane, has submitted a CAR for the property located at the corner of Lakeview Drive & NE 64th Street (see Attachments 3 & 4). The request is to change the Comprehensive Plan and zoning from low density single family, RS 5.0 (5,000 square feet per unit or 9 units per acre) to medium density multifamily RM 3.6 zoning (3,600 square feet of lot area per

unit or 12 units per acre). The application states that the reason for the proposal is to provide the same zoning designation for the subject property as for the properties on the other three corners of the intersection at NE 64th Street and Lakeview Drive. It also states that the rezoning of the property would continue the multifamily designation to the south and act as a buffer between Lakeview Drive and the single-family zone to the east. The lot currently contains a metal garage and the owner explains that her goal, if the rezone is approved, would be to provide more housing capacity. Based on parcel size, the current zoning allows one unit with an accessory dwelling unit (ADU). The proposed zoning would allow two regular dwelling units (attached, detached, or stacked). A full explanation of the proposal is included in the application (Attachment 3).

The applicant proposed this rezone along with the rezone of the adjoining property to the east during the last CAR process in 2017. The property to the east is also owned by the applicant and it contains a home built in 1988. It was determined at the time that the proposal should not be studied further (should not proceed to phase 2), because of the following issues.

- The Lakeview Neighborhood Plan was updated in 2011 and staff recommended that the land use policies and boundaries be respected. It was also suggested that the applicant could explore adding an ADU on the property.
- It was determined that a rezone would carve out a corner notch of medium density zoning in an otherwise cohesive single-family district, because single-family zoning and development would abut the study area on its north and east boundaries.

Staff Analysis – Proposal #2

The area map in Attachment 4 is provided to show existing development and lot sizes around the proposal site. The yellow area on the map is zoned single family residential and the brown area is zoned multifamily residential. The applicant also owns the adjacent lot to the east. Potential study areas include the full block outlined in a black dashed line; and a smaller area which lines up with the multifamily zoning to the south, outlined in a double blue line.

The property is in the southwest corner of an existing single-family neighborhood. The properties to the west and south are zoned for multifamily. The properties to the north and east are zoned for single family. The other three corners of the intersection of Lakeview Drive and NE 64th Street are zoned for multifamily.

The map in Attachment 4 shows the lot size, and year built for houses surrounding the subject property. This area of the neighborhood is made up of a mix of relatively new homes and several older homes (many built in 1942 as housing for the shipyards). A number of these older houses may be redeveloped soon. The proposed zoning of RM 3.6 would require a minimum lot size of 5,400 square feet to allow two residential units on a site. Some of the lots in the larger study area are less than 5,400 square feet and

so would need to be combined with an adjacent lot in order to benefit from the change in zoning.

The applicant is requesting a change in zoning so that two units will be allowed on this property. The existing zoning allows for one single family home and an ADU on the proposal site.

Staff is currently proposing changes to the existing Zoning Code incentives that encourage duplex and triplex development in single family zones. These amendments are part of the "Missing Middle" project for housing in Kirkland and will provide increased duplex and triplex incentives. The Houghton jurisdiction does not presently have incentives for duplexes and triplexes. If the HCC decides in the future to include these new incentives in the Zoning Code for the Houghton jurisdiction, they would provide additional options for this property and for those properties in the single-family neighborhood adjacent to it.

Staff Recommendation – Proposal #2

Staff recommends that this proposal be studied further as part of the Planning 2020 Work Program. There are potential logical boundaries for an expanded study area that would include more than the proposed CAR parcel. The expanded boundary could result in actual changes in land use in the foreseeable future due to the age and extent of current development in the area. In addition, the City Council has expressed strong interest in providing more housing in Kirkland, especially in areas that are well served by shops, services, and transportation choices.

If the proposal is to be studied further, staff recommends that it not be done until 2020, since the City does not have the staff resources to include this in the work program for this year.

Houghton Community Council Recommendation – Proposal #2

The Houghton Community Council discussed this CAR at its 5/30/19 meeting and agreed with the staff recommendation that this proposal should be studied further in 2020. The HCC also suggested that by 2020 we would know more about the outcome of the Missing Middle code amendments and what their impact on this study area would be.

Proposal #3 – CAM 18-00741

10203 & 10213 NE 124th Street

The property owner, Sarabjit S. Mann, has submitted a CAR for the properties located at 10203 and 10213 NE 124th Street (see Attachments 5 & 6). The request is to change the Comprehensive Plan and zoning from low density single family, RSX 7.2 (7,200 square feet per unit or 6 units per acre) to medium density multifamily RM 3.6 zoning (3,600 square feet of lot area per unit or 12 units per acre). The application states that the reason for the proposal is the proximity of the property to the RM 3.6 zone. It is also located between Juanita Village and the Village at Totem Lake and gets its access from NE 124th Street. The applicant believes that building medium

density residential (5 dwellings) would best serve the interest of the community and that the units would be more affordable than the homes in the RSX 7.2 zone. A full explanation of the proposal is included in the application (Attachment 5).

Staff Analysis – Proposal #3

The area map in Attachment 6 is provided to show existing development and lot sizes around the proposal site. The yellow area on the map is zoned single family residential and the brown area is zoned multifamily residential.

The two properties are along the western boundary of an existing single-family neighborhood. The property to the north (adjacent to NE 124th Street) is vacant and the southern property contains a 1000 square foot house built in 1927. The properties to the east and south of the site are zoned for single-family. The North Kirkland Community Center and Park is to the north across NE 124th Street. There is multifamily zoning (RM 3.6) and development to the west of the property. There is also multifamily zoning and development zoned RM 2.4 diagonally to the southwest.

The map in Attachment 6 shows the lot size and year built for houses to the east of the subject properties. The lots directly east of the two subject properties contain homes built in 2008 and 2009. Further to the east are also relatively new homes (most built in 1993).

The applicant is requesting a change in zoning so that five units will be allowed if these two properties are combined. The existing zoning allows for two single family homes with ADUs.

Staff Recommendation – Proposal #3

Staff recommends that this proposal be studied further as part of the Planning 2020 Work Program. These two lots can potentially be included in the multifamily zone to the west without significant impact to the single-family neighborhoods to the east and south. The additional units that would be allowed are responsive to the City Council's strong interest in providing more housing in Kirkland. This area is also well served by shops, services, and transportation choices.

If the proposal is to be studied further, staff recommends that it not be done until 2020, due to lack of staff resources this year.

Next Steps

- | | |
|---------|---|
| 6/18/19 | City Council meeting <ul style="list-style-type: none">• Discuss proposed work program changes for Kirkland Urban amendments and decide on adjustments to the work program• Receive PC and HCC recommendations on further study of CARs and decide when and if they should move forward to Phase 2 |
| 8/22/19 | Review Kirkland Urban amendments with Planning Commission at Study Session |

1st half of 2020 Begin Phase 2 review of CARs that move forward

Attachments:

1. Application for CAR – File #CAM18-00764
2. Map of surrounding area – File #CAM18-00764
3. Application for CAR – File #CAM18-00444
4. Map of surrounding area – File #CAM18-00444
5. Application for CAR – File #CAM18-00741
6. Map of surrounding area – File #CAM18-00741

cc: File Number CAM18-00764
 Mike Chaffee, 6535 111th Avenue NE, Kirkland, WA 98033
 File Number CAM18-00444
 Deborah McFarlane, 8512 122nd Ave. NE, PMB 225, Kirkland, WA 98033
 File Number CAM18-00741
 Sarabjit S. Mann, 10522 13th Avenue NE, Kirkland, WA 98033

Citizen Amendment Request

(also known as Citizen Amendment Request)
Planning Department



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Complete this form to submit at City Hall.

MEMORANDUM

TO: Interested Parties
DATE: April 2018
FROM: Planning and Building Department
SUBJECT: **CITIZEN AMENDMENT REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

In General, the City considers citizen amendment proposals once every other year during odd years (2017, 2019 etc.) as part of the City's Annual review of the Comprehensive Plan. All citizen initiated amendment requests must be submitted by December 1, prior to the year of their consideration. The schedule is noted below.

The purpose of this memo is to describe the process to be used for citizen amendment requests.

I. WHO MAY PROPOSE AN AMENDMENT?

Any individual, property owner, neighborhood organization or other group may propose to amend the Comprehensive Plan, The Zoning Code or the Zoning Map. For site specific requests, if the property owner is not making the request, then the property owner must be notified of the amendment (see attached Affidavit of Service). Before applying, we recommend that you contact the Planning Department to get a better understanding of the process and obtain any background information that might be relevant to the request. **Please contact Joan Lieberman-Brill at 425-587-3254 in the Kirkland Planning and Building Department for more information.**

II. WHAT IS AN APPROPRIATE PROPOSAL?

The Comprehensive Plan is a document describing the long-range plan for the City. It consists of a land use map, and general elements such as Land Use, Housing, Transportation and Capital Facilities. It also includes 14 neighborhood plans. Requests may be submitted to amend any aspect of the Plan -- the land use map, the general elements or a neighborhood plan.

A citizen amendment proposal may also amend the Zoning Map or the Zoning Code, if necessary to implement the Comprehensive Plan Change. If a rezone is requested, in order to qualify as a CAR the proposed residential density must be outside the density range shown on the applicable neighborhood plan land use map.

Citizen amendment requests that involve a significant change in use or in density for a specific property or a major policy change in a neighborhood may be deferred to the applicable neighborhood plan.

III. HOW TO APPLY AND WHAT IS THE DEADLINE FOR SUBMITTING A REQUEST?

Complete the attached application and submit to the Planning and Building Department at Kirkland City Hall, 123 5th Avenue, Kirkland, WA 98033 along with the required review fee for Phase 1. If you have any questions on completing the application, contact the Planning & Building Department at 425-587-3600 and in particular Joan Lieberman-Brill at 425-587-3254.

Applications must be submitted no later than December 1st of each year (December 1, 2018, 2020, etc.) for consideration of the request in odd years (2019, 2021, etc.). If that deadline is missed, then an interested party would need to wait and apply no later than December 1st of the next year.

IV. WHAT IS THE REVIEW PROCESS FOR AMENDMENT REQUESTS?

| Phase 1 or 2 | Review Process | Timeline |
|--------------|---|-----------------------------------|
| 1 | Cut-off date for applications for citizen amendment requests to be received by the city. | December 1, 2018 |
| 1 | Houghton Community Council holds a study session to review the requests within their jurisdiction and prepares a threshold recommendation to the Planning Commission | February - March 2019 |
| 1 | Planning Commission holds a study session and makes a threshold recommendation to the City Council. | February - April 2019 |
| 1 | City Council reviews the recommendation at a public meeting and makes a threshold decision to determine which amendment requests should be further reviewed by the City. Also determined is which requests will go to Phase 2 in the current year of review or a subsequent year, depending on the number of requests, available resources and the Planning and Building Department's work program. | April - May 2019 |
| 2 | Houghton Community Council (if applicable) and Planning Commission study the selected requests, For site specific proposals, the study area may be expanded to include other adjacent properties, if appropriate. | June - July - August 2019 or 2020 |
| 2 | Houghton Community Council (if applicable) and Planning Commission hold public hearings and formulate recommendations whether or not the Plan Zoning Code and/or Zoning Map should be amended. | July and October 2019 or 2020 |
| 2 | City Council reviews amendment requests along with the recommendations from the Planning Commission and Houghton Community Council (if applicable) and then approves, denies or modifies the request. City Council may hold a study session on the request before final action is taken. | December 2019 or 2020 |
| 2 | Houghton Community Council, if request within their Jurisdiction, approves or disapproves the ordinance adopted by the City Council | December or January 2019 or 2020 |
| 2 | Requests that involve the Shoreline Area Chapter of the Comprehensive Plan and/or the shoreline regulation in Chapters 83 and 141 of the Zoning Code require a hearing and approval by the State Department of Ecology along with coordination with that department. | |

All dates are approximate and subject to change.

In Phase 2, some requests may be carried over to the following year for study and a final decision.

| Phase 1 Fee | Phase 2 Fee |
|---|--|
| Decision whether to further study request | Study and decision on the request |
| The fee is due with the application submittal. Check with the Planning Department for the current fee schedule. | The fee is due before the first study session in Phase. Check with the Planning Department for the current fee schedule. |

If the request is from a recognized City Neighborhood Association for an amendment to the general city-wide elements or to a neighborhood plan, the fees are waived. Fees are not waived for amendments that affect specific properties, including Comprehensive Plan, Zoning Code and / or Zoning Map changes.

VI. WHEN CAN THE APPLICANT AND THE PUBLIC PROVIDE INPUT IN THE PROCESS?

During both Phase 1 and Phase 2, the applicant and the public may provide oral comments at the study sessions and public hearings before the Planning Commission and Houghton Community Council. Written comments may be submitted for all study sessions and the public hearings.

When the City Council considers the requests in either Phase 1 or Phase 2, the applicant and public may provide oral comments on request at the beginning of their meeting under "Comments from the Audience" section of the agenda. Written comments may be submitted in advance of the meeting preferably at least 15 calendar days before the meeting so that the written comments can be included in the City Council meeting packet. No oral comments are taken at the City Council study session or when the City Council is deliberating its final decision on the amendments.

In addition to the public meetings, interested parties may contact the Planning and Building Department at 425-587-3600 to request information about the citizen amendment requests or they may come to City Hall to review the official files.

VII. WHAT CRITERIA ARE USED FOR THE THRESHOLD DETERMINATION IN PHASE 1?

The City shall use the following threshold review criteria, found in Section 140.20 of the Zoning Code, in selecting proposals for further consideration. Proposals must meet 1 and either 2 or 3:

1. The City has the resources, including staff and budget, necessary to review the proposal.
2. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.
3. **All of the following:**
 - a. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; and
 - b. The public interest would best be served by considering the proposal in the current year rather than delaying consideration to a later neighborhood plan review or plan amendment process; and
 1. The proposal is located in a neighborhood for which a neighborhood plan has not been recently adopted (generally not within two years); and
 2. The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two years). *See past and future neighborhood plan schedule attached.*

VIII. WHAT ARE THE CRITERIA USED TO APPROVE A REQUEST IN PHASE 2?**A. For a Comprehensive Plan Amendment, the City shall use the following criteria, found in Section 140.30 of the Zoning Code, in approving a request. Proposals must meet all for the following criteria:**

1. The amendment must be consistent with the Growth Management Act.
2. The amendment must be consistent with the countywide planning policies.
3. The amendment must not be in conflict with the other goals, policies and provision of the Kirkland Comprehensive Plan.
4. The amendment will result in long-term benefits to the community as a whole and is in the best interest of the community.
5. When applicable, the proposed amendment must be consistent with the Shoreline Management Act and the City's adopted Shoreline Master Program. (For properties or areas within 200 feet of Lake Washington or within wetlands associated with the lake, see Chapters 83 and 141 of the Zoning Code and the Shoreline Area Chapter of the Comprehensive Plan.)

B. For a Zoning Code Amendment, the City shall use the following criteria, found in Section 135.25 of the Zoning Code, in approving a request. Proposals must meet all of the following criteria:

1. The amendment is consistent with the applicable provisions of the Comprehensive Plan; and
2. The amendment bears a substantial relation to public health, safety or welfare; and
3. The amendment is in the best interest of the residents of Kirkland.
4. When applicable, the proposed amendment is consistent with the Shoreline Management Act and the City's adopted Shoreline Master Program. (For properties or areas within 200 feet of Lake Washington or within wetlands associated with the lake, see Chapters 83 and 141 of the Zoning Code and the Shoreline Area Chapter of the Comprehensive Plan.)

C. For a Zoning Map Amendment, the City shall use the following criteria, found in Section 130.20 of the Zoning Code, in approving a request. Proposals must meet all of the following criteria:

1. Conditions have substantially changed since the property was given its present zoning or the proposal implements the policies of the Comprehensive Plan; and
2. The proposed rezone bears a substantial relationship to the public health, safety or welfare; and
3. The proposed rezone is in the best interest of the community of Kirkland.

**APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN,
ZONING CODE AND ZONING MAP**

I. CONTACT INFORMATION:

A. Applicant Name:

B. Mailing Address:

C. Telephone Number:

D. Email Address:

E. Property Owner Name if different than applicant:

F. Mailing Address:

G: Telephone Number:

H. Email Address:

Note: If the applicant is the property owner or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand-deliver a copy of this completed application to all affected property owners. Complete the attached Affidavit of Service that this has been done.

Copies of staff reports and meeting agendas will be sent by email unless you request to the project planner that you want copies mailed to you.

II. FOR SITE SPECIFIC PROPOSAL:

A. Address of proposal (if vacant provide nearest street names):

B. King County Tax Parcel number(s):

C. Describe improvements on property if any:

D. Attach a map of site that includes adjacent street names:

E. Current Zoning on subject property:

F. Current land use designation & permitted density shown on appropriate neighborhood plan land use map:

III. FOR ALL PROPOSALS

A. Description of Proposal:

To increase density to RM 3.6 just like the property to the north and west.

B. Description of the specific reasons for making the proposal:

To build 3 residents on the property. To allow for more housing close to Downtown Kirkland and Google. Google just a couple blocks away.

C. Description of how the proposed amendment relates to the following criteria:

To allow for more housing options close to Downtown Kirkland and Google.

1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.

Moving density closer to downtown thus using the current infrastructure and promoting local businesses

2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process.

Google is currently expanding and Kirkland Urban is almost done. Two more households promoting these sources of revenue for Kirkland.

3. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan

The lot is almost 12,000 sq ft very close in, where most of those lots have been changed to higher density. Changing the zoning will fit in to current surroundings.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

ORIGINAL SIGNATURES ONLY - NO COPIES

Name - Signature: Mike Chaffee, Brock Krizan

Name - Print: Mike Chaffee, Brock Krizan

Property Owner or Legal Representative: Mike Chaffee & Brock Krizan

Date: 11/7/18

Address: 10535 111th Ave NE Kirkland WA 98033

Telephone: 425 736-7335

B. If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows: Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments to include:

1. Affidavit of Service (available at the Planning Counter)
2. Exhibit A (see requirements above)
3. Exhibit B (see requirements above)

Alternate Formats: People with disabilities may request materials in alternate formats.

Title VI: Kirkland's policy is to fully comply with Title VI of the Civil Rights Act by prohibiting discrimination against any person on the basis of race, color, national origin or sex in the provision of benefits and services resulting from its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with the City.

To request an alternate format, file a complaint or for questions about Kirkland's Title VI Program, contact the Title VI Coordinator at 425.587.3011 (TTY Relay: 711) or titlevicoordinator@kirklandwa.gov.



CAM18-00764



Legend

Address

- Other Address
- Current Address
- Current ADU
- ◆ Pending Address

City Limits

- - - City Limits

Grid

- Grid
- QQ Grid

Corridors

- Cross Kirkland Corridor
- Regional Rail Corridor

Streets

- Streets

Parcels

- Parcels

Place Names

- Buildings
- Lakes
- Parks
- Schools

Overlay Zones

- ▨ (EQ)
- ▩ (HL)
- ▧ (HP)

Planned Unit Development

- ▣ Planned Unit Development

Design District

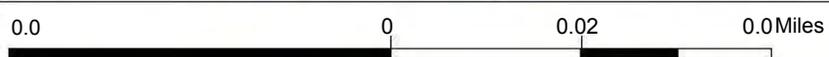
- Design District

City Zoning

- Commercial
- Industrial

1: 1,378

Notes



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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**APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN,
ZONING CODE AND ZONING MAP**

I. CONTACT INFORMATION:

| | |
|---|----------------------------|
| A. Applicant Name: | Deborah McFarlane |
| B. Mailing Address: | 8512 122nd Ave NE, PMB 225 |
| C. Telephone Number: | 206-617-6160 |
| D. Email Address: | winedivadeb@hotmail.com |
| E. Property Owner Name if different than applicant: | |
| F. Mailing Address: | |
| G. Telephone Number: | |
| H. Email Address: | |

Note: If the applicant is the property owner or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand-deliver a copy of this completed application to all affected property owners. Complete the attached Affidavit of Service that this has been done.

Copies of staff reports and meeting agendas will be sent by email unless you request to the project planner that you want copies mailed to you.

II. FOR SITE SPECIFIC PROPOSAL:

| | |
|--|---|
| A. Address of proposal (if vacant provide nearest street names): | Corner Lot at Lakeview Drive & NE 64th St |
| B. King County Tax Parcel number(s): | 2,649,500,173 |
| C. Describe improvements on property if any: | Metal garage on Parcel 264950-0173 |
| D. Attach a map of site that includes adjacent street names: | See attached Appendix A |
| E. Current Zoning on subject property: | RS 5.0 |
| F. Current land use designation & permitted density shown on appropriate neighborhood plan land use map: | LDR 9 |

III. FOR ALL PROPOSALS

A. Description of Proposal:

See Attached Request Addendum

B. Description of the specific reasons for making the proposal:

See Attached Request Addendum

C. Description of how the proposed amendment relates to the following criteria:

See Attached Request Addendum

1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.

See Attached Request Addendum

Citizen Amendment Request - Continued

2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process.

See Attached Request Addendum

3. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan

See Attached Request Addendum

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

ORIGINAL SIGNATURES ONLY - NO COPIES

Name - Signature: Deborah A McFarlane

Name - Print: Deborah McFarlane

Property Owner or Legal Representative: Deborah McFarlane

Date: June 22, 2018

Address: 8512 122nd Ave NE, PMB 225, Kirkland, WA 98033

Telephone: 206-617-6160

B. If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows: Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments to include:

1. Affidavit of Service (available at the Planning Counter)
2. Exhibit A (see requirements above)
3. Exhibit B (see requirements above)

Citizen Initiated Request Addendum

III. FOR ALL PROPOSALS

A. Description of Proposal:

Proposal is for the following:

- Comprehensive Plan Amendment to change the land use designation of parcel 264950-0173 from LDR 9 to MDR 12
- Zoning Map Amendment to change the zoning of parcel 264950-0173 from RS 5.0 to RM 3.6 zoning

B. Description of the specific reasons for making the proposal:

This parcel is adjacent (to the east and south) to medium density zoning areas, including the two parcels directly across the street to the south. As a corner property facing medium density-zoned parcels, it is requested the zoning be changed to match. Rezoning this property would also continue the multiple family designation to the south that acts as a development buffer between the arterial and the single-family zone to the east. It is logical to have the same zoning designation on all four corners of this intersection.

Please see the Comprehensive Plan Analysis - Goals and Policies Compatibility Matrix in section C1.

C. Description of how the proposed amendment relates to the following criteria:

1. **The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.**

The following goals apply to this request and are further discussed in the Compatibility Matrix on the next page in detail:

- | | |
|--------------|--------------|
| • CC-4.1 | • LU-3.4 |
| • H-2.1 | • LU-3.8-3.9 |
| • LU-1.2-1.4 | • LU-4.4 |
| • LU-2.3 | • L3.1 |

| | | | | | |
|---------------------------|----------------------------|-------------------|------------------------------|----------------------------|---------------------|
| "++" Highly Compatible | "+" Somewhat Compatible | "S" Subjective | "_" Somewhat Incompatible | "_" Highly Incompatible | "NA" Not applicable |
|---------------------------|----------------------------|-------------------|------------------------------|----------------------------|---------------------|

| COMPATIBILITY MATRIX* | | |
|--|--|----|
| Analysis of Kirkland Comprehensive Plan & Lakeview Neighborhood Plan For COMPREHENSIVE PLAN AMENDMENT | | |
| <i>Kirkland Comprehensive Plan</i> | <i>Analysis of Proposed Zoning</i> | |
| <p>CC-4.1 "Enhance City identity by use of urban design principles that recognize the unique characteristics of different types of development, including single-family, multifamily, mixed-use, and various types and sizes of commercial development."</p> | <p>The higher density zoning change will accomplish the desired community urban design principles by increasing waterfront access to more residents.</p> | S |
| <p>H-2.1 "Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities."</p> | <p>Rezoning the subject property will allow infill development of an underutilized property to increase the type of housing and affordability for Kirkland Residents.</p> | ++ |
| <p>LU-1.2 "Create logical boundaries between land use districts that take into account such considerations as existing and planned land uses, access, property lines, topographic conditions, and natural features."</p> | <p>As the street frontage on the other three corners of the intersection is multi-family, changing the zoning would create a logical boundary, helping to have similar-zoned parcels facing each other.</p> | ++ |
| <p>LU-1.3 "Encourage attractive site and building design that is compatible in scale and in character with existing or planned development."</p> | <p>The change to higher density would be more compatible with the scale and character of the surrounding parcels that are all zoned multi-family.</p> | ++ |
| <p>LU-1.4 "Create effective transitions between different land uses."</p> | <p>Having the same density as surrounding parcels would provide a smoother transition at this intersection as the current situation makes the parcels appear out-of-sync with the surrounding parcels. This change would create a better transition into the single-family residential neighborhood.</p> | ++ |

- Reviewed by two certified planners (AICP knowledgeable of Kirkland's Land Use Regulations and Comprehensive Plan

| "++" Highly Compatible | "+" Somewhat Compatible | "S" Subjective | "_" Somewhat incompatible | "_" Highly Incompatible | "NA" Not applicable |
|---------------------------|-------------------------------|-------------------|---------------------------------|-------------------------------|------------------------|
|---------------------------|-------------------------------|-------------------|---------------------------------|-------------------------------|------------------------|

| | | |
|---|---|--------|
| LU-3.4 "Locate higher density land uses in areas served by frequent transit service." | By providing higher-density zoning and more housing on this parcel, it would provide more access to the three bus lines serving Lakeview Dr NE, directly adjacent to the subject parcel. | ++ |
| LU-3.8 "Create a complementary relationship between adjoining land uses and the Cross Kirkland Corridor and Eastside Rail Corridor, both in terms of short term nonmotorized access and future opportunities for high capacity transit." | Increased density on this parcel would be a beneficial relationship to the adjacent transit line and the Cross Kirkland Corridor secondary trailhead at the end of NE 64th Street. | ++ |
| LU-3.9 "Encourage vehicular and nonmotorized connectivity." | A bus stop serving three bus lines is located on Lakeview Dr NE right next to the subject parcel and a secondary trailhead for the Cross Kirkland Corridor is at the end of NE 64th Street. By increasing the density of this parcel, more people would have direct access and be encouraged to use these alternate methods of transit. | ++ |
| LU-4.4 "Consider neighborhood character and integrity when determining the extent and type of land use changes." | As the subject parcel face multi-family zoning on the other three sides of the intersection, they seem to be more a part of that higher density neighborhood. This change in zoning would help to match the surrounding neighborhood character and land use. | + to S |
| Lakeview Neighborhood Plan | Analysis of Proposed Zoning | |
| L-3.1 "Maintain Lakeview Terrace as a single-family residential area up to nine dwelling units per acre." | Being that the subject parcel are within the Lakeview Terrace area with a goal to maintain single-family land use, the change in zoning would not be compatible with this goal. | |

MATRIX SUMMARY

- 7 key goals are highly compatible
- 2 key goals are somewhat compatible or subjective
- 1.0 key goal is incompatible

2. **The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process.**

As people continue to move into the Puget Sound, Kirkland continues to become a desired living area due to its close proximity to Seattle, Bellevue and Redmond employment hubs. Increasing the zoning to allow for more capacity would help Kirkland accommodate the growing housing needs and wide range of rental/market-rate housing options.

At the recent City Council meeting, on May 1, 2018, the council members have indicated not to wait for neighborhood plans and be more creative with adding housing units and to consider rezoning for a corner lots with duplexes.

As the council members stated that evening. "BE BOLD"

3. **The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan**

As the subject parcel appears to be more connected to the neighborhood to the south and west, expanding the boundary of the RM3.6 zoning and MDR 1 land use designation to incorporate this parcel would be more in keeping with the neighborhood character. This would create a smoother transition to the adjoining single-family zoned neighborhood.

KEY POINTS

1. Proposal is consistent with Goals and Policies of Comprehensive Plan (See C1)
2. Demand for proposed use (additional housing serving middle income users)
3. No adverse environmental impacts
4. Would be consistent with zoning on other three corners of that intersection
5. Develop a buffer between the arterial and the single-family zone to the east
6. Test case for corner lots when developing the Neighborhood plans
6. May be expanded to include adjacent parcel to the east, also owned by Deborah McFarlane (based on Kirkland Staff's Analysis)

Photo Exhibit



View northwest on NE 64th St to subject parcel shows the incline and mostly vacant lot at the intersection.



View southeast at intersection of Lakeview Dr and NE 64th St to parcel to south. Aside from the small single-family home within the multi-family zoning, the large condo to the south is in stark contrast to the subject property's zoning.

APPENDIX B



View southwest on NE 64th St to the back side of the properties to the south. Aside from the small house on the corner, the five level condominium to the south is most indicative of the neighborhood the subject parcels belong to.



View northwest on NE 64th St to the multi-family property directly to the west across Lakeview Dr that begins the multi-family zoned block.



View southwest on NE 64th St to the corner property with new condominiums and additional multi-family housing to the west. Changing the zoning of the subject parcel to match that of the surrounding properties on each corner of the intersection would make a more cohesive flow to the neighborhood design.



View northwest on NE 64th St to the large apartment complex further down the block.

APPENDIX B

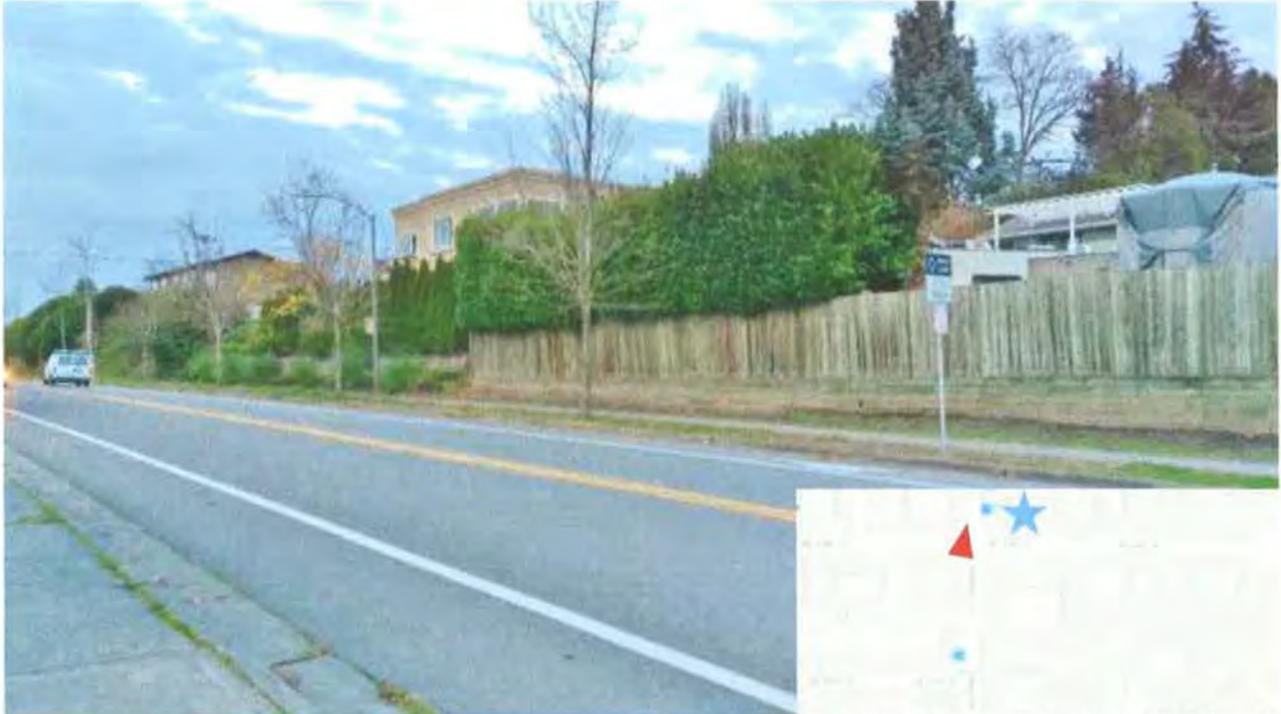


View northeast on NE 64th St to the single-family homes adjacent to the subject property. Due to the incline of this hill, a change to multi-family housing and subsequent structures built on the subject property would not affect the prized sightlines for the upper homes.



View north on Lakeview Dr to the block directly south of the subject parcels showing the heavily multi-family character surrounding the subject parcels.

APPENDIX B



View north on Lakeview Dr with the subject parcels on the right. This view demonstrates the single-family neighborhood to which the subject parcels are meant to belong is more inwardly focused. The outward southwest positioning of the subject parcels separate the character of them from the surrounding single-family neighborhood.



View east on NE 64th St at the end of the street with a view to the Cross Kirkland Corridor trailhead. Increasing the zoning of the subject parcels would provide access to more people due to the close proximity of this recreational trail.

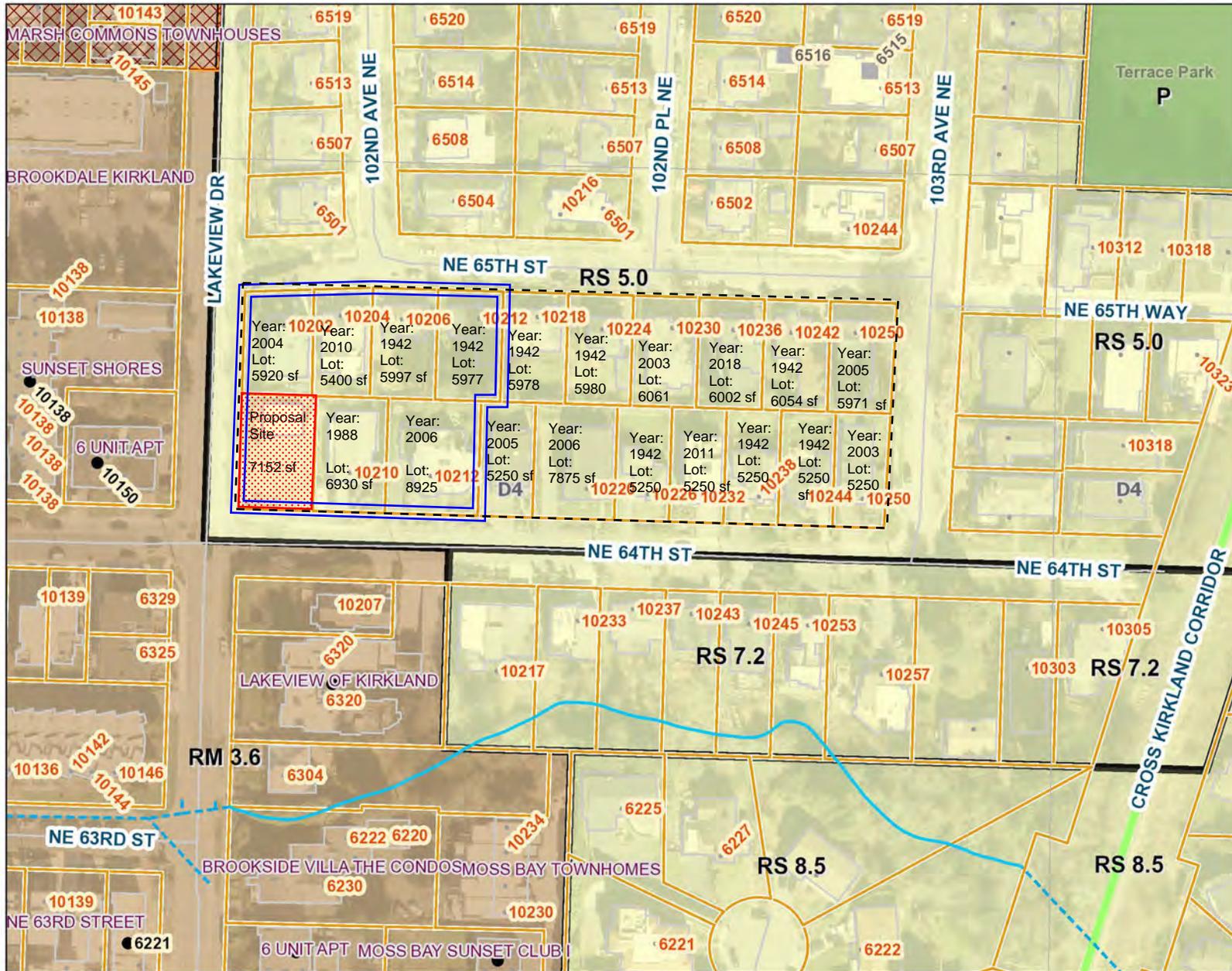
APPENDIX B



View north on Lakeview Dr to the bus stop adjacent to the subject parcels.



CAM18 00444



Legend

- Streams
 - Open
 - Pipe
- Wetlands
- Address
 - Other Address
 - Current Address
 - Current ADU
 - Pending Address
- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Place Names
- Buildings
- Lakes
- Parks
- Schools
- Overlay Zones
 - (EQ)
 - (HL)
 - (HP)
- Planned Unit Development

1: 1,622



Notes

Corner of Lakeview Drive & NE 64th Street

0.1 0 0.03 0.1 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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**APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN,
ZONING CODE AND ZONING MAP**

I. CONTACT INFORMATION:

A. Applicant Name:

B. Mailing Address:

C. Telephone Number:

D. Email Address:

E. Property Owner Name if different than applicant:

F. Mailing Address:

G. Telephone Number:

H. Email Address:

Note: If the applicant is the property owner or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand-deliver a copy of this completed application to all affected property owners. Complete the attached Affidavit of Service that this has been done.

Copies of staff reports and meeting agendas will be sent by email unless you request to the project planner that you want copies mailed to you.

II. FOR SITE SPECIFIC PROPOSAL:

A. Address of proposal (if vacant provide nearest street names):

B. King County Tax Parcel number(s):

C. Describe improvements on property if any:

D. Attach a map of site that includes adjacent street names:

E. Current Zoning on subject property:

F. Current land use designation & permitted density shown on appropriate neighborhood plan land use map:

III. FOR ALL PROPOSALS

A. Description of Proposal:

Currently, two separate parcels 2926059176(9347 sq. ft.)and 2926059281 (7200 sq. ft.) have been zoned as RSX 7.2(low density)

We are planning to merge parcel 2926059176 & 2926059281 into one with a combined area16547 sq. ft. and proposing zone change from RSX 7.2 to RM 3.6.

RM 3.6 zoning allows us to develop 5 single-family dwellings.

B. Description of the specific reasons for making the proposal:

The current usage under the RSX 7.2 zone is designated as low density allows only two single-family detached dwellings. Due to the proximity of our property to the high-density area(RM 3.6), location (near Totem Lake and on the 124th Ave.) and dimensions of the property (60' Width X 275' Depth) we believe building medium density units would best serve the interest of the community along with enable us efficiently utilize the land in terms of ROI. Also the units would be affordable and less expensive than the houses build in RSX 7.2, and easier to market.

C. Description of how the proposed amendment relates to the following criteria:

Under RM3.6 12 units are allowed per acre which means we could build 5 units instead of building two dwellings allowed under the current RSX 7.2 zoning.

1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.

Though comprehensive plan of Juanita area emphasizes on the development of low-density housing, however due to our property's proximity with Juanita Village on one side and Totem Village development on the other offers unique opportunities to build low cost and medium density housing, which is actually in line with overall goals of the comprehensive plan.

2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process.

Booming economy of the area is bringing many challenges such as high demand for housing and low inventory, an average price of a new single-family detached house in the Kirkland is over one million USD, which is getting out of the reach of many first-time buyers. The shortage of affordable houses in the area is the fact and due to the high demand it is absolutely crucial to bring more inventory in the shortest possible time.

3. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan

The 2035 vision of Kirkland offers promising vibrant city. I agree that areas should be divided into regions such as Juanita or Totem lake but there should be an additional categorization be in place that should be based on the roads.

Roads sometime play unique role in designing/reflecting a cluster, for example Sunrise Boulevard in LA itself portrays unique character. Similarly, 124th Ave. NE offers Urban life with restaurants, shops, and multi-family dwellings should represent its own character instead be part of certain neighborhoods.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

ORIGINAL SIGNATURES ONLY - NO COPIES

Name - Signature: 

Name - Print: Sarabjit Mann

Property Owner or Legal Representative: Sarabjit Mann

Date: 11/20/2018

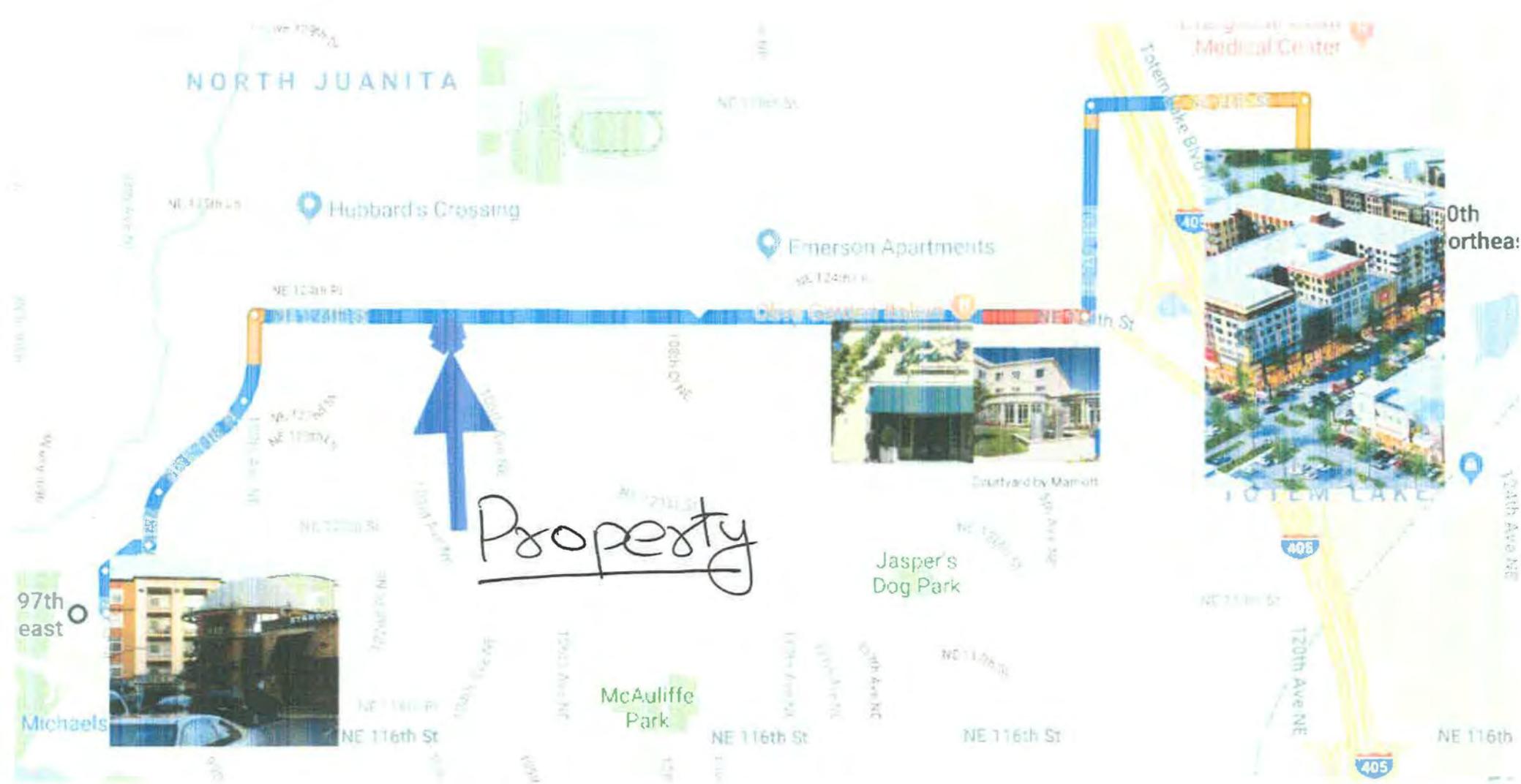
Address: 10522 130th Ave. NE, Kirkland, WA

Telephone: 4252330406

B. If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows: Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

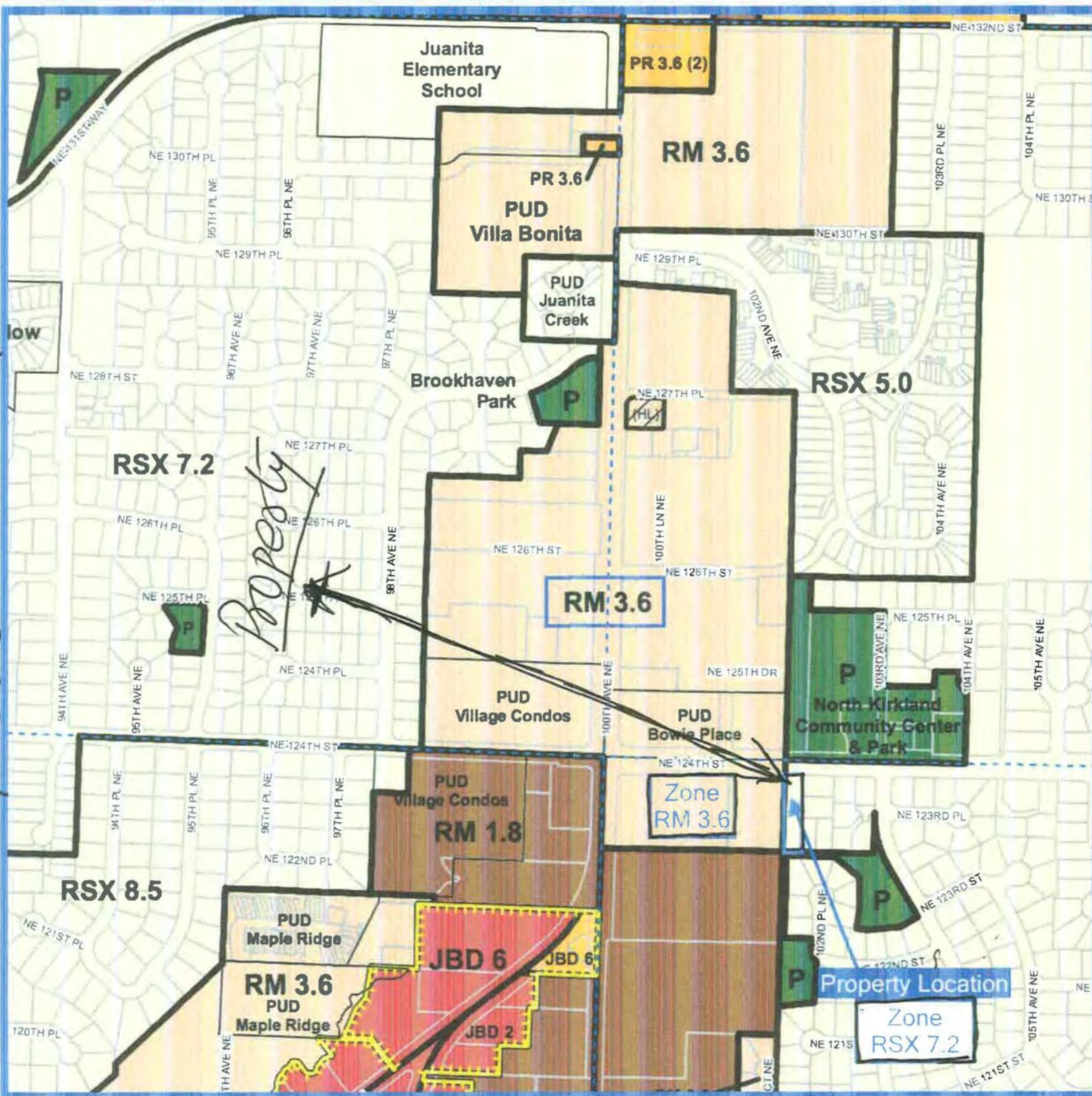
Attachments to include:

1. Affidavit of Service (available at the Planning Counter)
2. Exhibit A (see requirements above)
3. Exhibit B (see requirements above)



10213 NE 124th St. Kirkland, WA

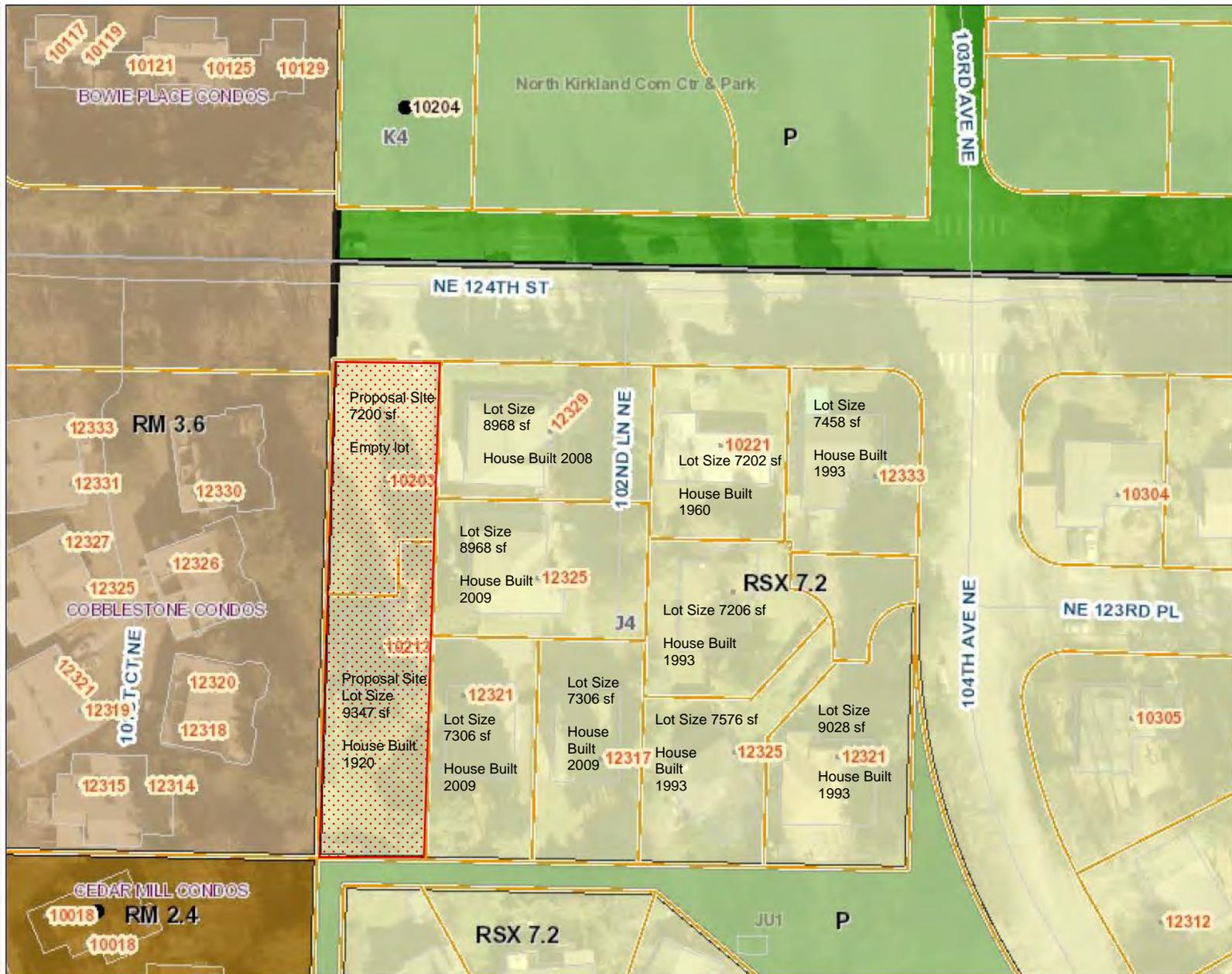
Parcel: 2926059281 and 2926059176



Area zoning



CAM18-00741



Legend

- Address**
 - Other Address
 - Current Address
 - Current ADU
 - ◆ Pending Address
- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Place Names
- Buildings
- Parks
- Schools
- City Zoning**
 - Commercial
 - Industrial
 - Transit Oriented Development
 - Office
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Institutions
 - Park/Open Space

1: 982



Notes

0.0 0 0.02 0.0 Miles



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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