



Community-Initiated Amendment Requests 2023-2024

City Council Meeting
File No. CAM22-00845; -00870; -00873
July 18, 2023



PURPOSE

- Consider three Community-Initiated Amendment Requests.
- City Council conducts a threshold review for Phase 1, directing staff whether to advance requests for additional study in Phase 2.
- If further study is recommended the City Council provides feedback to staff and applicant on the Phase 2 discussion topics.



CAR; TWO PHASE PROCESS

Phase 1 (Consideration)

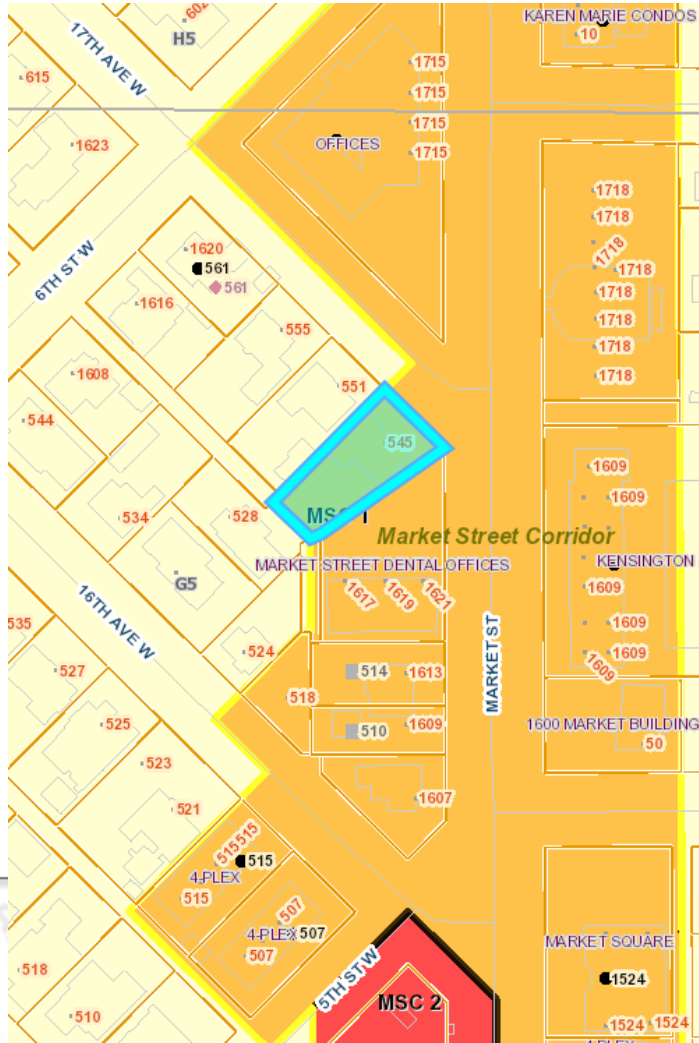
- Threshold review and recommendation from the PC to City Council
- City Council determination on advancement of application(s) to Phase 2

Phase 2 (Additional Study)

- Merits of proposal and evaluate potential options
 - Study Sessions with PC to review Phase 2 application
 - Public Hearing by PC and recommendation to CC
 - CC final decision



ALAVI REQUEST



545 17th Ave W

Current Zoning: MSC 1,
Office

Request: Remove KZC
51.08(6), which restricts
this parcel to detached
or duplex residential
development



ALAVI REQUEST



Property was rezoned from RS 7.2 to MSC 1 in 2017

KZC 51.08(5) protects the giant sequoia tree – not affected by this request



PC RECOMMENDATION – ALAVI REQUEST

PC voted unanimously to recommend the Alavi request be advanced to Phase 2 review.

PC noted that this request aligns with PC's 2023-2025 Planning Work Program task to examine ways to enable small scale commercial and mixed-use development within and near neighborhoods.

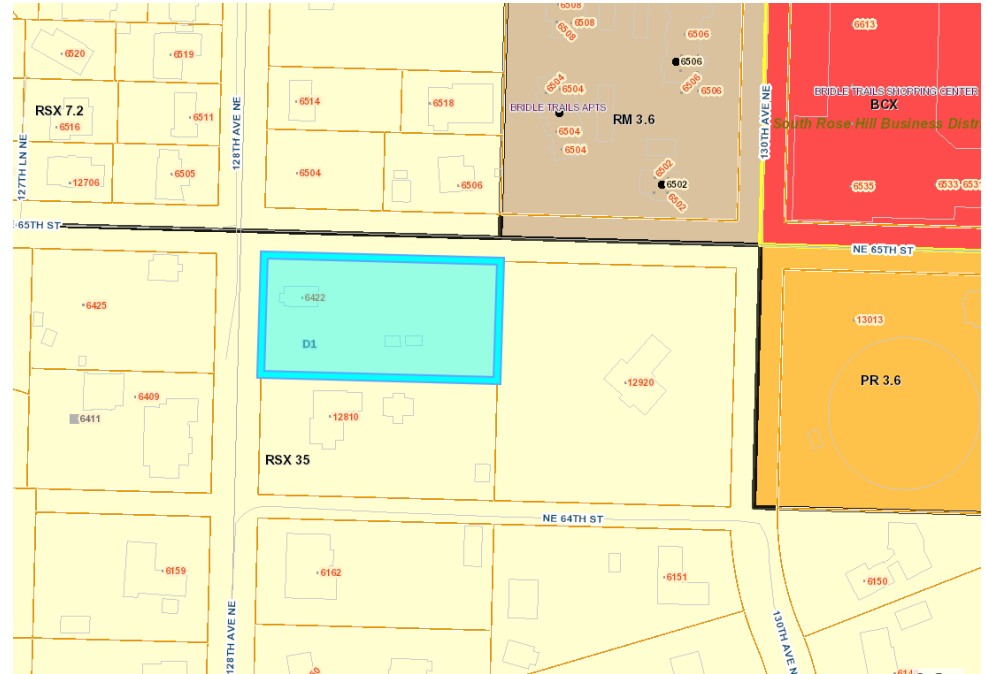


WEISE REQUEST

6422 128th Ave

Current Zoning: RSX 35

Request: Rezone to
RSX 7.2



WEISE REQUEST

Due to location and current zoning designation, the property must contain 10,000 permeable square feet to comply with regulations for horses in KZC 115.20(5)



PC RECOMMENDATION – WEISE REQUEST

PC voted unanimously to recommend that this request not be advanced to Phase 2 review.

PC voted unanimously to recommend reviewing the zoning near Bridle Trails Shopping Center in order to support a 10-minute neighborhood as part of the Comprehensive Plan Update.

PC also noted that staff should consider reviewing the paddock requirement (per KZC 115.20) as part of the Comprehensive Plan Update.



PAR MAC REQUEST



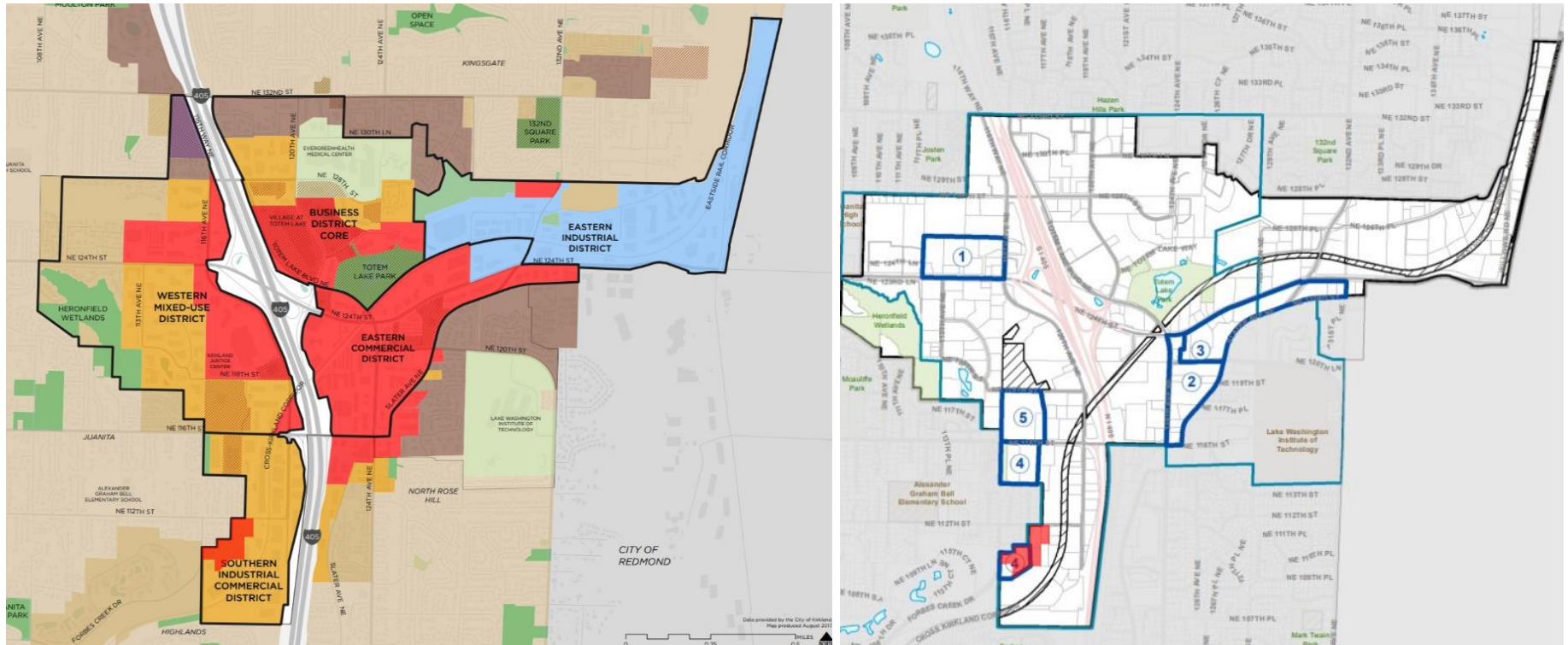
10910, 11031, & 11134 117th Pl NE
and 11115 118th Pl NE

Current Land Use/Zoning: Business
Park/TL 10D

Request: Amend Comprehensive
Plan and Zoning Code to allow for
construction of six mixed-use
buildings and associated
infrastructure to accommodate
approximately 1,200 residential
units and 30,000 SF of residential
amenity and commercial space.



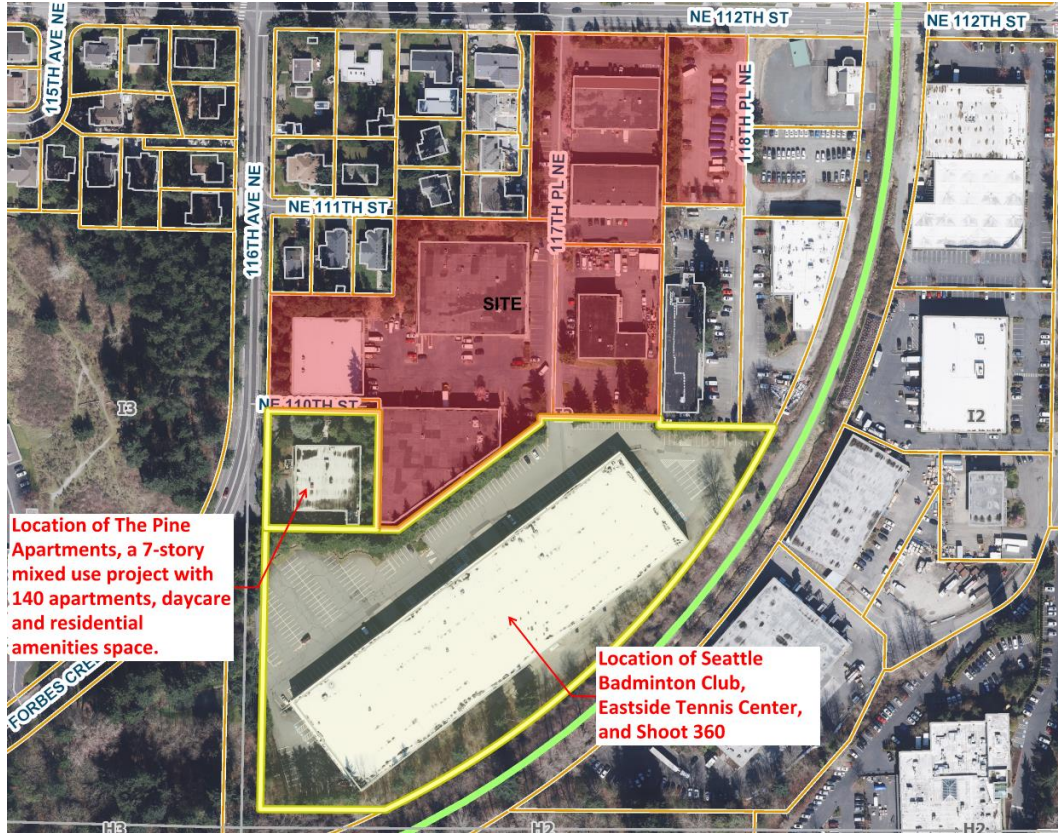
PAR MAC REQUEST



Existing Comprehensive Plan policies encourage housing production in Housing Incentive Areas, and along the CKC (with parcel aggregation).



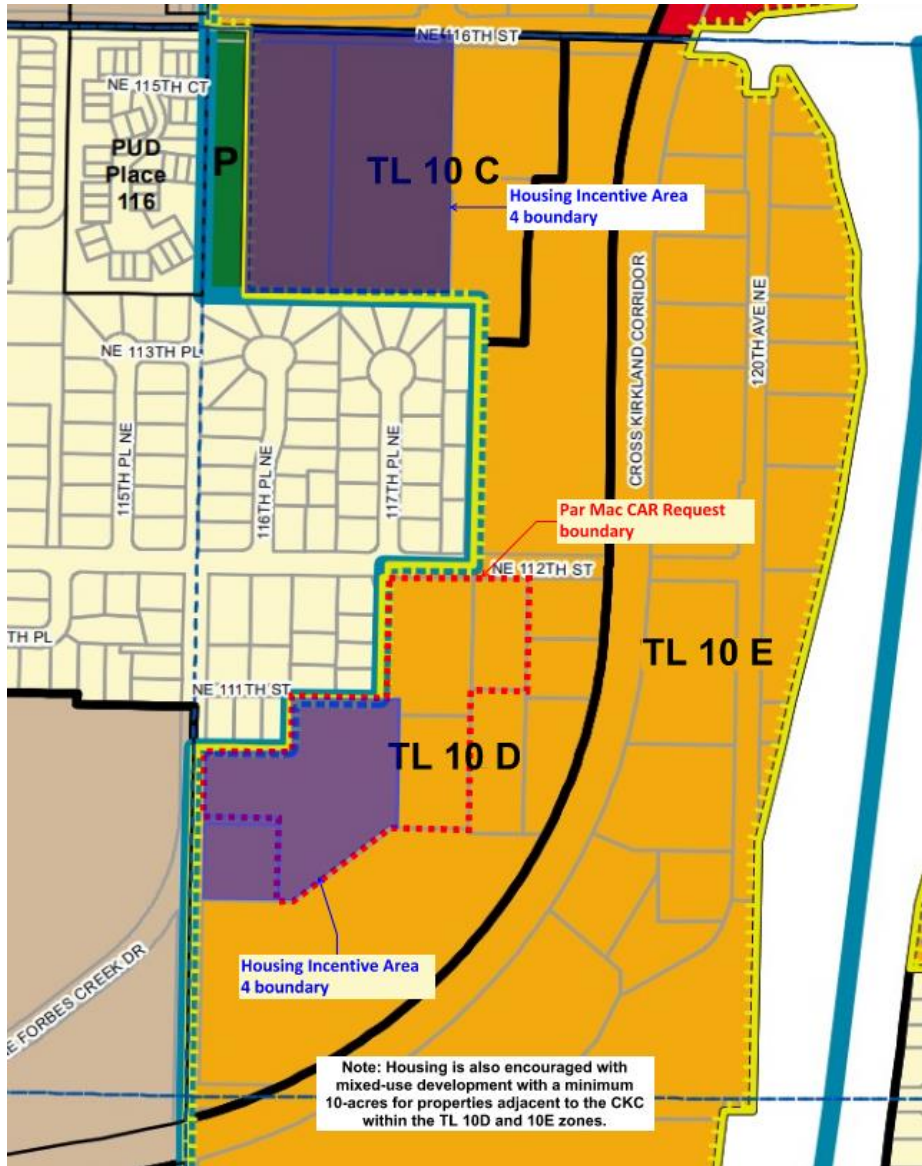
PAR MAC REQUEST



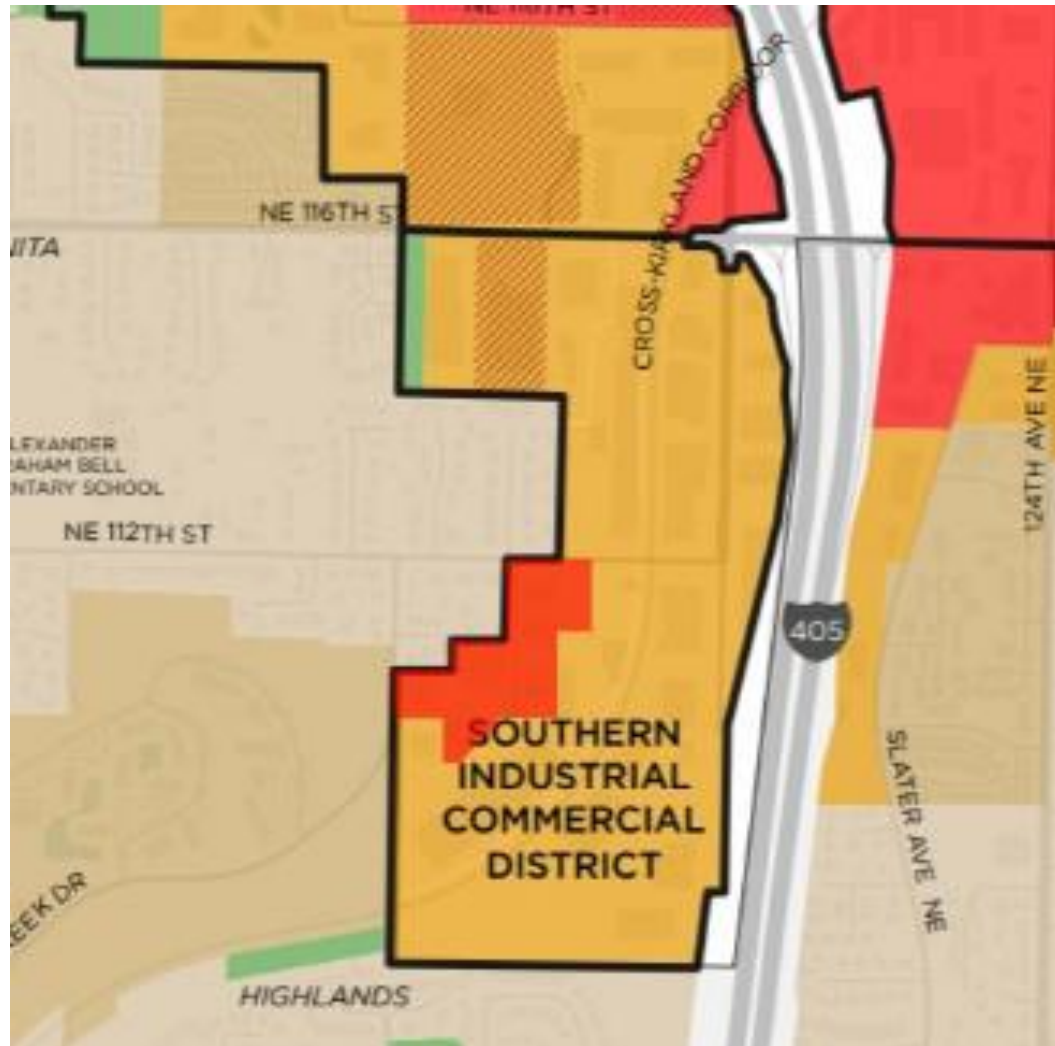
PAR MAC REQUEST

Existing zoning restricts housing to:

- Properties within Housing Incentive Areas
- In mixed-use development of a minimum 10 acres on properties adjacent to the CKC



PC RECOMMENDATION – PAR MAC REQUEST



PC voted unanimously to recommend that the Par Mac CAR proceed to Phase 2 review.

PC recommends that the amendment request be expanded to include analysis of the full Southern Industrial Commercial District within the Totem Lake neighborhood.

Phase 2 review would occur within context of Comprehensive Plan update (same timeline).

Next Steps

During the business agenda item, we will have the discussion questions for the Phase 1 threshold review.

City Council must decide one of the following for each request:

1. The proposal has merit and shall be considered by the Planning Commission and City Council during the current year; or
2. The proposal has merit, but should be considered at a subsequent amendment phase; or
3. The proposal does not have merit and shall not be given further consideration.



Questions for Staff?



ALAVI REQUEST DETERMINATION

1. Does the proposal have merit and should it be considered by the Planning Commission and City Council in a Phase 2 review during the current Comprehensive Plan Update cycle? Or should the proposal be considered at a subsequent amendment phase?
2. If the proposal should move forward with a Phase 2 review, are there any additional site specific or neighborhood conditions to highlight for review when considering additional study?

**PC recommended this request
proceed to Phase 2**



WEISE REQUEST DETERMINATION

1. Does the proposal have merit and should it be considered by the Planning Commission and City Council in a Phase 2 review during the current Comprehensive Plan Update cycle? Or should the proposal be considered at a subsequent amendment phase?
2. If the proposal should move forward with a Phase 2 review, should the study area include other properties located within the RSX 35 zone?
3. If the proposal should move forward with a Phase 2 review, are there any additional site specific or neighborhood conditions to highlight for review when considering additional study?

Additional Question:

Should staff review the zoning near Bridle Trails Shopping Center in order to support a 10-minute neighborhood as part of the Comprehensive Plan Update?

PC recommended this request not proceed to Phase 2



PAR MAC REQUEST DETERMINATION

1. Does the proposal have merit and should it be considered by the Planning Commission and City Council in a Phase 2 review during the current Comprehensive Plan Update cycle? Or should the proposal be considered at a subsequent amendment phase?
2. If the proposal should move forward with a Phase 2 review, should the study area include other properties located within the Southern Industrial Commercial Subarea (TL 10D and TL 10E zones)?
3. If the proposal should move forward with a Phase 2 review, are there any additional site specific or neighborhood conditions to highlight for review when considering additional study?

**PC recommended this request
proceed to Phase 2**

