



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

MEMORANDUM

To: Design Review Board

From: Tony Leavitt, Senior Planner

Date: June 10, 2022

File No.: DRV22-00371

Subject: **TOLL BROTHERS KIRKLAND CKC CONCEPTUAL DESIGN CONFERENCE**

I. MEETING GOALS

At the June 20, 2022, Design Review Board (DRB) meeting, the DRB should review the concept design for the Toll Brothers Kirkland CKC Development project. At the meeting, the DRB should determine:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Determine which guidelines apply to the proposed development.
- C. Determine what other application materials are needed for the Design Response Conference.

II. BACKGROUND INFORMATION

The subject property is located at 10809 120th Avenue NE (see Attachment 1). The applicant is proposing to construct approximately 121 townhomes. A future commercial building pad (Building Pad I) is identified within the plans, but the building is not being reviewed at this time. Parking is proposed within garages attached to each unit and surface parking. Vehicular access to the property is from 120th Avenue NE. The applicant has provided a program description and general project information which includes three building layout concepts (see Attachment 2). Option 1 includes larger buildings and a centralized commercial area. Option 2 breaks up the massing of the units and adds uniform paseo widths. Option 3 (the applicant's preferred option) eliminates parking near the recreational open space, most of the units accessing private drives and reduction in the size and amount of retaining walls.

III. SITE

The subject property (approximately 10 acres over two parcels) is currently developed with two office buildings. The developed portion of the site is relatively flat. There are significant slopes along all edges of the property. Access to the subject property is from 120th Avenue NE at its northernmost end, and it is the only portion of the property with an improved street frontage (60' wide). The property does front along the Cross Kirkland Corridor for around 200 feet on the west side of the property.

The site contains an onsite Category 3 wetland with a 60-foot buffer and a mostly offsite Category 2 wetland with a 110-foot buffer. Additionally, the site contains a Type F stream which is mostly culverted onsite. The open portion of the stream requires a 100-foot buffer.

Finally, the site contains a regional sewer main and City of Kirkland water main along the northern edge of the property that cannot be relocated. Page 4 of Attachment 2 shows the location of these features.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

South: RS 8.5, 25-foot max height, Single Family Residential Uses

West: Planned Area 9, 25-foot max height, currently developed with residential apartments.

North: TL 10D and TL 10E, 30 to 80 foot maximum height depending on the use, Commercial and Industrial Uses

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.

IV. **KEY ZONING REGULATIONS**

Zoning regulations for uses in the TL 10E are found in the use zone chart (see Attachment 3). The following regulations are important to point out as they form the basis of any new development on the site.

A. **Permitted Uses:**

1. Permitted uses in this zone include but are not limited to Retail, Office and Stacked or Attached Dwelling Units (Residential).
2. Development of Stacked or Attached Dwelling Unit requires that the project also include a retail and/or office use. Additionally, the site must be at least 10 acres in size.
3. The proposed plans show the inclusion of a commercial building pad near the entrance of the site. The proposed building will be reviewed as part of a future application. The City will require an agreement from the applicant to ensure that the commercial building is constructed within an established timeline.

Staff Comment: The applicant is proposing a residential use. Staff will review the proposed development for compliance with applicable use regulations as part of the Design Response Conference application.

B. **Height:** The TL 10E zone allows a maximum height of 80 feet as measured above the average building elevation (ABE).

Staff Comment: The applicant will need to submit height calculations with the Design Response Conference application. Staff will review the project for compliance with the City's height regulations during the Design Response phase. Additional height is allowed where stream restoration is required. See Subsection D below.

C. **Setbacks:** The only required setback is a 10-foot setback adjacent to the 120TH Avenue NE property line.

Staff Comment: The applicant's preferred design scheme shows compliance with the setback requirements. Staff will review the project for compliance with the required setback during the Design Response phase.

D. **Stream Restoration Corridor:**

1. KZC Section 55.91.4 states that where a stream has been diverted into a pipe or culvert, development must not preclude future restoration of the stream to its historic corridor, removal of fish barriers, or the daylighting of the stream.

The City may require the applicant to preserve 100 feet in width for the stream corridor. An increase in the allowable building height of 15 feet (beyond 100 feet of a low-density zone), shall be extended to those parcels required to preserve land for stream restoration. The placement of buildings, driveways and parking areas shall be located to enable stream restoration to occur.

2. The proposed plans show the preservation of the 100-foot corridor as required by the code.

Staff Comment: Staff will review the proposed development for compliance with stream restoration corridor requirement as part of the Design Response Conference application and subsequent development permits.

- E. Parking: Required parking for the proposed use will be based on a parking demand study for the proposed uses.

Staff Comment: The applicant will be required to demonstrate compliance with the parking rate established with review of a parking demand study.

- F. CKC Development Standards:

1. KZC Section 115.24 contains supplemental development standards for properties that adjoin the Cross Kirkland Corridor. Staff has identified applicable standards below.
2. The minimum required yard is 10 feet as measured from the common property line with the Corridor. All outdoor use, activity or storage areas located adjacent to the Corridor shall comply with the minimum 10-foot required yard. Parking areas are subject to the requirements of KZC 115.115.
3. Development adjoining the Corridor shall be designed to complement the public nature of the Corridor through the following site design and pedestrian improvements. A pedestrian entrance facing the Corridor shall be provided with a pedestrian walkway connecting from the entrance to the Corridor. The walkway shall be installed pursuant to the standards of KZC 105.18(2)(a), except any stairs shall be equipped with a bicycle runnel. The Planning Official may modify the connection requirement where grade or other natural features preclude reasonable access to the Corridor.

V. TOTEM LAKE NEIGHBORHOOD DESIGN GUIDELINES

The project will be reviewed for consistency with the Design Guidelines for the Totem Lake Neighborhood. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Building Location and Orientation
- Public Improvements (Sidewalks and Street Trees)
- Pedestrian Connections, Lighting, and Amenities
- Blank Wall Treatment
- Residential Open Space
- Parking Lots and Vehicular Circulation
- Architectural Style and Scale
- Human Scale
- Building Details and Materials

- Signs
- Visual Quality of Landscapes

See adopted Totem Lake Neighborhood Design Guidelines for complete text and explanations.

VI. CONTEXT

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

A. How does the site relate to its surroundings?

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

B. What are the Opportunities and Constraints of the Site and Vicinity given the following topics?

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

VII. DISCUSSION ISSUES

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Totem Lake Neighborhood Design Guidelines apply to the proposed development. The following sections and questions below are representative of the City's design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

A. Building Location and Scale

1. What are the key vantages of the project?
2. Does the site design help to parking area impacts?
3. Identify appropriate building massing mitigation techniques for the proposed buildings.
4. Are potential impacts on and from neighboring uses minimized?

B. Pedestrian Access

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are the key pedestrian connections?
3. How would the project engage pedestrians?

C. Open Space and Landscaping

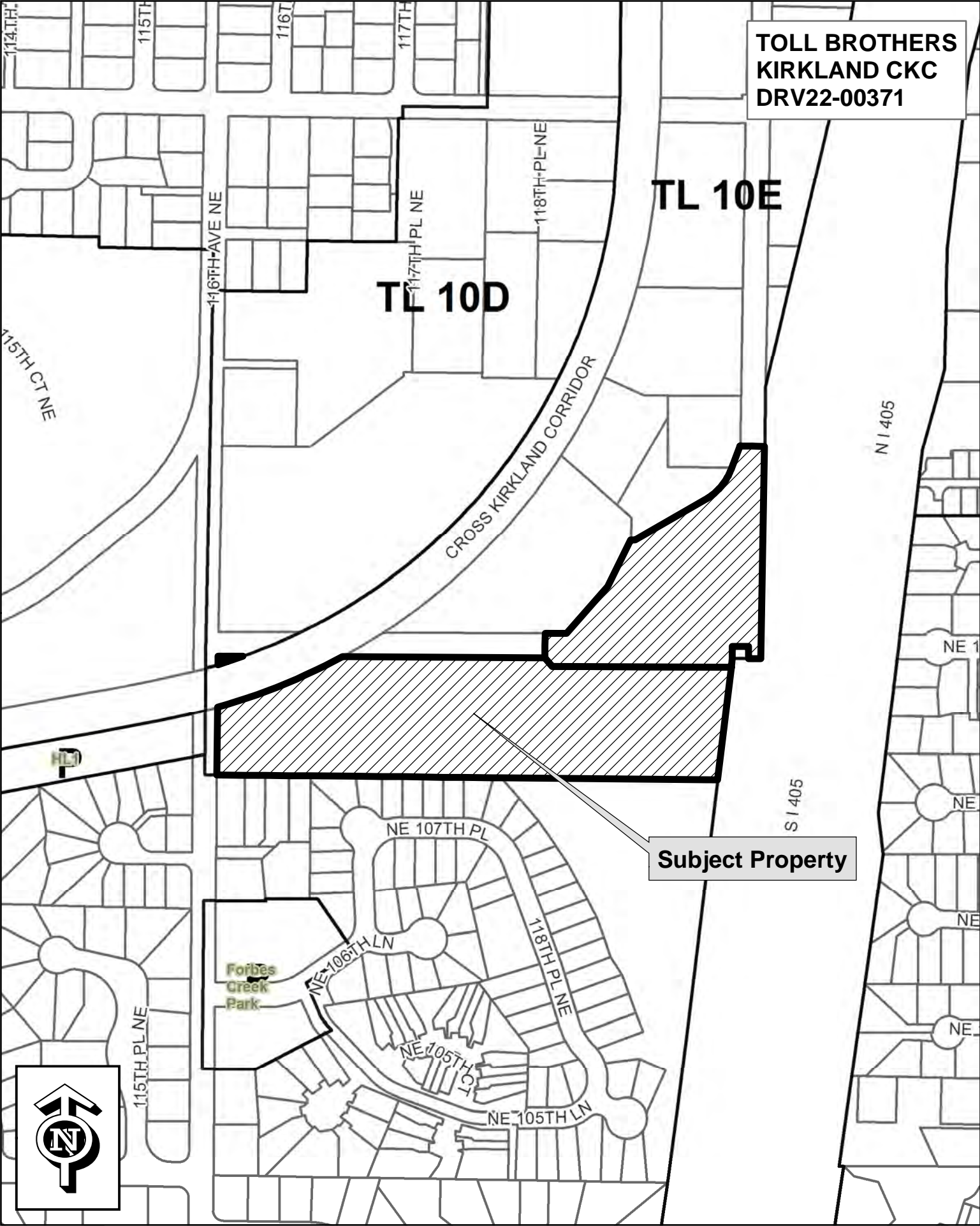
What are opportunities for landscaping and/or open space on the subject property?

VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

The Design Review Board shall determine what models, drawings, perspectives, 3-D SketchUp model, or other application materials the applicant will need to submit with the design review application.

IX. ATTACHMENTS

1. Vicinity Map
2. CDC Plan Submittal
3. TL 10E Use Zone Chart



KIRKLAND CKC

Project Goals:

To create a tranquil residential community that emphasizes its robust connection to Kirkland's outdoor amenities; its proximity to Totem Lake Village; and convenient access to the area's major employers.

The community will feature unique townhome designs, walking trails, and two access points to the Cross Kirkland Corridor trail.



Sheet Index

- 1 Cover Sheet
- 2 Proximity Map
- 3 Zoning Analysis
- 4 Site Analysis
- 5 Site Context
- 6-7 Site Photos
- 8-9 Original Concept - Option 1
- 10-11 Revised Concept - Option 2
- 12-14 Preferred Concept - Option 3

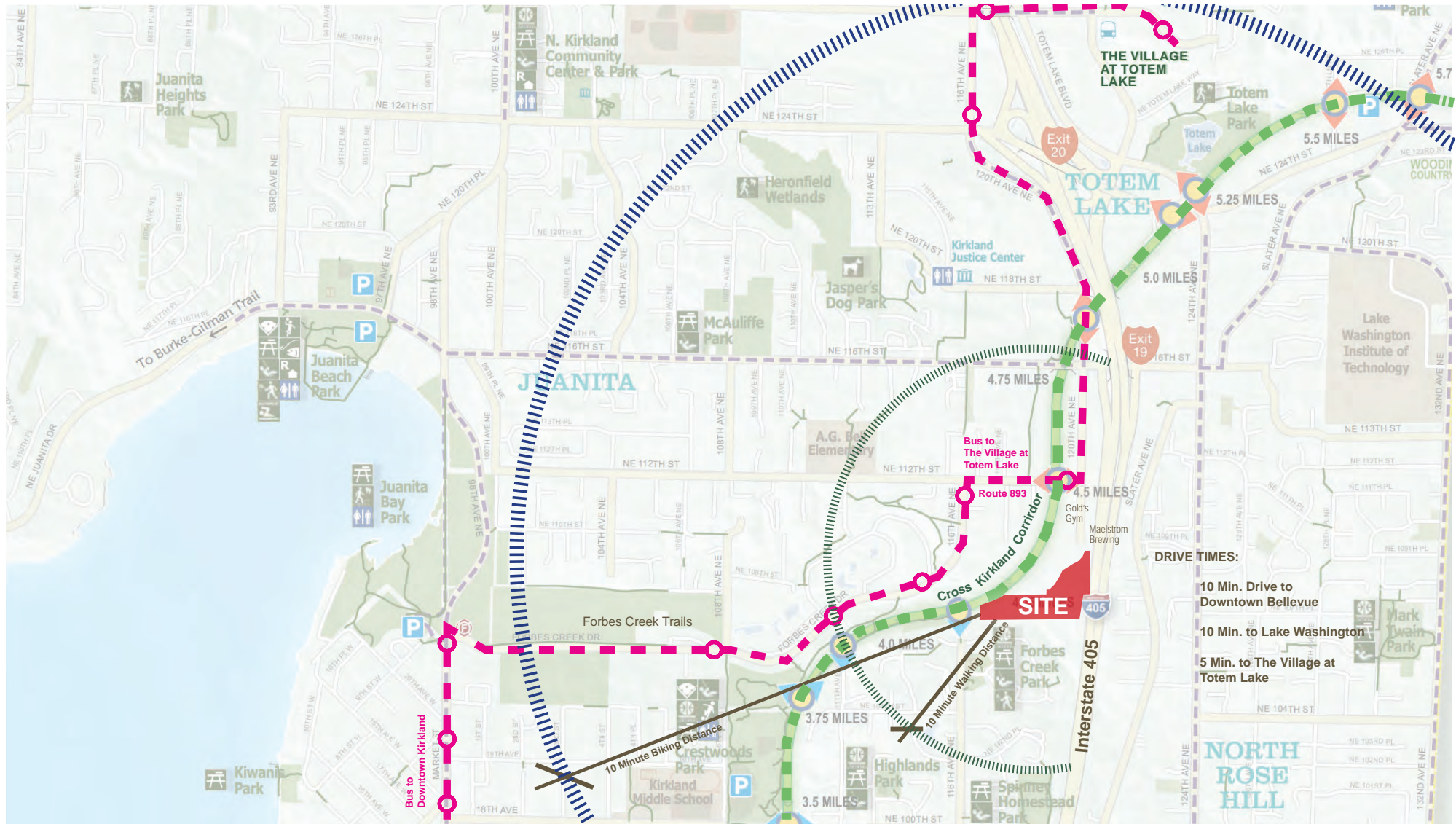
Toll Brothers
America's Luxury Home Builder®



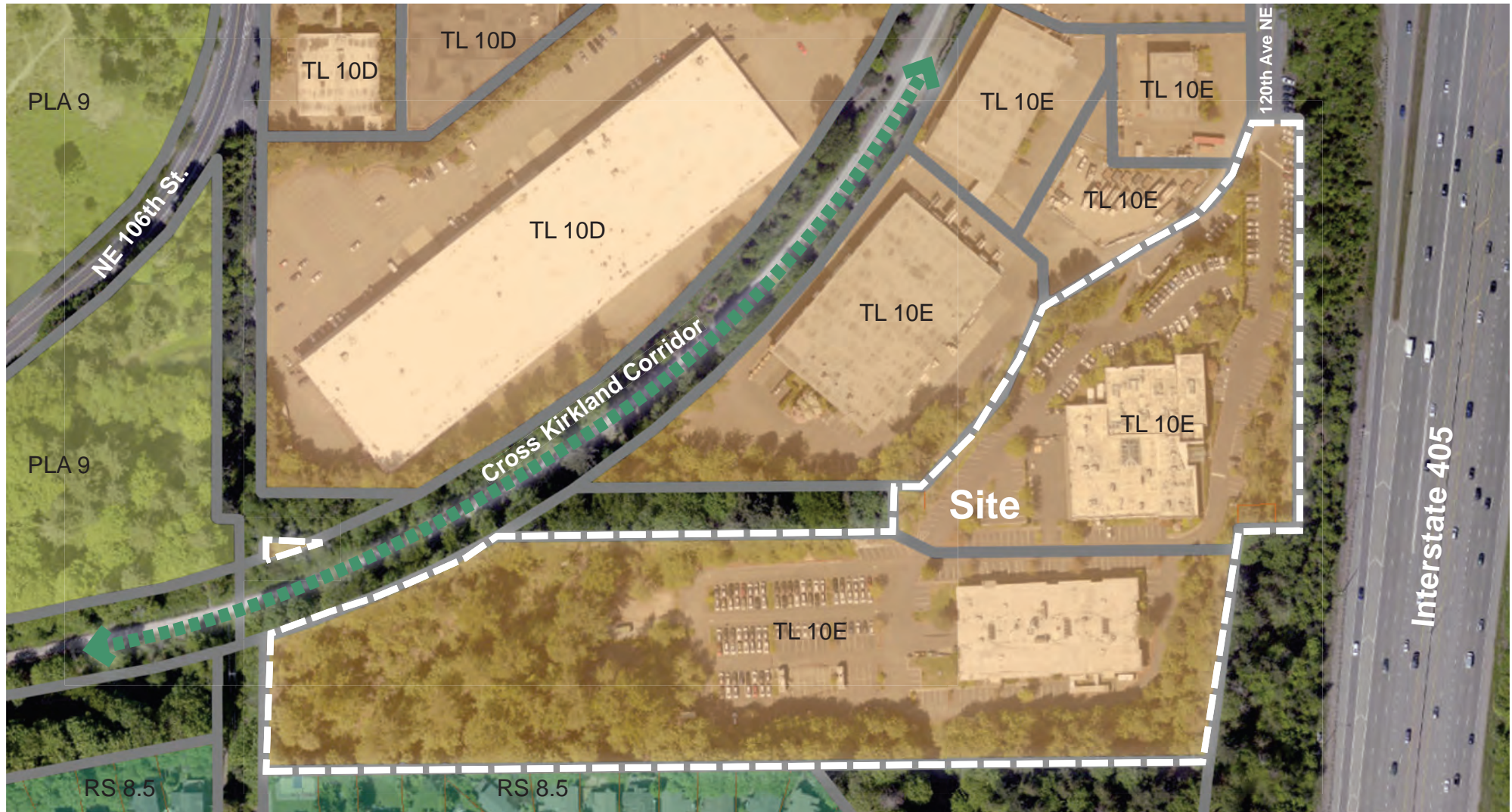
BLUELINE



05-16-2022



Proximity Map



PARCEL NUMBERS
332605-9243 / 389310-0921

NEIGHBORHOOD
Totem Lake

MINIMUM LOT SIZE
10 Acres

SITE ADDRESS
1080 / 10809 120th Ave N. Kirkland, WA

SETBACKS
10' Front, 0' Side / Rear

ZONING
TL-10E

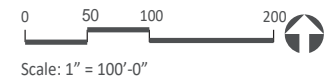
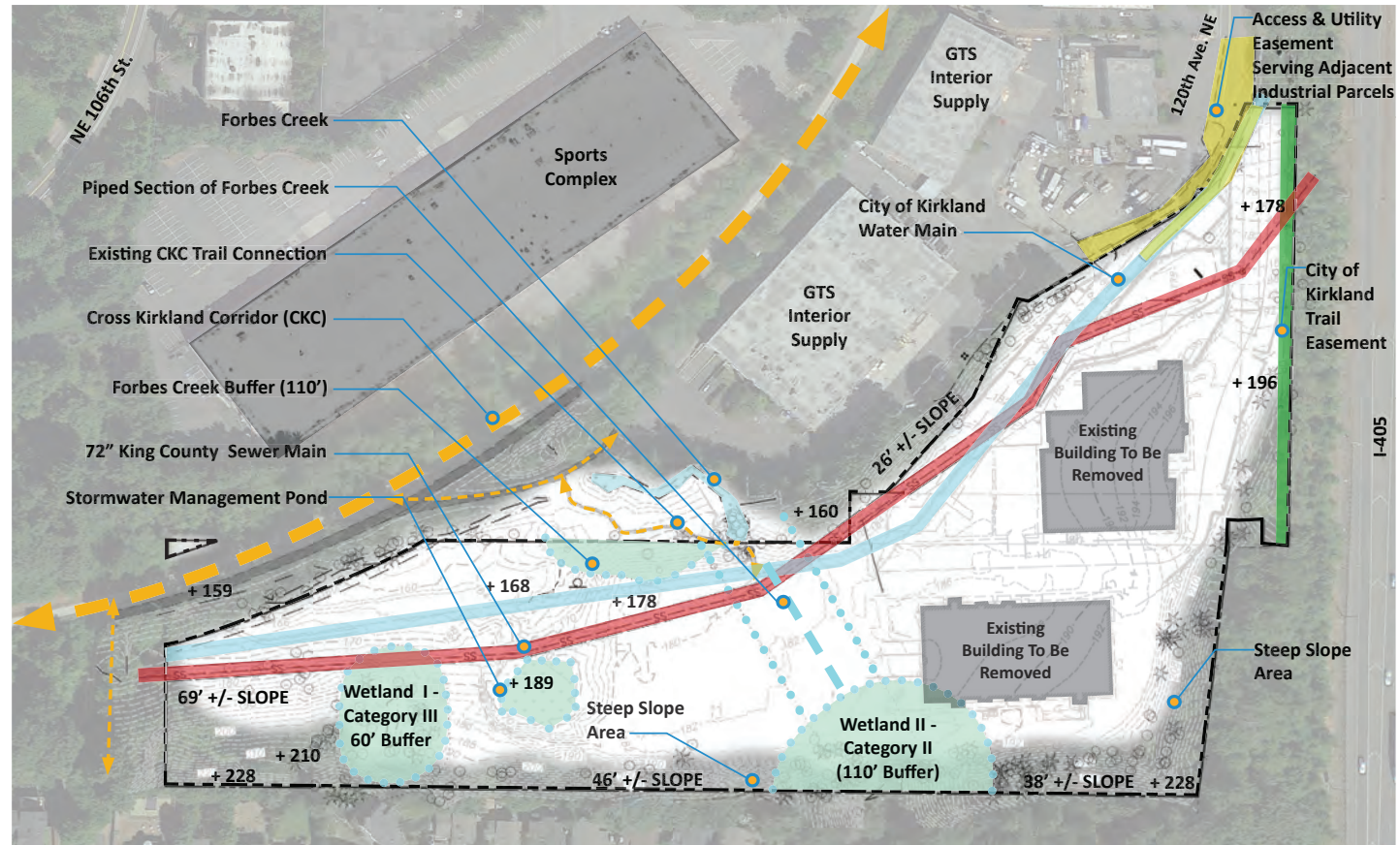
LOT COVERAGE
80%

Zoning Analysis

3

Existing Conditions:

- The site is occupied by two light industrial buildings with a parking lot
- The Cross Kirkland Corridor is immediately adjacent to the site with an existing access point down to the trail
- The site is screened from the adjacent I-405 ROW by thickly forested slopes
- A 100' channelized stream corridor bisects the site—the stream is proposed to be exposed to create a natural corridor through the site
- Slopes bound the site to the South and East
- Grade differentials distinguish the boundaries of the site
- A 72" metro sewer main courses through the site and restricts development opportunities
- The site contains two wetland features



Site Analysis

Site Context



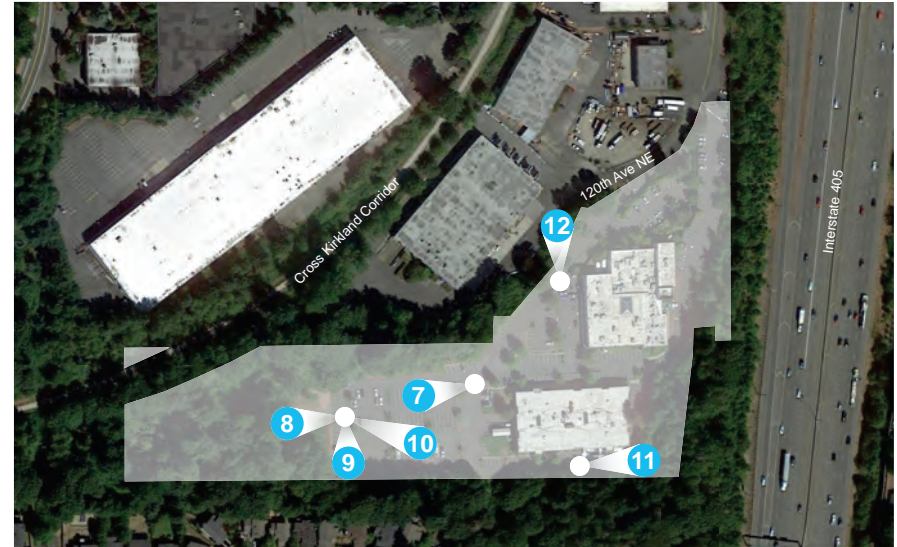
Nearby Maelstrom Brewing



Nearby Gold's Gym

- 1 Road access into site
- 2 View up into property
- 3 Existing Building
- 4 Slope and trees
- 5 Existing Building, Systema Technologies, Inc.
- 6 View towards rear of property

Site Photos



- 7 Existing parking lot
- 8 Existing wooded area on site
- 9 Neighboring single family homes above site
- 10 View of existing parking lot with slope and trees above
- 11 Wooded corner of site
- 12 Existing buffer of trees between site and neighboring commercial below

Benefits:

- Maximized residential unit count
- Centralized commercial area
- Large common space to northwest portion of site

Challenges:

- Increased unit count results in larger buildings with minimal variation and views throughout the main spine road, creating a more uninviting entry to community
- Significant amount of grade to be taken up within units at along Northwest portion of site, creating an uninviting entryway into the community
- Recreation area at west end of site broken up by required hammerhead, greatly impacting the children's play area
- Building K is accessed off existing industrial roadway, disconnecting this building from the rest of the community
- The commercial area parking is very visible from spine road
- Increased need for tall concrete retaining walls with buildings pushed into the existing slopes

Original Concept Option 1

7

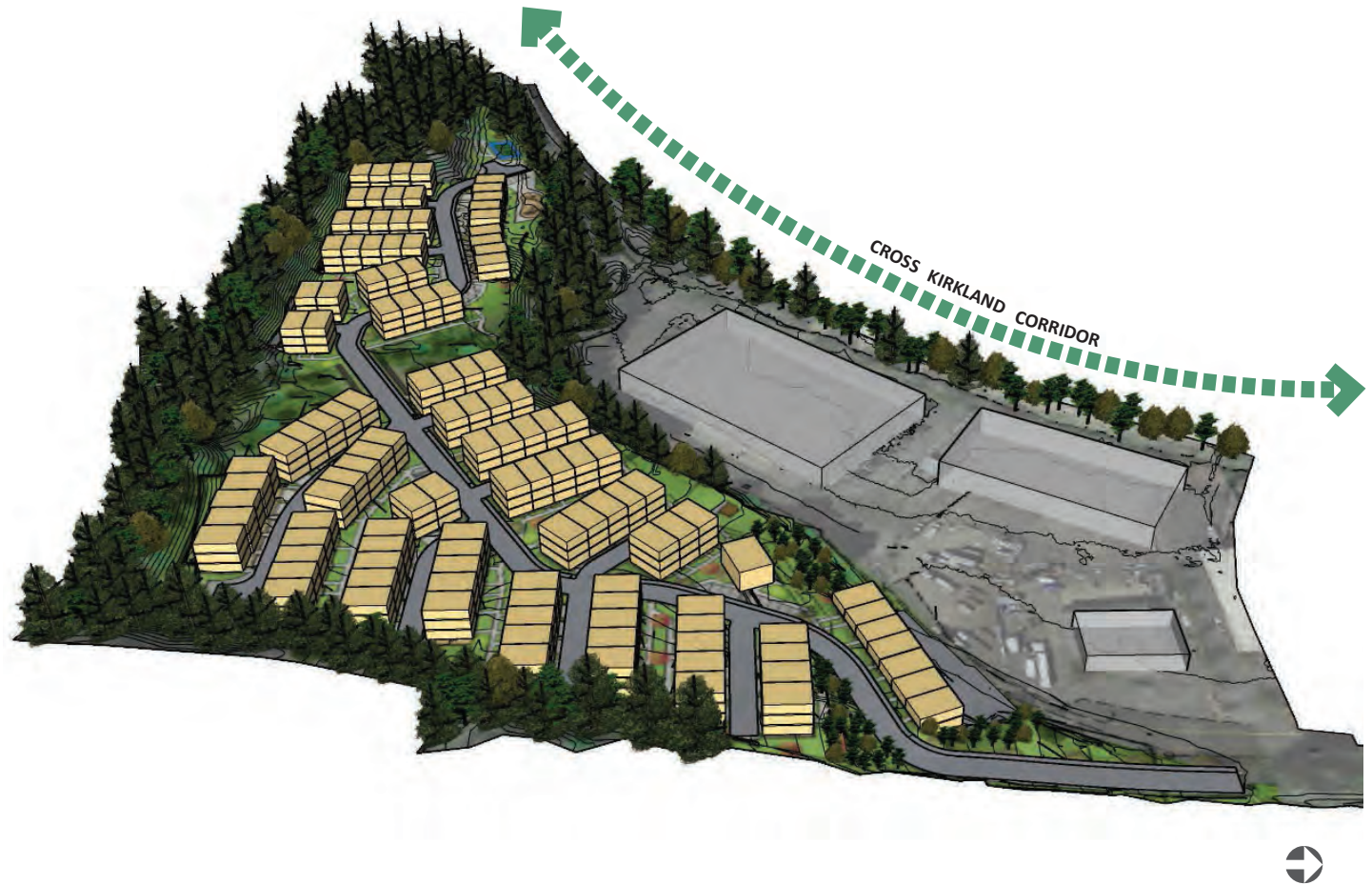


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Original Concept Option 1

8

Benefits:

- Maximized residential unit count
- Massing of units is broken up allowing for increased views throughout the community
- Larger central amenity area between units at western part of site
- Uniform paseo widths create consistency throughout the community

Challenges:

- Units require upslope basement configuration and increased buffer averaging at southwest wetland
- Recreation area at west end of site broken up by required hammerhead, greatly impacting the children's play area
- Additional units in western portion of site require access directly to spine road
- The commercial area driveway, Building K driveway, and additional parking spot next to Building H creates a large, paved area at entry of community
- The increased need for tall retaining walls creates a less than harmonious relationship with the natural grades

Revised Concept Option 2

9

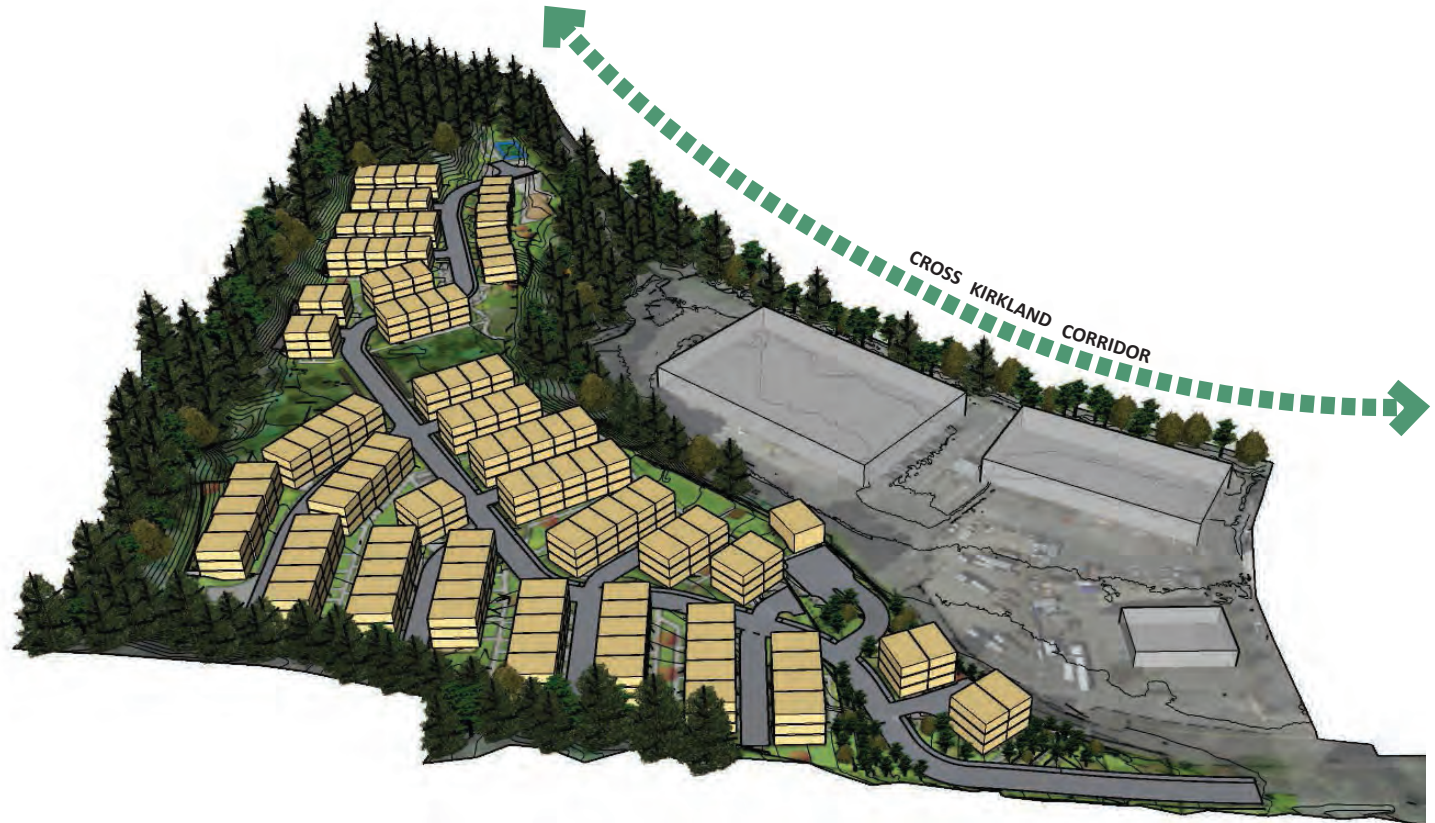


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Revised Concept Option 2

10

Benefits:

- Clear space at entry for distinguishing landscape, monumentation, and signage—enhancing the entry experience
- Opportunity for an enhanced amenity space and connection to the Cross Kirkland Corridor, uninterrupted by parking and turn around areas
- Units clearly separated from adjacent industrial use, creating a unified community
- Majority of units access private drives stemming from spine road
- Minimizes impact to wetland in southwest portion of site, protecting local wildlife
- Maximizes opportunity to implement paseos between units
- Units oriented to tie into existing grades, which reduces the size and amount of retaining walls
- Units at Western end of development minimize required direct access connections to spine road

Challenges:

- Reduced unit count
- Transition between southwestern units and existing wetland/buffer
- East/West grade transitions



- | | |
|---|--|
| 1 PAVED PATH CONNECTION TO CROSS KIRKLAND CORRIDOR | 7 PASSIVE RECREATION OPEN SPACE |
| 2 RECREATIONAL OPEN SPACE WITH PEDESTRIAN PLAZA, PICKLEBALL COURT, AND GRASS LAWN PICNIC AREA | 8 VISITOR PARKING, TYP. |
| 3 CHILDRENS' PLAYGROUND | 9 PET AREA |
| 4 EXISTING WETLAND | 10 COMMERCIAL BUILDING |
| 5 PASEO WITH PATIOS AND SHARED OPEN SPACE | 11 FEATURE TERRACED PLANTING AT SITE ENTRY |
| 6 PAVED PATH CONNECTION TO FORBES CREEK TRAIL | |

0 50 100 200
Scale: 1" = 100'-0"

Preferred Concept Option 3

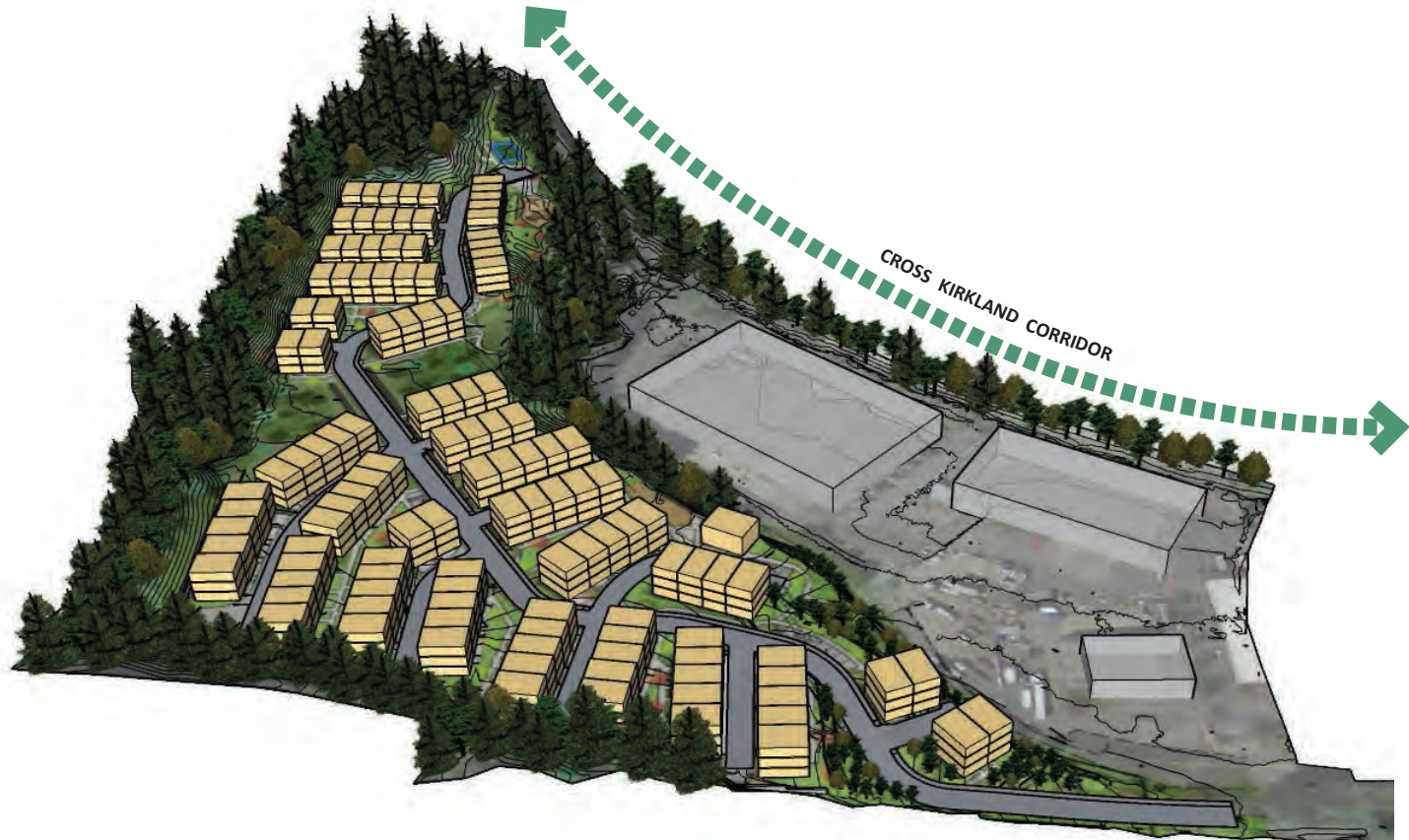
11

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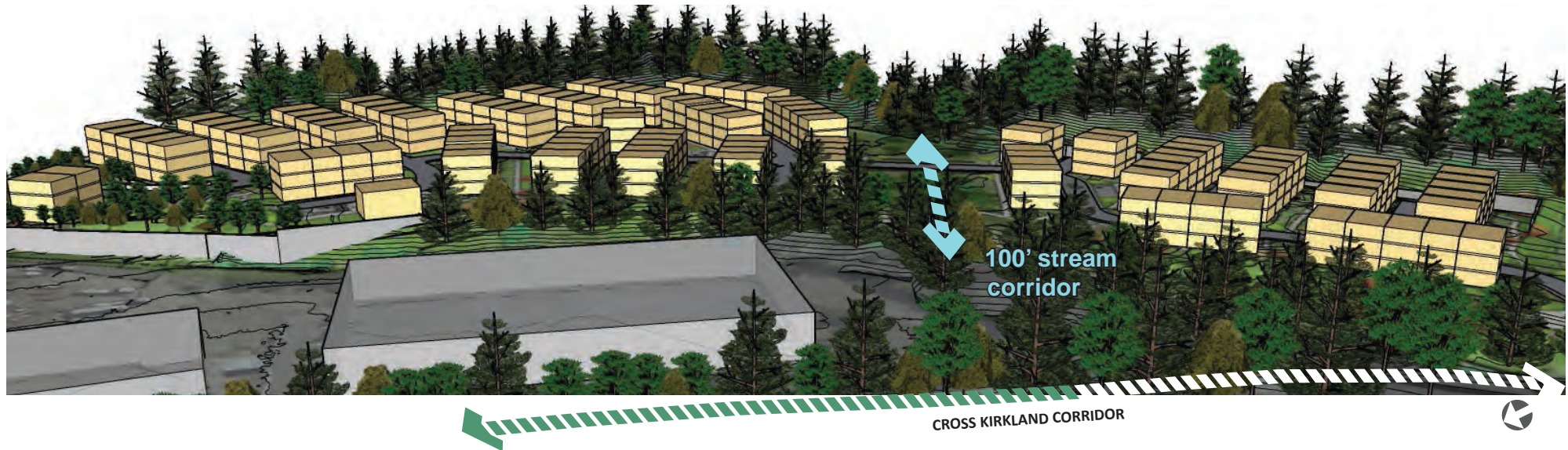
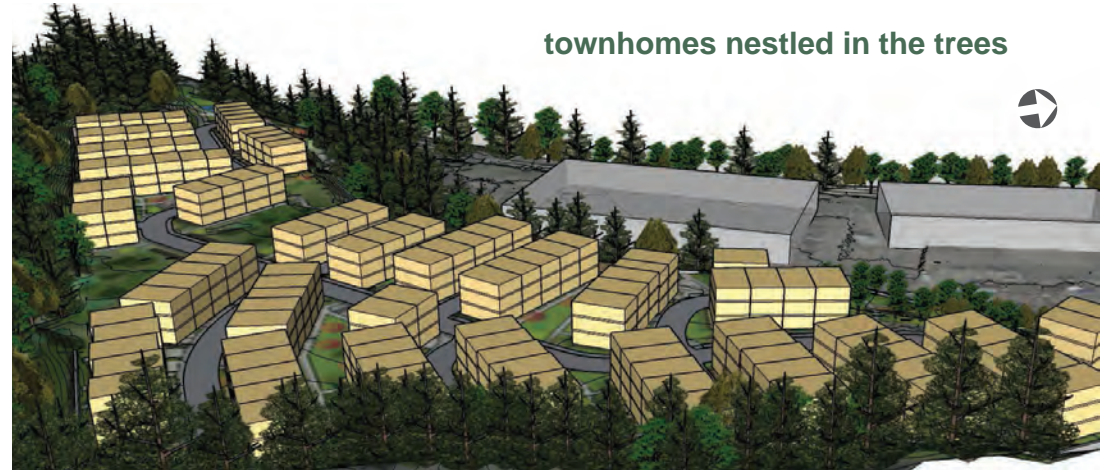
Challenges:

- Reduced unit count
- Transition between southwestern units and existing wetland/buffer
- East/West grade transitions



Preferred Concept Option 3

12



Preferred Concept
Option 3

13

55.89 User Guide – TL 10E zone.

The charts in KZC [55.93](#) contain the basic zoning regulations that apply in the TL 10E zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.91

Zone
TL 10E

Section 55.91 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. Access for drive-through facilities must be approved by the Public Works Official. See Chapter [105](#) KZC for requirements.
3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
4. Where a stream has been diverted into a pipe or culvert, development must not preclude future restoration of the stream to its historic corridor, removal of fish barriers, or the daylighting of the stream. The City may require the applicant to preserve 100 feet in width for the stream corridor. An increase in the allowable building height of 15 feet (beyond 100 feet of a low density zone), shall be extended to those parcels required to preserve land for stream restoration. The placement of buildings, driveways and parking areas shall be located to enable stream restoration to occur.
5. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC [115.24](#).

[link to Section 55.93 table](#)

The Kirkland Zoning Code is current through Ordinance 4781, passed February 1, 2022.

Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.



City Website: <https://www.kirklandwa.gov/> (<https://www.kirklandwa.gov/>)
City Telephone: (425) 587-3000
Code Publishing Company (<https://www.codepublishing.com/>)
eLibrary (<https://www.codebook.com/listing/>)

Section 55.93	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include as part of this use, accessory retail sales, or service occupying not more than 20 percent of the gross floor area (50 percent for properties located within 150 feet of the Cross Kirkland Corridor). The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Breweries, wineries and distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150 feet of the Cross Kirkland Corridor).
.015	Breweries, Wineries, and Distilleries										1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.	

Section 55.93

Zone
TL 10E

USE ZONE CHART

Section 55.93	USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Warehouse Storage Service	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											
.060	A Retail Establishment providing banking and related financial services							Same as for primary use.			1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.
.070	Office Use			10'				Where adjoining a low density zone, then 50' above average building elevation. Otherwise, 80' above average building elevation.	C See also Spec. Reg. 1(a).	D	If medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

Section 55.93	<div>USE</div> <div>↓</div> <div>REGULATIONS</div> <div>↑</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)				
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure			
				Front	Side	Rear									
.080	High Technology	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Where adjoining a low density zone, 50' above average building elevation. Otherwise, 80' above average building elevation.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include, as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 4. Any outdoor storage area must be buffered according to Landscape Category A.			
.090	Public Utility							If adjoining a low density zone, then 50' above average building elevation. Otherwise, 80' above average building elevation.				C See Spec. Reg. 1.	B	See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.100	Government Facility Community Facility														
.110	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.												E		1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.120	Restaurant or Tavern See Spec. Reg. 1.		Where adjoining a low density zone, 30' above average building elevation. Otherwise 35' above average building elevation.	B		1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as a primary use on properties located within 150 feet of the Cross Kirkland Corridor. On other properties, this use is only permitted if accessory to a permitted primary use where: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building. 2. No vehicle drive-in or drive-through facilities are permitted.								

Section 55.93

Zone
TL 10E

USE ZONE CHART

Section 55.93	<div>USE</div> <div>↓</div> <div>REGULATIONS</div> <div>↑</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.130	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	See KZC 105.25.	<div>1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building.</div> <div>2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.</div> <div>3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</div>
.140	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										
.150	Development Containing Stacked or Attached Dwelling Units and one or more of the following uses: <ul style="list-style-type: none">• Retail establishments, including restaurants and taverns, and/or• Office uses	D.R., Chapter 142 KZC.	10 acres	10'	0'	0'	80%	80' above average building elevation. See Spec. Reg. 5.	See Spec. Reg. 6.	E	See KZC 105.25.	<div>1. A development which includes one or more of the uses specifically listed in this “use” column may also include one or more of the other uses allowed in this zone.</div> <div>2. Development must be located on property adjacent to the Cross Kirkland Corridor (CKC), and provide building and site orientation to the CKC.</div> <div>3. Vehicular and pedestrian access must be oriented away from primary access routes for industrial traffic.</div> <div>4. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.</div> <div>5. Maximum building height for development that includes land on both sides of the CKC is 100 feet. At least 25 percent of the gross floor area of the development must be on either side of the corridor to satisfy this requirement.</div> <div>6. The landscaping requirement adjacent to property in TL 10D shall comply with KZC 95.42(1). Where existing residential use abuts the parcel boundaries, KZC 95.42(2) applies.</div>

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