

PLANNING COMMISSION REGULAR MEETING

Normandy Park City Hall, City Council Chambers

801 SW 174th Street

February 15, 2007

7:00 PM

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES:
 - A. January 18, 2007
6. CORRESPONDENCE:
7. PUBLIC COMMENT
8. OLD BUSINESS
9. NEW BUSINESS: Planning Commission Public Hearing
 - A. Amendment of 2004 Comprehensive Plan Land Use Map designation from Low Density Single Family Residential to High Density Single Family Residential, and concurrent Rezone from R-15, Single Family Residential to R-7.2, Single Family Residential for property addressed at 20361 First Avenue South, requested by Applicant Mr. John R. Kaleas.
 - B. Amendment of 2004 Comprehensive Plan Transportation Element to include explanatory text concerning concurrency of development with transportation improvements and a new policy for evaluating development impacts and enabling appropriate impact mitigation to maintain Levels of Service through SEPA.
10. REPORTS:
 - A. PLANNING COMMISSION REPORT
 - B. PLANNING MANAGERS REPORT
11. ADJOURNMENT

A G E N D A B I L L
BUSINESS OF THE PLANNING COMMISSION
CITY OF NORMANDY PARK

SUBJECT: 20361 1st Avenue South

Request by Applicant John R. Kaleas to change the Comprehensive Plan Future Land Use map designation from Low Density Single Family Residential to High Density Single Family Residential and a concurrent Rezone from R-15, Single Family Residential - minimum lot size 15,000 square feet to R-7.2, Single Family Residential – minimum lot size 7,200 square feet.

FOR AGENDA OF: February 15, 2007

ATTACHMENTS:

1. Staff Report with Exhibits

DEPT. OF ORIGIN: Planning & Community Development

SUMMARY STATEMENT

Mr. John R. Kaleas, Applicant, applied for a combined Request for Change in the Comprehensive Plan Future Land Use Map designation (CA 06-01) and a concurrent Rezone (ZA 06-01) on April 26, 2006, for property addressed at 20361 First Avenue South (total parcel size 3.66 acres).

The City Planning and Community Development Department, hereafter referred to as City, evaluated the Kaleas application and determined that additional properties should be included as part of the Comprehensive Plan Future Land Use Map Amendment and concurrent Rezone. The additional property includes seven lots from the Shaw Normandy Glen subdivision, abutting the northern border of the Applicant's property. Implementing accepted planning theory, the City's review indicates they belong in the Comprehensive Plan Future Land Use Map Amendment and concurrent Rezone.

The current amended application now includes the applications (CA 06-01 and ZA 06-01) by Mr. John Kaleas, hereafter referred to as Applicant, and the City Planning and Development Department, hereafter referred to as City. The total land area proposed for re-designation from Low Density Single Family Residential to High Density Single Family Residential on the Comprehensive Plan Land Use Map and rezoned from R-15, Single Family Residential with a minimum lot size of 15,000 square feet, to R-7.2, Single Family Residential with a minimum lot size of 7,200 square feet, is 229,190 square feet (5.26 acres). Refer to the Staff Report for a comprehensive discussion.

The Applicant completed a SEPA Checklist and the City issued an Addendum and Mitigated Determination of Non-Significance on January 3, 2007. On January 31, 2007, all property owners within 300 feet of the subject property were sent a notice of the public hearing, the site is posted with a Land Use Action Notice, and a notice of the public hearing was published in the Highline Times and posted on the City's usual notice boards.

PROCEDURE

The Planning Commission makes a recommendation to the City Council on the proposed Comprehensive Plan Future Land Use Map and Rezone amendments upon completion of a public hearing. The Planning Commission recommendation is based on options listed in the Staff Report, Section G, Planning Commission Options. The Planning Commission's recommendations are then forwarded to the City Council, which considers the recommendation of the Planning Commission, together with any additional facts presented by the Applicant. The City Council may only adopt or reject the proposed amendments, as the City's municipal code does not allow for conditional adoption of zoning amendments where the current zoning of the subject property is R-20, R-15 or 12.5 (NPMC 18.64.060).

STAFF ANALYSIS

Request for amendment to the Comprehensive Plan Future Land Use Map
NPMC 18.62.060 states (staff comments in *italics* follow each subsection):

Amendment to the comprehensive plan may be adopted only if the following findings are made:

- (1) "The proposed amendment is consistent with the general intent and vision of the Normandy Park comprehensive plan, and is in the public interest;"
The existing Normandy Park Comprehensive Plan Land Use Map designates the area as appropriate for single family residential use. Therefore, since the proposed amendment is also for a single family residential use, it is consistent with the general intent and vision of the Normandy Park Comprehensive Plan for this area, and it serves the public interest by remaining in a Single Family Residential designation. In summary, this increase in single family development potential will not change the character of the neighborhood. There is currently a mix of lot sizes with single family residences on them.
- (2) "The proposed amendment would not be detrimental to the public interest, health, safety or welfare of the city;"
The proposed Comprehensive Plan Land Use Map Amendment and concurrent Rezone by the Applicant will not be detrimental to the public interest, health, safety or welfare of the city. The potential for an additional 9 to 10 lots on the property owned by Kaleas will be reviewed through the subdivision application process to ensure that all development requirements are met.
- (3) "The proposed amendment would maintain the appropriate balance of land uses within the city; and"
The proposed Comprehensive Plan Land Use Map amendment and concurrent Rezone, if approved, would allow for the development of approximately 12 additional residences beyond the 10 that are currently allowed under the existing Comprehensive Plan Land Use Map designation and zoning. This increase in housing stock would not pose a significant change to the existing balance of land uses within the City
- (4) "In the case of an amendment to the Normandy Park future land use map, the subject parcels appear to be physically suitable for the requested land use designation and the

anticipated land use development, including, but not limited to access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints.”
The subject properties appear to be physically suitable to accommodate a High Density Single Family Residential Comprehensive Plan Map designation. There are no critical areas located on the Applicant’s property or the seven lots of the Shaw Normandy Glen subdivision. Public infrastructure is available to the Kaleas site. No modifications or requirements will be made for the Shaw Normandy Glen seven lots that are part of this application.

The Municipal Code does not provide approval criteria or guidance for how to evaluate rezone requests of this nature. It is appropriate and important, however, to ensure that the rezone is consistent with the City’s Comprehensive Plan.

Please refer to the Staff Report for a thorough analysis of the proposed Comprehensive Plan Land Use Map amendment and concurrent Rezone.

CONCLUSION

Per the NPMC Chapter 18.62.060, Comprehensive Plan amendments may be adopted only if four findings are met. These four findings are discussed briefly above and in detail in the Staff Report. The City has found that these findings are met with regard to the proposed Comprehensive Plan Land Use Map Amendment and concurrent Rezone. They lend validity to approval from a Low Density Single Family Residential to High Density Single Family Residential designation and a concurrent Rezone from R-15 (15,000 square foot minimum lot size) to R-7.2 (7,200 square foot minimum lot size).

The “First Avenue South Economic Redevelopment Plan” recognizes that two key components must be present for viable neighborhood centers on First Avenue South. It states, “For an area like Normandy Park, the most important sources of long-term retail growth are (1) growth in the number of people who live in the City’s retail market area, and (2) growth in the average income earned by those residents.” Since the draw of these neighborhood centers will mostly be local, redevelopment must be both attractive to the local community and unique enough to draw from outside areas. In addition, it is critically important to strengthen the local retail market base. The “First Avenue South Economic Redevelopment Plan” states, “To strengthen the local retail market base, incorporate residential uses, including housing options that do not currently exist in the area, and add vitality to the development.”

The proposed Comprehensive Plan Land Use Map Amendment and concurrent Rezone proposed by the Applicant and expanded after City analysis of the area would provide an additional housing option through the inclusion of R-7.2 zoning approximately 840 feet south of the southern boundary of S. W. 200th Street, which abuts the South Neighborhood Center. It would also provide additional population to support retail uses which may locate in the South Neighborhood Center, and to a lesser degree the North Neighborhood Center.

For the above-stated reasons, City Planning Staff recommends approval of the request.

PLANNING COMMISSION OPTIONS

1. Recommend approval of amendment to the Comprehensive Plan Land Use Map from Low Density Single Family Residential to High Density Single Family Residential and approval of a Zoning Amendment from R-15 to R-7.2.
2. Recommend denial of amendment to the Comprehensive Plan Land Use Map from Low Density Single Family Residential to High Density Single Family Residential and denial of a Zoning Amendment from R-15 to R-7.2.
3. Recommend a new Comprehensive Plan Land Use Map designation of Medium Density Single Family Residential and a new concurrent Rezone classification of R-9, with a minimum lot size of 9,000 square feet. These new classifications would apply to the current application under consideration. Recommend to Staff, as part of the yearly Comprehensive Plan Update process, that additional language be developed and incorporated into the Comprehensive Plan discussing this new designation and that the NPMC, Chapter 18.10, Zoning Districts, and Zoning Map be updated accordingly.
4. Direct City Planning Staff or Applicant Kaleas to provide more information (specify additional information requested).

STAFF RECOMMENDED MOTION

1. Recommend approval of amendment to the Comprehensive Plan Land Use Map from Low Density Single Family Residential to High Density Single Family Residential and approval of a Zoning Amendment from R-15 to R-7.2.