



June 11, 2024 City Council Meeting
Ordinance No. 5146 (Docket ZC 1-24)
Zone Change from R-1 to R-4

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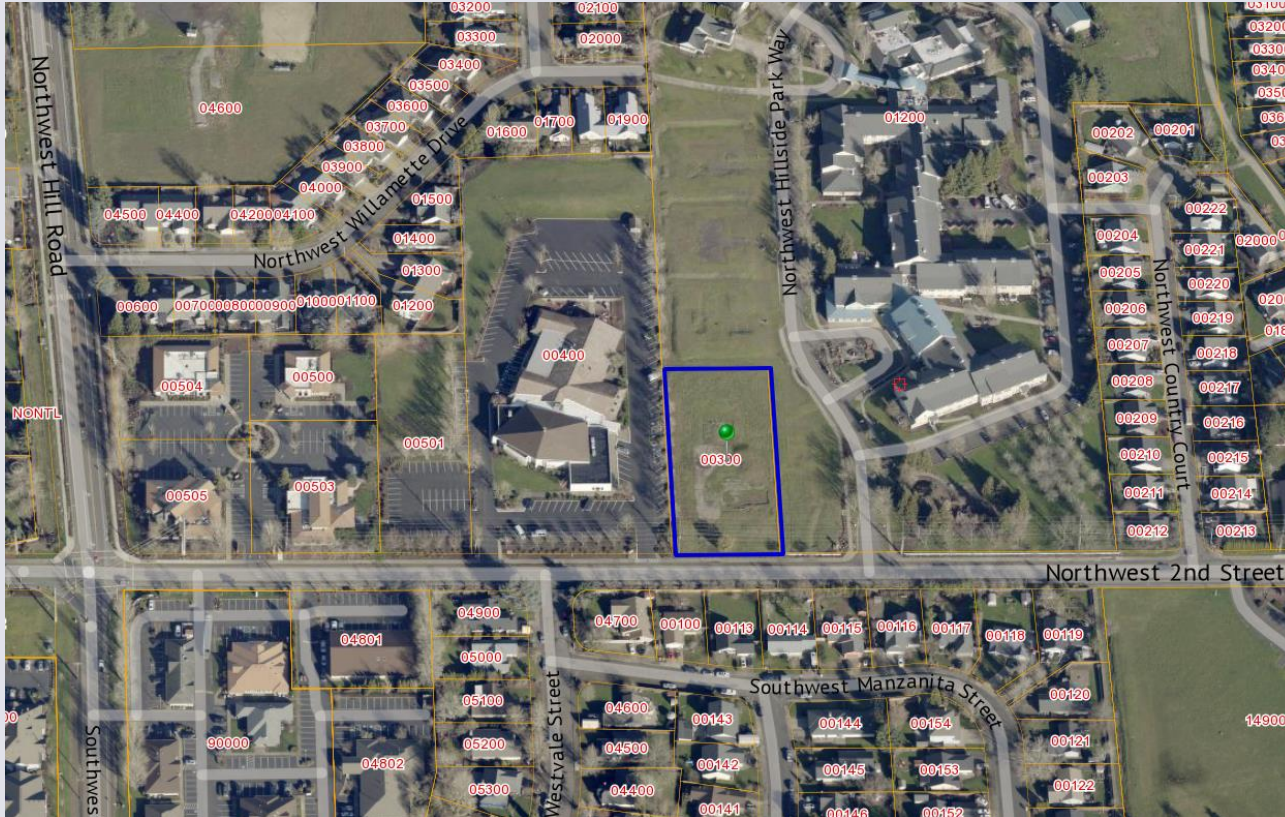
Zone Change from R-1 to R-4

- **Follow Procedure for an Ordinance.** Consider Ordinance No. 5146 / Planning Commission recommendation to City Council for an amendment to the official Zoning Map.

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2125 NW 2nd Street



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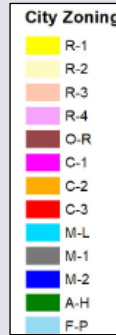
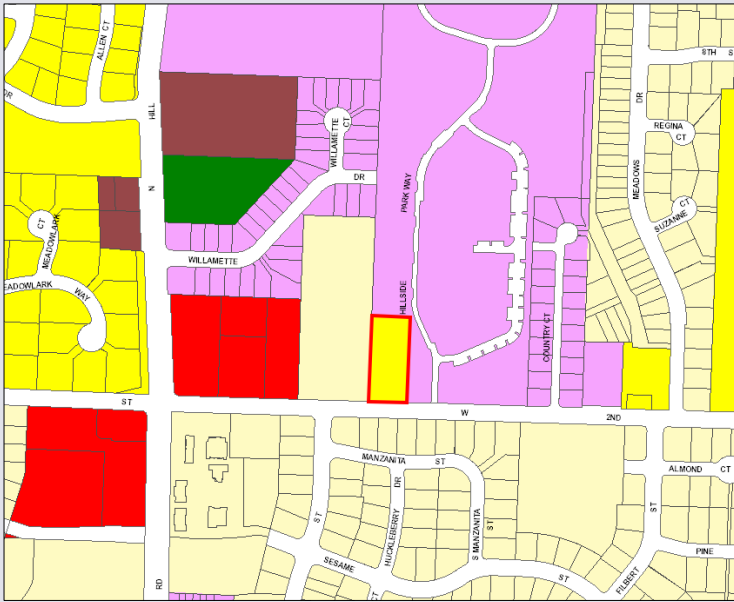
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- Site Address: 2125 NW 2nd Street
- Approximately 1 acre parcel of land
- No specific development proposal has been made at this time. This application is for the zone change only.

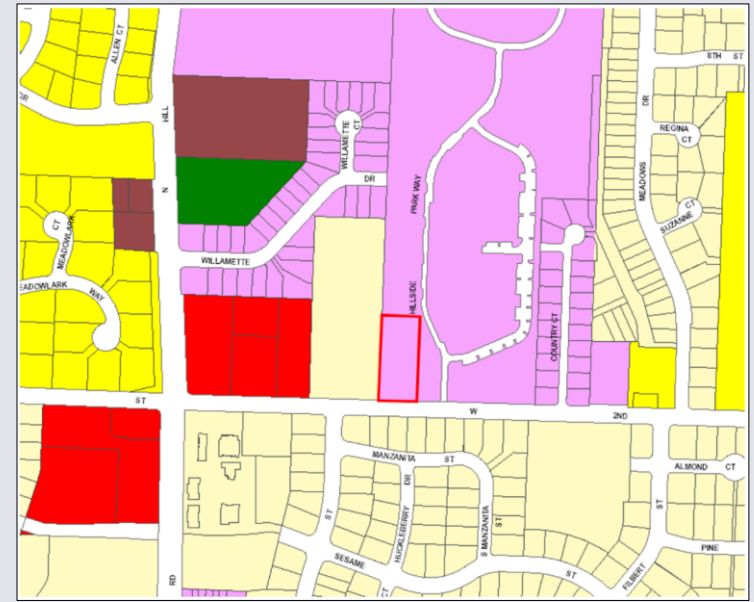
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Current Zoning: R-1



Proposed Zoning: R-4



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MMC 17.74.020

- A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan;
- B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment.
- C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.

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May 16, 2024, Public Hearing

Public Testimony

- Five people provided testimony
- Public comments related to trash enclosures, balconies, building height, traffic, and neighborhood compatibility

Planning Commissioner Comments/Questions

- Sanitary Sewer Service
- Interested in more details about future proposed development (**not required with Zone Change**)
- Traffic Generation and Review Thresholds

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Traffic/ Transportation Review

- **Zone Change:** Consider the future impacts on the transportation system at the end of the planning horizon (typically about 20 years out) based on consideration of the Transportation System Plan. This is based on permitted uses in existing and proposed zones.
 - R-1 and R-4 have very similar permitted uses
 - Both zones allow “Middle Housing” types
 - R-4 allows apartments

- **Specific Development Proposal:** If new development meets daily trip thresholds, then a Traffic Impact Analysis is required (20 additional peak hour trips or 200 additional average daily weekday trips).

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The Planning Commission recommended **approval** of Docket ZC 1-24.

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- **City Council Options:**

- Adopt Ordinance No. 5146
- Adopt Ordinance No. 5146, in an amended form
- Call for a second Public Hearing
- Refuse to adopt the Ordinance

- **Recommendation:**

- Staff recommends approval of Ordinance No. 5146, consistent with the Planning Commission recommendation for the proposed Zoning Map amendment (Docket ZC 1-24).

- **Thank you!**

- Questions for Staff