



Rezone Application

Rev.20180103

1. List the provisions of the land use code that allows the proposal.

17C.110.030 (C) - site is adjacent to Residential Multifamily Zone and existing apartments and within 1/4 mile of a CC Core Zone

17G.060 Land Use Application Procedures; 17G.060-1 Applications subject to review (Zone Reclassification); 17G.060T.003 Type of Public Notice Required/Project Permit Review Process

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

Comp Plan Housing Chapter: H 1.4 - uses existing infrastructure; H 1.8 - smaller homes on smaller lots and townhouse structures are proposed; H 1.11 - public transit stop approximately 1/4 mile away; H 1.18 - the variety of housing options may be increased with the proposal to include attached single family dwellings.

3. Please explain how the proposal meets the concurrency requirements of SMC 17D.010.

The proposal proposes to add 13 dwellings to existing utility infrastructure available at the site. City GIS depicts utilities in Cora Avenue to include an 8" Sanitary Sewer Main and a 6" Water Main at the property.

Analyses and fees are anticipated to be required by facility and service providers, as needed, to ensure concurrency.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and existence of natural, historic or cultural features.

The long plat application process does not require site plan approval. As such, conditions of plat approval are anticipated to be applied at the time of building permit.

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

The proposal is to add 13 single-family lots to this an existing single/multi-family residential neighborhood - no significant adverse impacts are anticipated.