

AMENDMENT SHEET 2

ORDINANCE NO. 18-026

Amendment Name: Reduce area affected by the ordinance

Brief Description: Reduces the area affected by the ordinance to 800' (from 2,000') east of SR-99.

New Finding to Add:

Page 4, line 15, Add and Renumber:

5. The affected area is reduced on the east side of SR 99 compared to the west side of SR 99 to address concerns about impacts of increased development on water quality in Lake Stickney and associated wetlands.

Existing findings to modify:

Page 3, line 40, through page 4, line 13, modify:

1. Increasing the minimum net density for new residential development in the MR, NB, PCB, CB, and GC zones from four housing units per acre to fifteen housing units per acre located in the SWUGA and within 2,000 feet of the SR 99 right-of-way, east of SR-525, and within 2,000 feet west of the SR 99 right-of-way and within 800 feet east of the SR 99 right-of-way and east of SR-525, with exceptions for certain sites.
2. Increasing the maximum multi-family residential development density to one dwelling unit per 750 square feet of land for properties zoned Multiple Residential (MR), Neighborhood Business (NB), Planned Community Business (PCB), Community Business (CB), or General Commercial (GC) zones located in the Southwest Urban Growth Area (SWUGA), east of SR-525, and within 2,000 feet west of the SR 99 right-of-way and within 800 feet east of the SR 99 right-of-way and within 2,000 feet of the State Route (SR) 99 right-of-way and east of the SR 525 right-of-way.
3. Removing the minimum lot area, minimum lot width and maximum lot coverage requirements and modifying the setback requirements for new development in the MR, NB, PCB, CB, and GC zones located in the SWUGA and within 2,000 feet of the SR 99 right-of-way, east of SR-525, and within 2,000 feet west of the SR 99 right-of-way and within 800 feet east of the SR 99 right-of-way and east of SR-525.
4. Increasing the maximum building height for multi-family structures to 75 feet on properties zoned MR, NB, PCB, CB, or GC located in the SWUGA and within 2,000 feet of the SR 99 right-of-way, east of SR-525, and within 2,000 feet west of the SR 99 right-

~~of-way and within 800 feet east of the SR 99 right-of-way and east of the SR 525 right-of-way.~~

5. Encouraging mixed-use development by allowing non-residential uses on the first floor of multi-family structures on properties zoned MR, NB, PCB, CB, or GC located in the SWUGA and within 2,000 feet of the SR 99 right-of-way, east of SR-525, and within 2,000 feet west of the SR 99 right-of-way and within 800 feet east of the SR 99 right-of-way and east of SR-525.

Existing sections to modify:

Page 10, lines 4-9, delete:

(2) A minimum net density of fifteen dwelling units per acre shall be required for new residential development in the MR, NB, PCB, CB and GC zones in the Southwest UGA where any portion of the site is within 2,000 feet of the edge of the right-of-way of State Route 99 and the site is east of State Route 525. For sites that are one acre or less in size, the director may administratively approve a reduction in the minimum net density, provided that the applicant demonstrates one or more of the following:

And add:

(2) A minimum net density of fifteen dwelling units per acre shall be required for new residential development in the MR, NB, PCB, CB and GC zones in the Southwest UGA where any portion of the site is within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the eastern edge of the right-of-way of State Route 99; and the site is east of State Route 525. For sites that are one acre or less in size, the director may administratively approve a reduction in the minimum net density, provided that the applicant demonstrates one or more of the following:

Page 14, lines 12-24, delete:

(5) ~~Except as provided below, in ((H))~~ the MR zone ((-)) the maximum density shall be calculated based on 2,000 square feet of land per dwelling unit. For sites zoned MR, NB, PCB, CB, or GC in the Southwest UGA where any portion of the site is within 2,000 feet of the edge of the right-of-way of State Route 99 and the site is east of State Route 525, the maximum density shall be calculated based on 750 square feet of land per dwelling unit. One or more transfer of development rights (TDR) credits must be used to realize the additional density according to the requirements of chapter 30.35A SCC. After [two years after the effective date of this Ordinance], developments for which the applicant provides documentation to the director showing that the entire project has been granted a property tax exemption by the Washington State Department of Revenue under RCW 84.36.041, 84.36.042, 84.36.043, or 84.36.560 shall be exempt from the requirements of chapter 30.35A SCC and development may be permitted up to a maximum density of 750 square feet of land per dwelling unit without using TDR credits.

And add:

(5) ~~Except as provided below, in ((H))~~ the MR zone ((-)) the maximum density shall be calculated based on 2,000 square feet of land per dwelling unit. For sites zoned MR, NB, PCB, CB, or GC in the Southwest UGA where any portion of the site is within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the eastern edge of the right-of-way of State Route 99; and the site is east of State Route 525, the maximum density

shall be calculated based on 750 square feet of land per dwelling unit. One or more transfer of development rights (TDR) credits must be used to realize the additional density according to the requirements of chapter 30.35A SCC. After [two years after the effective date of this Ordinance], developments for which the applicant provides documentation to the director showing that the entire project has been granted a property tax exemption by the Washington State Department of Revenue under RCW 84.36.041, 84.36.042, 84.36.043, or 84.36.560 shall be exempt from the requirements of chapter 30.35A SCC and development may be permitted up to a maximum density of 750 square feet of land per dwelling unit without using TDR credits.

Page 14, lines 28-31, delete:

(9) ~~((RESERVED for future use))~~ Sites zoned MR, NB, PCB, CB, or GC in the Southwest UGA where any portion of the site is within 2,000 feet of the edge of the right-of-way of State Route 99 and the site is east of State Route 525, are exempt from minimum lot area, minimum lot width, and maximum lot coverage requirements.

And add:

(9) ~~((RESERVED for future use))~~ Sites zoned MR, NB, PCB, CB, or GC in the Southwest UGA where any portion of the site is within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the eastern edge of the right-of-way of State Route 99; and the site is east of State Route 525, are exempt from minimum lot area, minimum lot width, and maximum lot coverage requirements.

Page 14, lines 42-49, delete:

(14) ~~((RESERVED for future use.))~~ The maximum building height is 75 feet for multifamily structures on sites zoned MR, NB, PCB, CB and GC that are in the Southwest UGA where any portion of the site is within 2,000 feet of the edge of the right-of-way of State Route 99 and the site is east of State Route 525. Subject to the requirements in SCC 30.22.100, non-residential uses are allowed on the first floor of multifamily structures on sites zoned NB, PCB, CB, and GC that are in the Southwest UGA where any portion of the site is within 2,000 feet of the edge of the right-of-way of State Route 99 and the site is east of State Route 525.

And add:

(14) ~~((RESERVED for future use.))~~ The maximum building height is 75 feet for multifamily structures on sites zoned MR, NB, PCB, CB and GC that are in the Southwest UGA where any portion of the site within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the eastern edge of the right-of-way of State Route 99, and the site is east of State Route 525. Subject to the requirements in SCC 30.22.100, non-residential uses are allowed on the first floor of multifamily structures on sites zoned NB, PCB, CB, and GC that are in the Southwest UGA where any portion of the site is within 2,000 feet of the edge of the right-of-way of State Route 99 and the site is east of State Route 525.

Page 17, lines 38-42, delete:

(66) The maximum lot coverage in townhouse and mixed townhouse developments is 40 percent in the LDMR zone and 50 percent in the MR zone except sites zoned MR where any portion of the site is within 2,000 feet of the edge of the right-of-way of State Route 99 and the

site is east of State Route 525 are exempt from maximum lot coverage requirements consistent with SCC 30.23.040(9).

And add:

(66) The maximum lot coverage in townhouse and mixed townhouse developments is 40 percent in the LDMR zone and 50 percent in the MR zone except sites zoned MR where any portion of the site is within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the eastern edge of the right-of-way of State Route 99, and the site is east of State Route 525 are exempt from maximum lot coverage requirements consistent with SCC 30.23.040(9).

Council Disposition: _____ **Date:** _____