LAND USE APPLICATION

LAND USE REQUEST

COMMUNITY & ECONOMIC DEVELOPMENT

18204 59 Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

FOR AGENCY USE	Date:	File:	Fee: $

REQUEST TYPE

Type of Land Use Request		Required Submittals (Check All That Apply)
☐ Annexation	☐ Permit Modification - Minor	☑ Auxiliary Sheet
☐ Appeal	☐ Permit Modification – Major	☐ Shoreline Substantial
☑ CPA	☐ Permit Extension	☐ Design Review – Admin.
☐ CAPE	☑ Rezone	☐ Design Review – Board
☐ LUCA	☐ Utility Service	☑ SEPA
☐ Master Plan Neighborhood	☐ Variance	☐ Traffic – City
		☐ Traffic – County
		☐ Traffic – State

SITE INFORMATION

Site Address (Use block # if no bldg. #)	7103, 7115, & 7127 172nd St NE		Tax Parcel ID Number(s)	7103, 7115, & 7127 31052300301400, & 31052301800	
Acreage & Square Footage Of Property	7.23 acres		Zoning Classification	RLMD	
			Use Classification No.		
Water Supply	Current	Proposed	Sewer Supply	Current	Proposed
		City			City
Existing Use of Property	Detached, site-built single-family residences; basketball courts and stormwater vault for adjacent development (The Crossing at Edgecomb)				
On-Site Critical Areas?	☐ Yes ☑ No		Critical Area Type (e.g. wetland, steep slope, etc.)		

	OWNER	APPLICANT	CONTACT
Name	Gill Riar Family, LLP c/o Supinder Gill	Gill Riar Family, LLP c/o Supinder Gill	Clay White, LDC Inc.
Full Address	1242 State Ave. STE I PMB 330 Marysville, WA 98270	Gill Riar Family, LLP	Clay White, LDC Inc. Woodinville, WA 98072
Phone Number			(425) 806-1869
E-mail			cwhite@ldccorp.com
Relationship of Applicant to Property (check one)	☑ Owner	☐ Contract Purchaser	☐ Lessee ☐ Other: _____

	PROJECT ARCHITECT	PROJECT ENGINEER	PROJECT SURVEYOR
Name	Gill Riar Family, LLP c/o Supinder Gill		
Full Address	Marysville, WA 98270		
Phone Number			
E-mail			

ANNEXATIONS ONLY			
Type of Annexation Method	☐ Election Method ☐ Direct Petition Method ☐ Municipal Method ☐ Alternative Direct Petition Method ☐ Interlocal Agreement Method (for areas served by fire district) ☐ Interlocal Agreement Method (Unincorporated Island)		
Is the Proposed Area Within the City's Urban Growth Area?	☐ Yes ☐ No* *Only lands within the City's UGA can be considered for annexation.	**Total Acreage of Area to Annexed**	
		Pre-Zoning Classification	
APPEALS, PERMIT MODIFICATIONS, PERMIT EXENTIONS, & VARIANCES			
Original or Associated Land Use File Number		**FOR AGENCY USE**	
Date of Original Decision		**Date & Time of Submittal**	
REZONES ONLY			
Current Zoning Classification	RLMD - Low to Moderate Density Residential	**Proposed Zoning Classification**	RHD - High Density Residential

APPLICANT CERTIFICATION

I certify that I am the Owner or Owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above referenced address for the purpose of filing applications for permits or review under the Arlington Municipal Code and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I do hereby declare under penalty of perjury under the laws of the state of Washington that I have familiarized myself with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my knowledge and belief.

DATED AT _____ , Washington on this date: _____

Applicant's Signature: _____

REAL PROPERTY OWNER CERTIFICATION

I do hereby declare under penalty of perjury under the laws of the state of Washington that I am the owner of the subject property or an officer/member of the entity owning the subject property, that it is my desire to seek the subject land use permit, and that I will abide by any requirements and conditions that may be part of the approval of this request. I also hereby grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspections.

DATED AT _____ , Washington on this date: _____

Owner's Signature: Supinder Gill

All other property owners of the subject property must also sign below (attach additional sheets if necessary):

1) Name: Gill Riar Family, LLP c/o Supinder Gill Signature: _____

Address: _____ Phone: _____

2) Name: Gill Riar Family, LLP c/o Supinder Gill Signature: _____

Address: _____ Phone: _____

3) Name: Gill Riar Family, LLP c/o Supinder Gill Signature: _____

Address: _____ Phone: _____

Community and Economic Development
Planning Division

18204 59th Avenue NE, Arlington, WA 98223

Planning Commission
STAFF REPORT & RECOMMENDATION

To: Planning Commission
From:

Josh Grandlienard, Planner II
Date: March 28, 2019
Regarding: Gill Riar PLN #518

A. INTRODUCTION

The Applicant is proposing to rezone a property at 7103, 7115, and 7127 172nd St. SE from a Residential Low to Moderate Density zoning to a Residential High Density zone for an approximately 7.23 acre lot. This request if granted would be an amendment to the City of Arlington Comprehensive Plan Land Use Map and the City's Official Zoning Map would need to be amended. The Plan is submitted under the 2019 Comprehensive Update docket cycle.

B. GENERAL INFORMATION

Applicant: Gill Riar Family, LLP

Project Description: 2019 Comprehensive Plan Amendment – Property Rezone

Requested Action: Make a recommendation of approval to the Arlington City Council

Exhibits: Application and Narrative

C. DETAILED PROJECT INFORMATION

The applicant is requesting the rezoning of an approximately 7.23 acre Lot from Residential Low to Moderate Density to Residential High Density. Approval by the City Council is required for all rezone applications. If the request is granted, the City's Comprehensive Plan Land Use Map and the City's Official Zoning Map would need to be amended.

D. REGULATORY REQUIREMENTS

1. SEPA COMPLIANCE:
   The amendment of a comprehensive plan amendment is subject to provisions of the State Environmental Policy Act (SEPA) and Chapter 20.98 of the Arlington Municipal Code (AMC).

2. PUBLIC NOTIFICATION/INVOLVEMENT
   a. Presentations and/or updates to the Planning Commission will occur on March 5, 2019, March 19, 2019 and May 21, 2019.
   b. Two Public Hearings will be held at Planning Commission, located at Arlington City Chambers on the following dates, March 19, 2019 and May 21, 2019.
   c. The City will present information and advertise the Public Hearings regarding the Planning Docket in the Everett Herald, and via area wide mailing.
   d. A Notice of Public Hearing for the March 6, 2019 Planning Commission meeting was posted at the Arlington and Smokey Point Post Offices, The Arlington Library and City Hall. The Notice was also published in the Everett Herald.
3. WASHINGTON STATE DEPARTMENT OF COMMERCE NOTIFICATION
   The Gill Riar Family, LLC Rezone, along with the additional docket items will be submitted to the Washington State Department of Commerce (DOC), and the DOC will notify the City that if it is in procedural compliance with RCW 36.70A.106.

E. BACKGROUND INFORMATION

Staff has reviewed the draft findings during review of the project and finds that the applicant has met the intent of all applicable requirements and standards. The plan supplements the Comprehensive Plan, through planning goals: PH-1.1, PH-2.1, PH-2.3, PL-7.1, and PL-7.2. This means that based on the submittal that the rezone will contribute to a variety of housing types and densities, located near commercial and employment centers.

F. ANALYSIS

Staff recommends that the Planning Commission recommend for approval and adoption, the rezoning of tax parcel 310523003011700, 3105230301400, 31052301800 from Residential Low to Moderate Density zoning to Residential High Density by City Council.

G. FINDINGS AND CONCLUSIONS

1. Public Hearings will be held on March 5, 2019, March 19, 2019, and May 21, 2019.
2. The Planning Docket and associated staff reports will be submitted to the DOC in accordance with RCW 36.70A.106 and the submittal will meet all DOC's procedural requirements.

3. On March 5, 2019, the Planning Commission will review a draft of the City of Arlington 2019 Comprehensive Plan Docket at their workshop meeting.

4. On February 19, 2019 a Notice of Public Hearing for the March 19, 2019 Planning Commission public hearing was posted at Arlington City Hall, Arlington Post Office, Smokey Point Post Office and the Arlington Public Library.

5. On May 7, 2019 a Notice of Public Hearing for the May 21, 2019 Planning Commission public hearing will be posted at Arlington City Hall, Arlington Post Office, Smokey Point Post Office and the Arlington Public Library.

6. The application for PLN#518 has been reviewed for consistency with the Arlington Comprehensive Plan and for internal consistency and the 2019 Comprehensive Plan amendments are consistent with, and internally consistent with, the Arlington Comprehensive Plan.

7. PLN#518 has been reviewed in accordance with, and is consistent with, the Snohomish County Countywide Planning Policies.

8. The proposed Comprehensive Plan Amendments were prepared in accordance with the Washington State Enabling Legislation (RCW 35A.63) and the Growth Management Act.

9. Documentation supporting the findings of fact is located in the file PLN#518, which is adopted by reference into this approval.

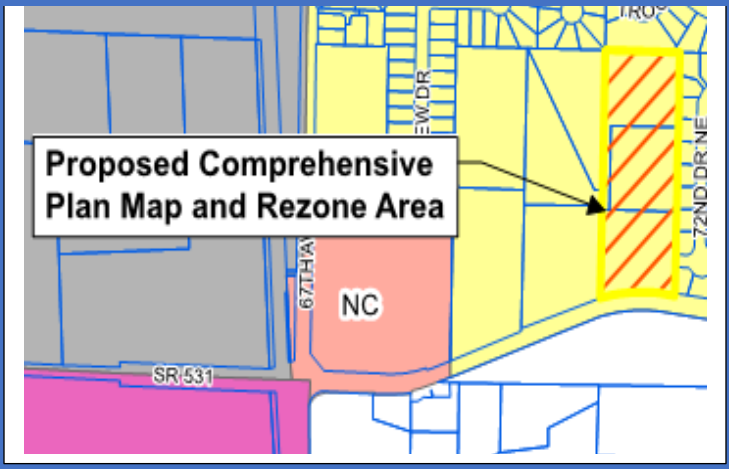
10. Adoption of the proposed Comprehensive Plan Amendments, PLN#518, furthers the public health, safety and general welfare.

H. RECOMMENDATION

Staff recommends that the Arlington Planning Commission make a recommendation to the Arlington City Council to adopt the Riar Rezone, 2019 Comprehensive Plan Amendment, PLN #518.

GILL RIAR FAMILY LLP. COMPREHENSIVE PLAN MAP AND CONCOMITANT REZONE APPLICATION

Residential Low/Moderate Density to Residential High Density



PROJECT NARRATIVE

City of Arlington

January 11, 2019

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APPLICANTS AND PROJECT TEAM

Applicant/Owner
Gill Riar Family, LLP
C/O Supinder Gill
1242 State STE I, PMB 330
Marysville, WA 98270

Project Representative
Clay White, Director of Planning
LDC Inc.
20210 142rd Avenue NE
Woodinville, WA 98072

APPLICATION AND SITE INTRODUCTION

Gill Riar Family, LLP. is requesting a land use designation change and rezone of 7.23 acres from Residential Low to Moderate Density (RLMD) to High Density Residential (RHD). The application consists of three parcels (310523003011700, 3105230301400, and 31052301800) and the property addresses are 7103, 7115, and 7127 172nd St. SE. We are requesting that this application be processed through the formal docket process as outlined in Arlington Municipal Code (AMC) 20.96. The request for a rezone falls under SMC 20.96.026.

While this is a non-project proposal and no project action is being submitted or evaluated under this application, we want to be open and transparent with interested parties about possible future uses for the property (should the application be approved or not be approved by the Arlington City Council). This allows us to have an open conversation and address comments that were received when a similar application was previously submitted.

As part of this application we are asking that the city condition our land use and zoning map approval through the use of a concomitant agreement. This will allow several proposed conditions to be applied to this non-project action in order to ensure any future use of the property syncs well with surrounding properties and provides a natural transition of land uses. Under the agreement we are proposing, density for a future project would be limited and apartments would not be allowed.

Project/Site Description overview

Property Addresses: *7103, 7115, and 7127 172nd St. SE Arlington, WA. 98223*

Parcel Number: *Parcel Numbers – 310523003011700, 3105230301400, 31052301800*

Current Zoning/Land Use: *RLMD – Residential Low to Moderate Density*

Proposed Zoning/Land Use: *RHD – High Density Residential*

Total property: *7.23 acres*

Request for concomitant rezone: *Although this is a non-project application, we are asking that conditions be placed on the rezone in order to limit future uses and densities on the subject property in order to ensure a future project is compatible with residential uses in the area. This would be executed through a concomitant rezone agreement.*

Further, we are asking that future possible uses on the property be severely limited. We have provided a *Table 1* within this application to highlight the uses currently allowed with the existing zoning versus what would be allowed if this application were approved. If this application is approved, almost all of the high intensity uses currently allowed on the property would be eliminated as possible future uses for the site.

It is also worthy to note that approval of this non-project action does not authorize a townhouse project or any other use. A future townhome project, in addition to a subdivision/site plan approval and SEPA compliance, would require a conditional use permit subject to the requirements of AMC 21.16. This process would require public notice, a public hearing with the City of Arlington Hearing Examiner, and the requirement that any future proposal meet the CUP and subdivision review criteria listed in code. This will not be the last opportunity to comment.

As our application demonstrates, this proposed non-project action meets the criteria for both a land use and zoning map change as outlined in AMC 20.96.026 and 20.96.060. Tables 2 and 3 are provided to demonstrate how the project complies with City of Arlington requirements for a land use and zoning map change. The project conditions being proposed are being provided to help ensure that any future development is compatible with surrounding neighborhoods.

PROJECT SUBMITTAL

In addition to the project narrative, the submittal package for this application includes the following materials:

- Land use map/rezone application
- SEPA checklist
- Site Plans

PROJECT APPLICATION BACKGROUND

In 2017, a similar application was submitted to the City of Arlington as part of the annual docket application process. That application was subsequently amended by the City to include some additional parcels to the west of the subject property. While we are open to those parcels being included once again, we are not requesting that as part of this application.

While City of Arlington staff found that our application met all of the land use map amendment criteria in AMC 20.96.060 and the criteria for rezone approval in AMC 20.96.026, the application was ultimately not approved by the Arlington City Council. This seemed due primarily to concerns expressed by neighboring properties about future uses and the transportation impacts of those uses if the land use/zoning change was approved.

The application is focused on the land use and zoning maps change request. This is not a project submittal. If a project is proposed on the site in the future, either under the current or proposed zoning, it will be reviewed at that time for project specific impacts. However, because of the previous application process, we have focused on finding ways to mitigate some of the concerns that were previously raised. We understand the concerns that have been expressed and this application proposes to mitigate those concerns through the use of a concomitant rezone that would limit future uses and density on the subject properties.

We are proposing a concomitant rezone expressly because of the comments that were previously submitted. This should bridge the gap between this non-project proposal and a possible future project proposal. In review of the previous record, very few comments focused on the criteria for a land use map change in SMC 20.96.060 but focused on possible future impacts of a project proposal. A concomitant rezone is a mechanism to address project level concerns at the non-project stage. We would like to be partners with the surrounding neighborhoods and the City as this proposal is evaluated and focus on solutions if concerns or questions are raised.

CONTRACT REZONE PROPOSED CONDITIONS/ANALYSIS

As part of our application, we are asking that the City of Arlington approve our land use change and rezone from RLMD to RHD. In addition, we ask that the City consider placing the following (or similar) conditions, as part of the approving legislation. This would be executed by a concomitant agreement attached to the enabling ordinance:

- **Limit the uses allowed on the RHD property to those identified within Table 1 -** This will make it clear that uses such as apartments, nursing homes, and police/fire stations would not be allowed in the future when a project is proposed. Further, we have provided Table 1 to outline the uses currently allowed or conditionally allowed under the current RLMD zoning. We hope this shows that many uses currently allowed under the RLMD zoning code could have substantial impacts beyond what would be allowed under the concomitant rezone we are seeking. By limiting RHD uses, this provides a great compromise and zoning transition leading to the church and commercial property directly west of the site

Under this proposal, uses such as apartments would not be allowed when a future project is proposed even though there are apartments currently located within the Gleneagle development just north of this site. Townhomes, similar to those located within the Gleneagle development (shown above), would be permitted with a conditional use permit. However, we are requesting density restrictions to ensure any future project fits into the community. Any future project would be required to mitigate for any impacts such as traffic.

- **Limit future density -** The RHD zone allows unlimited density as long as the rest of the code requirements are met (parking, open space, screening, maximum lot coverage, setbacks, ect.). We are asking for a condition that would limit the subject site to no more than 13 dwelling units per acre. While the zoning would still be RHD, the proposed density cap would ensure that high density housing would not occur in the future if housing was proposed.

Table 1 below has two purposes. First, it provides a comparison of uses between the current zoning of RMLD and the proposed RHD zoning to outline uses that are currently allowed on the property vs. what uses may be allowed if a land use and zoning map change were approved. Second, the table outlines those uses we are volunteering to restrict on the subject property in the future should the application be approved. Between limiting uses and density on the site, we are proposing a land use and zoning map change that would allow fewer and less intense uses than are currently permitted.

Arlington Municipal Code 20.40.020 outlines the designations Z, S, C in table of permissible uses.

- "P" means that the use is permissible with a valid city business license.
- "ZV" means that the use is permissible with a zoning verification approval.
- "Z" means that the use is permissible in the indicated zone with a zoning permit issued by the community development director.

- "S" means a special use permit must be obtained from the community development director or hearing examiner, and the letter
- "C" means a conditional use permit must be obtained from the hearing examiner.
- A blank column means the use is not allowed

When used in connection with residential uses:

- "ZSC" means that such developments of less than twenty dwelling units must be pursuant to a zoning permit, developments of twenty or more but less than fifty dwelling units need a special use permit, and developments of fifty or more dwelling units require a conditional use permit.

When used in connection with nonresidential uses:

- "ZS" or "ZC" means that such developments require a zoning permit if the total area to be developed is less than four acres in size, and a special or conditional use permit, respectively, if the total area is four acres or larger in area.

In addition:

- **A ~~strikethrough~~ indicates a use that is allowed or conditionally under the proposed RHD zoning but that we are asking the City Council to specifically restrict as part of the rezone request.**

Table 1 –allowed uses under the current vs. proposed zoning

Uses allowed	Current zoning - RLMD	Proposed zoning - RHD
Site built and modular structures	ZV	
Class “A” mobile home	ZV	
Class “B” mobile home	ZV	
Mobile Home Park	ZSC	
Two family conversion	ZV	~~ZV~~
Accessory Dwelling units	ZV	~~ZV~~
Duplex	ZV	ZV
Multi-family conversions		~~ZSC~~
Multi-family townhomes		ZSC
Multi-family apartments		~~ZSC~~
Homes for handicapped or informed	C	~~C~~
Nursing care, intermediate care homes	C	~~C~~
Special needs child care	C	C
Halfway house	C	~~C~~
Adult family homes	Z	~~Z~~

Homes for handicapped or infirm		~~C~~
Nursing care, intermediate care homes		~~C~~
Special needs child care homes		~~C~~
Halfway house		~~C~~
Adult family homes	Z	~~Z~~
Rooming houses, boarding houses	Z	~~Z~~
Tourist homes and other temporary residences renting by the day or week	Z	Z
In-home Child day care	P	P
Transient merchant sales (food truck, ice cream truck, etc.)	P	P
Colleges, universities, community colleges	C	~~C~~
Religious assembly as a principal onsite use	ZS	~~ZS~~
Religious assembly as an assessory use	P	P
Libraries, museum, art galleries, and similar uses within previous single family home	Z	~~Z~~
Libraries, museum, art galleries, and similar uses within any building	C	~~C~~
Private outdoor recreation facilities	C	C
Publically owned and operated recreational facilities	ZS	~~ZS~~
Gold driving ranges	C	~~ZS~~
Nursing care institutions	C	~~C~~
Institutions for the mentally ill	C	~~ZS~~
Electric vehicle infrastructure	ZS	ZS
Police stations	C	~~C~~
Fire stations	C	~~C~~
Rescue squad, ambulance services	C	~~C~~
Civil defense operation	ZS	~~ZS~~
Temporary mobile or modular structures used for public services	Z	~~Z~~
Cemetery	ZS	~~ZS~~
Commercial nursery school; day care centers	S	~~S~~

TIMING OF A FUTURE PROJECT IN RELATION TO TRANSPORTATION IMPROVEMENTS ON SR-531 - ROAD WIDENING/REHABILITATION PROJECTS

The land use map and rezone being requested is a non-project action. Any future project on the site would be required to be approved by the City of Arlington. The time it takes from permitting to construction typically takes several years which means any future project would not be completed until about 2022. This times well with the SR-531 widening and rehabilitation and signalization projects that are on the City of Arlington 6-year Transportation Improvement Plan (TIP). The 39,000,000 widening project would widen SR 531 (172nd Street) between 43rd and 67th ave (just west of the application site). Project funding for this project comes from the Connect Washington program and will be managed by the Washington State Department of Transportation.

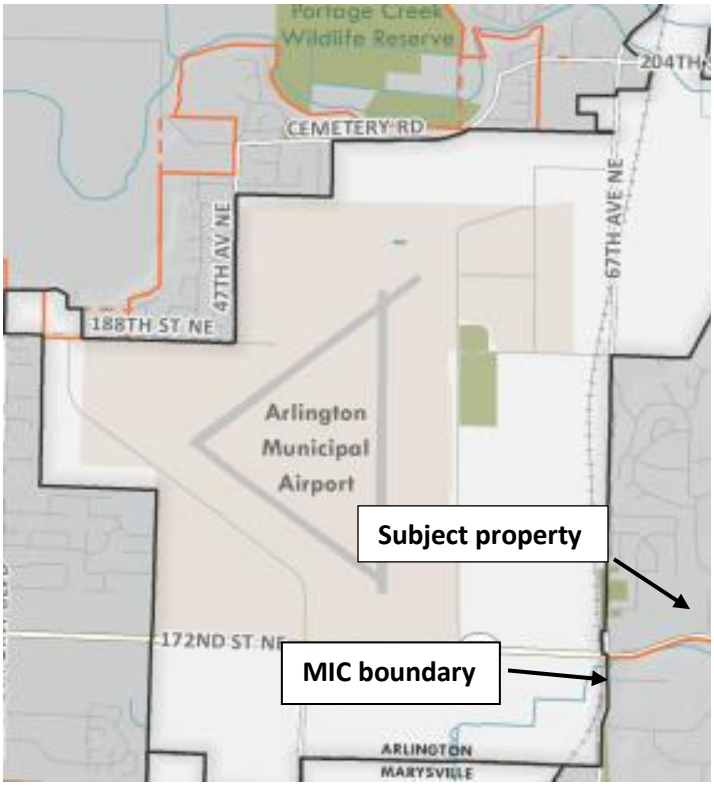
The 1,300,000 SR-531 roadway and corridor improvements on SR 531 (172nd St) would eliminate left turn pockets and install a solid median, improve sidewalks and pedestrian and bike facilities. According to the City of Arlington, construction on this project will begin in 2021. These projects coupled with any traffic improvements from a future project on the site and traffic mitigation fees, will be a positive impact on the community. To be clear, any future project submitted to the City of Arlington will be required to mitigate traffic impacts associated with that project

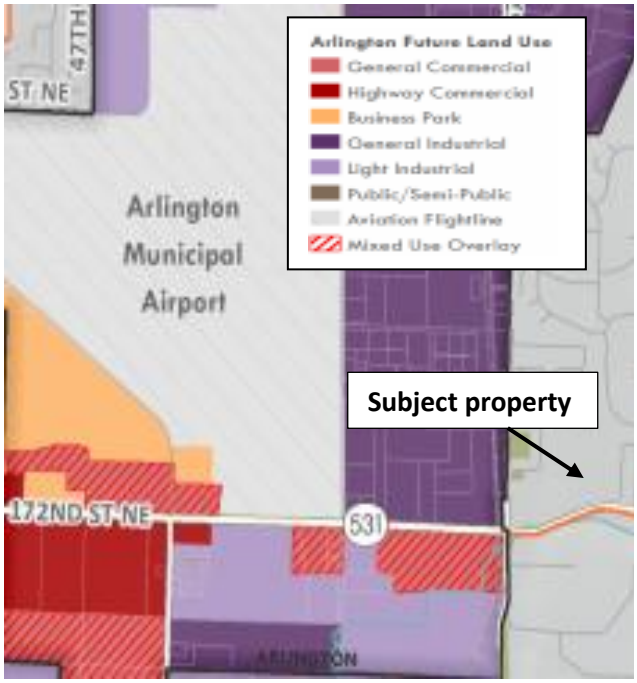
IMPLEMENTING THE ARLINGTON-MARYSVILLE MAJOR INDUSTIRAL CENTER (AMMIC) SUBAREA PLAN GOALS AND POLICIES

Although still moving through the approval process, it is worthy to show how the proposed land use and zoning map change is consistent with the vision for the City as it implements the MIC and plans for thousands of new jobs in the region. According to the AMMIC Subarea Plan prepared for the Cities of Arlington and Marysville, the "…Subarea Plan articulates a vision for the Arlington-Marysville

Manufacturing/Industrial Center's future, as well as goals and policies that provide a roadmap to guide public and private investments. The Subarea Plan reflects the city and community aspirations for the center and plans for anticipated growth." The City of Arlington portion of the MIC consists of 2,291 acres and includes the 737-acre airport which is owned by the City.

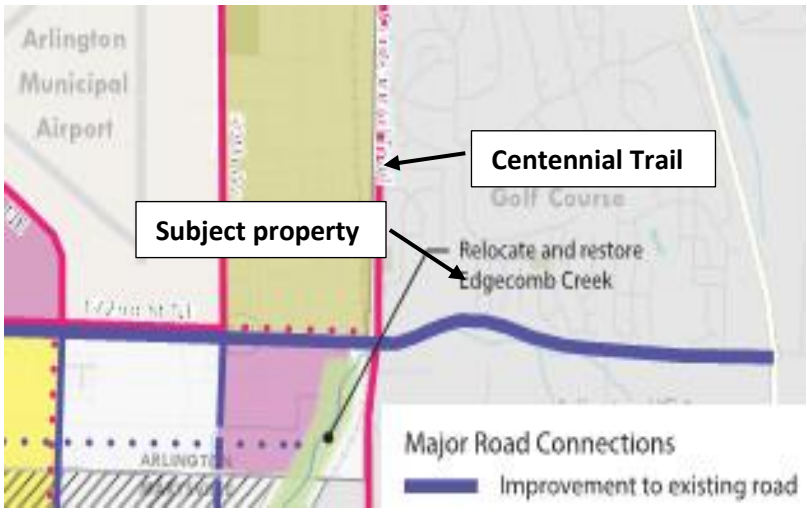
As the Subarea Plan outlines, outreach and citizen engagement was an important part of the project and the output of those meetings informed the vision, guiding principles, and goals and policies of the Subarea Plan. One of the primary themes of this outreach was "**Location of affordable workforce housing.** Many businesses citied the supply of affordable workforce housing in Arlington and Marysville as a key asset and need. Approximately 45% of AMMIC employees live less than 10 miles of the subarea, reflecting the appeal of the immediate vicinity for employees."





The Riar family property is located approximately 1000 feet from the MIC boundary, which provides a mixture of general and light industrial directly adjacent to the site. Further, there is commercial property just west of the Riar property (borders east boundary of MIC) that is scheduled for development in early 2019. RHD zoning could provide an opportunity for more affordable, single-family housing options, for those working within the MIC. The location of the property would also reflect the desire to provide jobs in close proximity to where people live. Conditions proposed as part of this application would help balance the need to implement the MIC Subarea Plan while also ensuring any future development harmonizes with the existing development in the area.

The Sub-area plan also outlines infrastructure improvements to be emphasized as part of Plan implementation. Major roadway improvements are designated for 172nd (HWY 531) along the site frontage. A future development project (under the current or proposed zoning) would provide some of those improvements, pay impact fees, and offset costs for these improvements in order to assist the City in implementing this vision. These future improvements would also connect the project site to Centennial Trail.



REZONE MAP REQUEST/CRITERIA

AMC 20.96.026 outlines the criteria that must be met in order for a zoning text or map change to be approved. Table 2 below outlines each of the six criteria and demonstrates how this proposal is consistent and implements each of them.

Table 2 –rezone request approval criteria

Selection and decision criteria – text and zoning map amendments	Response – how proposed zoning map change meets all six criteria
The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan.	This proposal is consistent with the goals, objectives, and policies of the City of Arlington comprehensive plan. The following are goals, objectives, and policies that support this land use change. A brief analysis is provided for each policy listed. GO-3 – Work towards promoting and maintaining an urban environment within the City that enhances livability for its residents. *Response: This proposal would promote urban densities in the City while proposing restrictions on density to ensure livability is enhanced for residents. This proposal would also increase livability by providing opportunities for housing near jobs (MIC) that would be affordable for residents.* GH-1 – Diversify the City's housing stock. *Response: This proposal would help diversify the City's housing stock and provide a great transition from single family housing to the north and east to commercial uses to the west. Further, proposed*

	application restrictions would ensure any future residential densities are appropriate for the neighborhood. GH-2 – Ensure the development of new multi-family housing and small single-family housing units occur within close proximity to commercial areas within the City. *Response: This proposal would be adjacent to Commercial property located at the corner of 172nd St NE and 67th Ave NE which is scheduled to be developed in 2019. Further, the site is located just east of a church and approximately 1,500 feet from industrially zoned lands.* GH-5 – Encourage a quality housing stock within the City. *Response: Our application would remove apartments as a use for the site. Any future single family development would most likely be attached single family homes. This would increase the variety of housing types but provide quality housing, especially for people wanting to work and live within the City of Arlington. Further, any future development would be required City design standards.* GH-8 – Promote and facilitate the provision of affordable housing in all areas and zoning districts of the City. *Response: If a future housing project were proposed, it would provide housing that could be affordable for people wanting to live and work in the City. However, it would still be high quality single family development in character with surrounding neighborhoods and City requirements. Proposed application mitigation would ensure this balance.* GL-4 – Accommodate new development in a manner that supports a growth rate consistent with the goals of the State Growth Management Act but also preserves and enhances Arlington's quality of life, its natural environment, and its historical and cultural amenities. *Response: This rezone and land use change would be consistent with growth the City is focused on accommodating and would support the MIC. However, by limiting future densities, we would also preserve and enhance Arlington's quality of life, its natural environment, and its historical and cultural amenities.* GL-7 – Encourage a mix of residential densities throughout the City. *Response: This rezone and land use map change would help facilitate a mix of residential densities throughout the City.* PO-6.1 – Site design and build architecture in residential and commercial developments should be human-scaled (i.e. pedestrian friendly) and conducive to social interaction).

	Response: Any future development would be required to be designed to meet or exceed City of Arlington design guidelines and standards to ensure this is implemented. PH-1.1 – A variety of housing types and densities should be encouraged on lands with a residential land-use designation. *Response: This land use and zoning map change would help implement this policy and help provide transition zoning between single family detached homes to the north and east and commercial and industrial lands to the west.* PH-2.1 – Multi-family housing should be located close to commercial and employment centers, transportation facilities, public services, schools, and park and recreation areas. *Response: This is a great location for Multi-family residential housing. The site is located adjacent to commercial property and industrial zones lands. The Centennial Trail is adjacent to the site and schools are very close as well.* PH-5.1 – The City should develop and maintain Development Design Guidelines/Standards that address aesthetic and environmental design issues for single family and multi-family development. *Response: Any future use would be required to comply with the City of Arlington design standards.* PH-8.1 – The City should work to ensure that housing options for low and moderate income families households are: a) Dispersed throughout the City to discourage a disproportionate concentration of such housing in any one geographical area of the City; b) Are located near amenities such as commercial and employment areas, transportation facilities, and recreational opportunities and; c) Are inclusive of a variety of housing types. *Response: This proposal perfectly implements this policy. This land use and zoning change would help ensure there are housing options throughout the city, would provide a location near commercial areas and jobs, and could help supply an inclusive housing type while still balancing well with the neighborhood.* PL-4.3 – The City should adopt and maintain development regulations that ensure that growth is consistent with State laws and the Community Vision. *Response: This project would ensure that growth is consistent with State laws and the Community Vision. This includes the new MIC subarea plan which emphasizes the need for housing near where jobs*

	are being created. This also emphasizes the GMA goal to provide urban densities within cities but our application balances this need with the need to protect existing neighborhoods. PL-4.8 - The City should plan for balanced mix of land uses based on land availability and the capacity to provide public services. *Response: This land use map and zoning change would help provide a balanced mix of land uses. Any future development would be required to ensure project impacts are mitigated, City of Arlington code is implemented, and any impact to public services are paid for through impact fees.* PL-7.2 – Higher density residential uses should be located around commercial uses. *Response: If residential uses were proposed in the future, they would be located adjacent to a church and commercially zoned property. Further, we are proposing a concomitant rezone to limit future densities to ensure this property provides a great transition of uses.* PL-8.1 – The City should develop design standards to ensure the orderly transition and compatibility of adjacent residential uses. *Response: Any future development would be required to comply with City of Arlington design standards. Our application also proposes use and density restrictions to ensure this occurs.* PT-1.9 – Require developers to construct those streets directly serving new development and pay a fair-share for specific off-site improvements necessary to mitigate any adverse impacts determined through the review to be created by the development. *Response: Any future development would be required to construct those streets directly serving new development and pay a fair-share for specific off-site improvements necessary to mitigate any adverse impacts determined through the review to be created by the development.* PE-2.2 – The City should strive to maintain a high jobs to housing ratio. *Response: If a residential use is proposed in the future, it would help implement the MIC Sub-area plan and would provide opportunities to help ensure a jobs/housing balance.*
The proposed amendment is consistent with the scope and purpose of the city's zoning ordinances and the description and purpose of the zone classification applied for.	The proposed amendment is consistent with the scope and purpose of the city's zoning ordinances and the description and purpose of the zone classification applied for. As outlined in AMC 20.36.010, “The Residential high density (R-HD) district is designed primarily to accommodate higher density multi-family developments and recreational, quasi-public, and public uses that customarily serve

	residential development in areas served by public sewer and water facilities." This property is served by public water and sewer. Further, while a number of uses are allowed in the RHD zone, we are proposing to limit the number of uses are possible future density in order to balance this appropriate land use and zoning change with existing development. This should help ensure any future development harmonizes well with existing development while still providing future uses that implement the City's Comprehensive Plan.
Circumstances have changed substantially since the establishment of the current zoning map or district to warrant the proposed amendment.	Circumstances have changed substantially since the establishment of the current zoning map or district to warrant the proposed amendment. The City is working to accommodate new job growth within the MIC boundaries. Further, housing affordability has become a huge issue in our region and there is strong need to provide a variety of housing types and uses near where jobs are created (jobs/housing balance). However, we believe that unlimited density on this site and some of the uses in the current and proposing zoning may not be appropriate directly adjacent to the residential uses. Therefore, we are proposing a contract rezone that would recognize the need to implement the comprehensive plan policies and recognize changed circumstances while still ensuring that any future development harmonizes with the surrounding neighborhood.
The proposed zoning is consistent and compatible with the uses and zoning of surrounding property.	The proposed zoning is consistent and compatible with the uses and zoning of surrounding property. As outlined in Table 1, most of the uses allowed in the current zoning are also allowed in the proposed zoning. However, we are asking that possible uses for this property be restricted in the future to ensure compatibility. As highlighted in the report, there are uses currently allowed in the underlying zoning that may not be a good fit for the existing neighborhood and could have impacts beyond what would be allowed under this proposal. We are proposing a compromise that would address compatibility to ensure a future use will work well. The topography of the site and City imposed height limits will also help ensure there is visual compatibility with existing residential uses
The property that is the subject of the amendment is suited for the uses allowed in the proposed zoning classification.	The property that is the subject of the amendment is suited for the uses allowed in the proposed zoning classification. As proposed, this amendment would proposes future uses for the site that would have less impact than some of the uses currently allowed. We are proposing to eliminate many uses if the RHD zoning is approved and limit densities to make sure the amendment is appropriate.
Adequate public services could be made available to serve the full range of proposed uses in that zone	Adequate public services are available to serve the full range of proposed uses in the proposed zone.

COMPREHENSIVE PLAN MAP REQUEST/CRITERIA

AMC 20.96.060 outlines the criteria that must be met in order for a zoning text or map change to be approved. Table 2 below outlines each of the four criteria and demonstrates how this proposal is consistent and implements each of them.

Table 3 – Comprehensive Plan approval criteria

Selection and decision criteria – Comprehensive plan and zoning map amendments	Response – how proposed Comprehensive Plan and zoning maps change meets all four criteria
The amendment represents a matter appropriately addressed through the comprehensive plan, and the proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.	The amendment does represents a matter appropriately addressed through the comprehensive plan process as we are seeking a land use map change paired with a rezone. The docket process is required for this amendment. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city. We agree with the previous City analysis on public health, safety, and welfare. We believe the following findings by city staff are further enhanced by the project conditions we are proposing for this land use map and rezone request. a. *Public Health* With regards to public health, a change in the Future Land-Use Map for the subject property from Residential Low/Moderate Density designation to a Residential High Density designation would advance the public health by allowing for the development of higher residential densities within close proximity and walking distance from residences to future commercial businesses located along 67th Avenue and to the current Centennial Trail. Easy access from residences to commercial businesses and recreation activities, promotes walking, social interaction, and community support of businesses. b. *Public Safety* With regards to public safety, a change in the Future Land-Use Map for the subject property from a split Residential Low/Moderate Density designation to a Residential High Density designation would advance the public safety by allowing for the development of higher residential densities, making the potential residents more accessible to the police and fire departments. Residents of a multi-family development can provide safety to their neighbors by being "the eyes on the street" to protect personal property. c. *Public Welfare* With regards to public welfare, a change in the Future Land-Use Map for the subject property from a split Residential Low/Moderate Density designation to a Residential High Density designation would advance the public welfare by providing the potential of diverse housing options that would be available for a wide range of individuals.
The amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the city council.	The amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the city council. This application is appropriately being submitted as part of the annual docket process. Further, through this process we

	are able to balance site specific circumstances that may not be present for all properties zoned RHD. As an example, we feel it is appropriate to limit future potential uses and densities for this site to balance the transition of uses with existing development. This would probably not be needed for all RHD properties. This process allows us to focus on this particular area.
The proposed amendment addresses significantly changed conditions since the last time the pertinent comprehensive plan map or text was amended. "Significantly changed conditions" are those resulting from unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent comprehensive plan map or text, where such change has implications of a magnitude that need to be addressed for the comprehensive plan to function as an integrated whole.	The proposed amendment addresses significantly changed conditions since the last time the pertinent comprehensive plan map or text was amended. "Significantly changed conditions" are those resulting from unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent comprehensive plan map or text, where such change has implications of a magnitude that need to be addressed for the comprehensive plan to function as an integrated whole. The City is working to accommodate new job growth within the MIC boundaries. Further, housing affordability has become a huge issue in our region and there is strong need to provide a variety of housing types and uses near where jobs are created (jobs/housing balance). However, we believe that unlimited density on this site and some of the uses in the current and proposing zoning may not be appropriate directly adjacent to the residential uses. Therefore, we are proposing a contract rezone that would recognize the need to implement the comprehensive plan policies and recognize changed circumstances while still ensuring that any future development harmonizes with the surrounding neighborhood.
The proposed amendment is consistent with the comprehensive plan and other goals and policies of the city, the countywide planning policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code and other applicable law.	The proposed amendment is consistent with the comprehensive plan and other goals and policies of the city, the countywide planning policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code and other applicable law. The City Comprehensive Plan implements the requirements outlined in state law and the CPPs. The following demonstrates how our proposal complies with those policies and in turn is consistent with state and regional laws and policies. GO-3 – Work towards promoting and maintaining an urban environment within the City that enhances livability for its residents.

	Response: This proposal would promote urban densities in the City while proposing restrictions on density to ensure livability is enhanced for residents. This proposal would also increase livability by providing opportunities for housing near jobs (MIC) that would be affordable for residents. GH-1 – Diversify the City's housing stock. *Response: This proposal would help diversify the City's housing stock and provide a great transition from single family housing to the north and east to commercial uses to the west. Further, proposed application restrictions would ensure any future residential densities are appropriate for the neighborhood.* GH-2 – Ensure the development of new multi-family housing and small single-family housing units occur within close proximity to commercial areas within the City. *Response: This proposal would be adjacent to Commercial property located at the corner of 172nd St NE and 67th Ave NE which is scheduled to be developed in 2019. Further, the site is located just east of a church and commercial property and approximately 1,500 feet from industrially zoned lands within the MIC.* GH-5 – Encourage a quality housing stock within the City. *Response: Our application would remove apartments as a use for the site. Any future single family development would most likely be attached single family homes very similar to those located within the Gleneagle Development. This would increase the variety of housing types but provide quality housing, especially for people wanting to work and live within the City of Arlington. Further, any future development would be required City design standards.* GH-8 – Promote and facilitate the provision of affordable housing in all areas and zoning districts of the City. *Response: If a future housing project were proposed, it would provide housing that could be affordable for people wanting to live and work in the City. However, it would still be high quality single family development in character with surrounding neighborhoods and City requirements. Proposed application mitigation would ensure this balance.* GL-4 – Accommodate new development in a manner that supports a growth rate consistent with the goals of the State Growth Management Act but also preserves and

	enhances Arlington's quality of life, its natural environment, and its historical and cultural amenities. *Response: This rezone and land use change would be consistent with growth the City is focused on accommodating and would support the MIC. However, by limiting future densities, we would also preserve and enhance Arlington's quality of life, its natural environment, and its historical and cultural amenities.* GL-7 – Encourage a mix of residential densities throughout the City. *Response: This rezone and land use map change would help facilitate a mix of residential densities throughout the City.* PO-6.1 – Site design and build architecture in residential and commercial developments should be human-scaled (i.e. pedestrian friendly) and conducive to social interaction). *Response: Any future development would be required to be designed to meet or exceed City of Arlington design guidelines and standards to ensure this is implemented.* PH-1.1 – A variety of housing types and densities should be encouraged on lands with a residential land-use designation. *Response: This land use and zoning map change would help implement this policy and help provide transition zoning between single family detached homes to the north and east and commercial and industrial lands to the west.* PH-2.1 – Multi-family housing should be located close to commercial and employment centers, transportation facilities, public services, schools, and park and recreation areas. *Response: This is a great location for Multi-family residential housing. The site is located adjacent to commercial property and industrial zones lands. The Centennial Trail is adjacent, the property abuts a major arterial and schools are very close as well.* PH-5.1 – The City should develop and maintain Development Design Guidelines/Standards that address aesthetic and environmental design issues for single family and multi-family development. *Response: Any future use would be required to comply with the City of Arlington design standards.*

	PH-8.1 – The City should work to ensure that housing options for low and moderate income families households are: d) Dispersed throughout the City to discourage a disproportionate concentration of such housing in any one geographical area of the City; e) Are located near amenities such as commercial and employment areas, transportation facilities, and recreational opportunities and; f) Are inclusive of a variety of housing types. *Response: This proposal perfectly implements this policy. This land use and zoning change would help ensure there are housing options throughout the city, would provide a location near commercial areas and jobs, and could help supply an inclusive housing type while still balancing well with the neighborhood.* PL-4.3 – The City should adopt and maintain development regulations that ensure that growth is consistent with State laws and the Community Vision. *Response: This project would ensure that growth is consistent with State laws and the Community Vision. This includes the new MIC subarea plan which emphasizes the need for housing near where jobs are being created. This also emphasizes the GMA goal to provide urban densities within cities but our application balances this need with the need to protect existing neighborhoods.* PL-4.8 - The City should plan for balanced mix of land uses based on land availability and the capacity to provide public services. *Response: This land use map and zoning change would help provide a balanced mix of land uses. Any future development would be required to ensure project impacts are mitigated, City of code is implemented, and any impact to public services are paid for through impact fees.* PL-7.2 – Higher density residential uses should be located around commercial uses. *Response: If residential uses were proposed in the future, they would be located adjacent to a church and commercially zoned property. Further, we are proposing a contract rezone to limit future densities to ensure this property provides a great transition of uses.*

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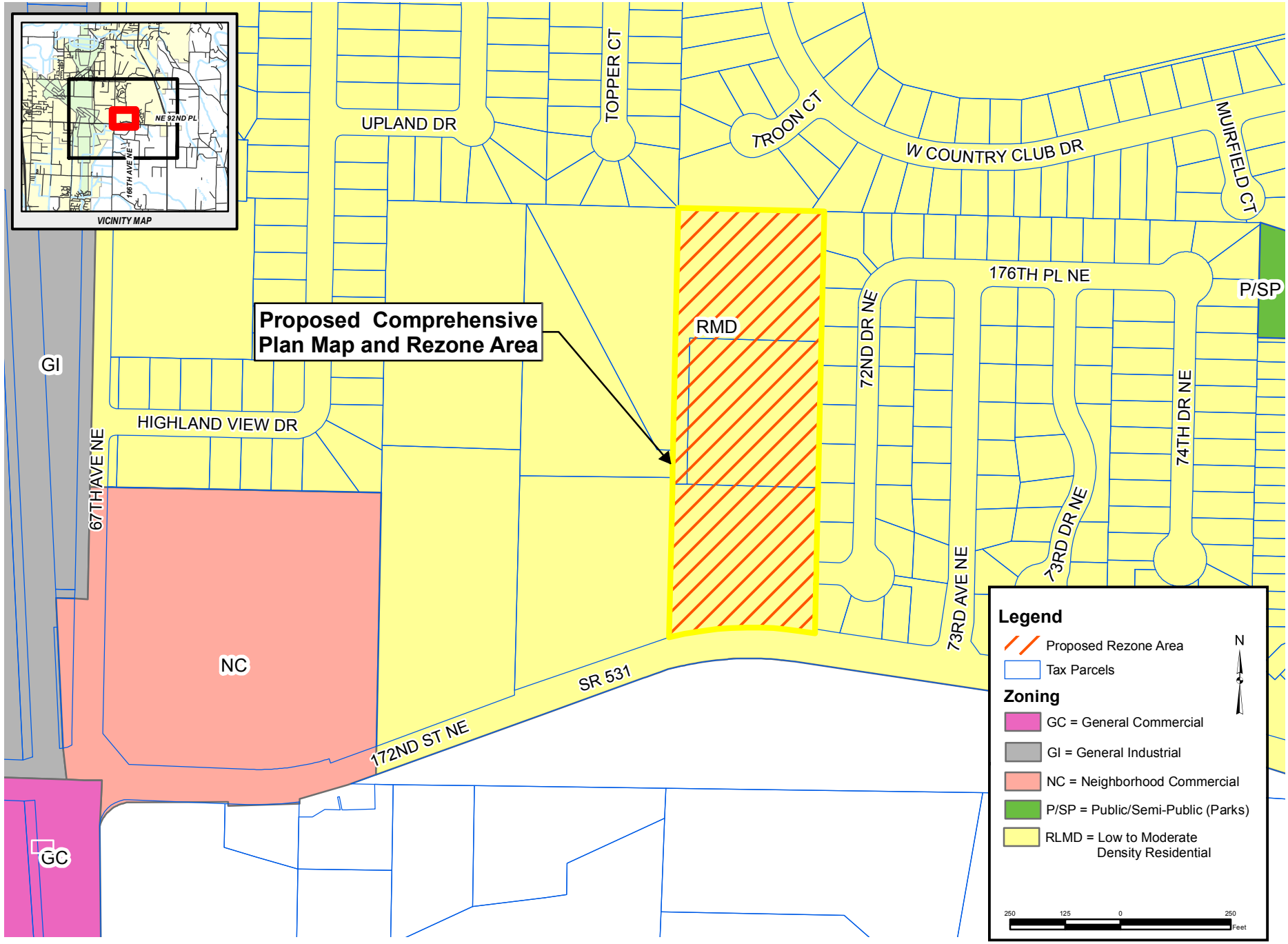
SUMMARY

Planning for growth is a difficult task. While advocating for economic development and jobs that help a community thrive is so important, it is often difficult to provide housing solutions that meet the needs of a community. In 2017, we appreciated hearing from the community about issues of concern and have now applied for this land use and zoning map change with balance in mind. A variety of housing choices are sorely needed and supported by the City of Arlington Comprehensive Plan but they must also harmonize with the existing community. This is why we have asked for a concomitant (contract) rezone that would allow RHD zoning but mitigate future impacts of a project by limiting future density and uses.

It is also important to note that this is a non-project action. Most uses in the RHD zone would require public notice, a public hearing, and would require mitigation for any impacts associated with a future project, such as traffic. We stand ready to work with the City and communicate with the neighborhood in order to find solutions during this application process that will work for everyone. We know that planning takes great coordination and communication.

The Comprehensive Plan and zoning map change being proposed meet the City of Arlington code requirements for approval and we ask that you approve our application with the proposed conditions associated with the rezone application.



SOURCE INFORMATION

SOURCE AGENCY	DESCRIPTION
KING COUNTY GIS	CONTOURS - GENERATED FROM BARE EARTH LIDAR (KING COUNTY). THIS DATA HAS A STATED VERTICAL ACCURACY OF APPROXIMATELY 1 FOOT.
CITY OF REDMOND GIS	SEWER, WATER, STORM SYSTEMS

15th ANNIVERSARY

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20210 142nd Avenue NE
Woodinville, WA 98072

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Fx. 425.482.2804

www.LDCcorp.com

AKAL RIDGE PROJECT

RIAR FAMILY LAND USE AND REZONE APPLICATION

DETAILED ZONING MAP

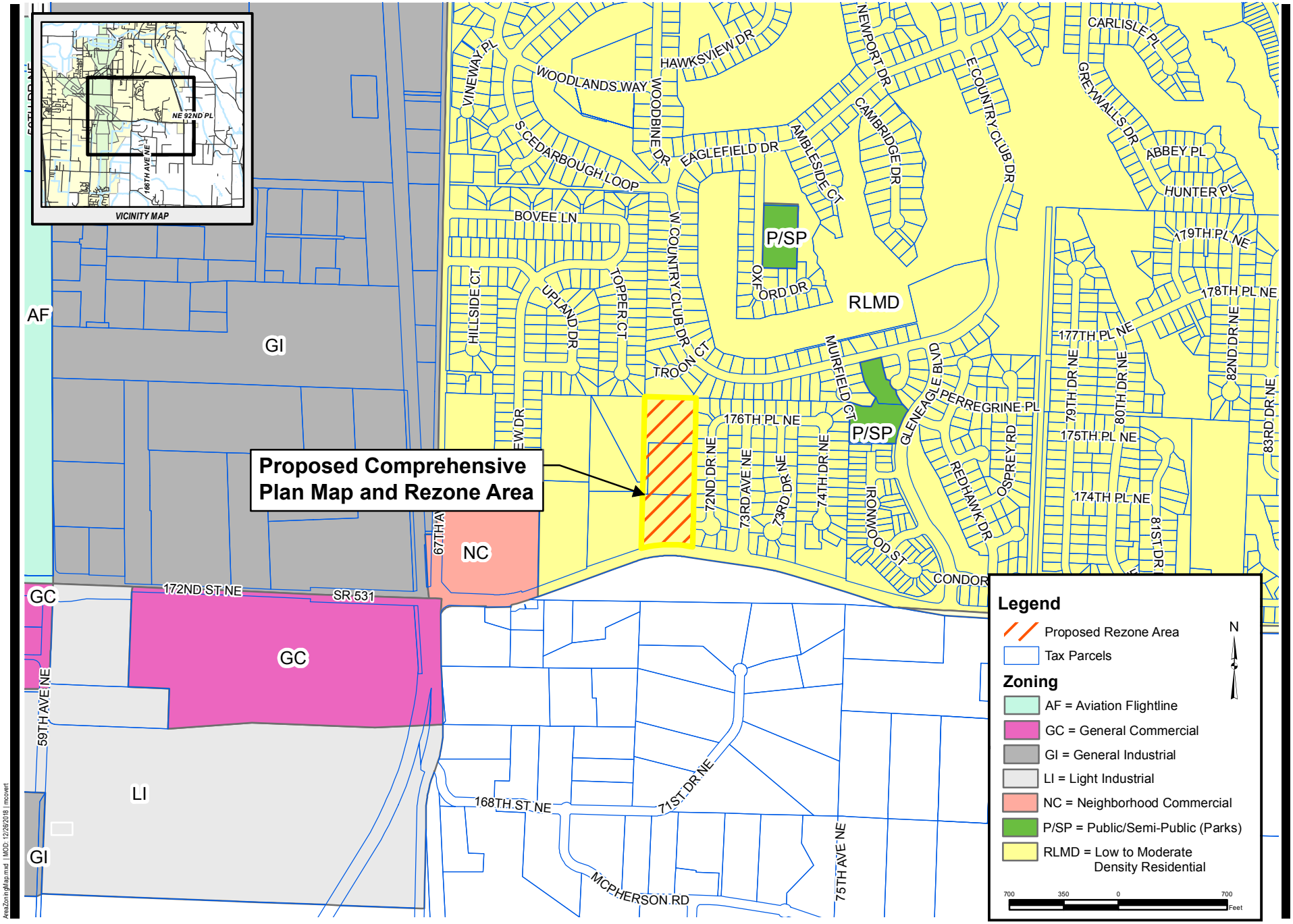
PROJECTION: WASHINGTON STATE PLANE, NORTH ZONE, NAD 83 HARN, FEET

REVISION:
JOB NUMBER: 17-185
DRAWING NAME: 17-1851.0
DESIGNER: T.
DRAWING BY: M.COVERT
DATE: 12-26-18
SCALE: AS SHOWN
JURISDICTION: ARLINGTON

FIGURE:

1.1

AreaZoningMap.mxd | MOD: 12/27/2018 | mcovert



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AKAL RIDGE PROJECT

RIAR FAMILY LAND USE AND REZONE APPLICATION

AREA ZONING MAP

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DESIGNER: T.
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FIGURE:

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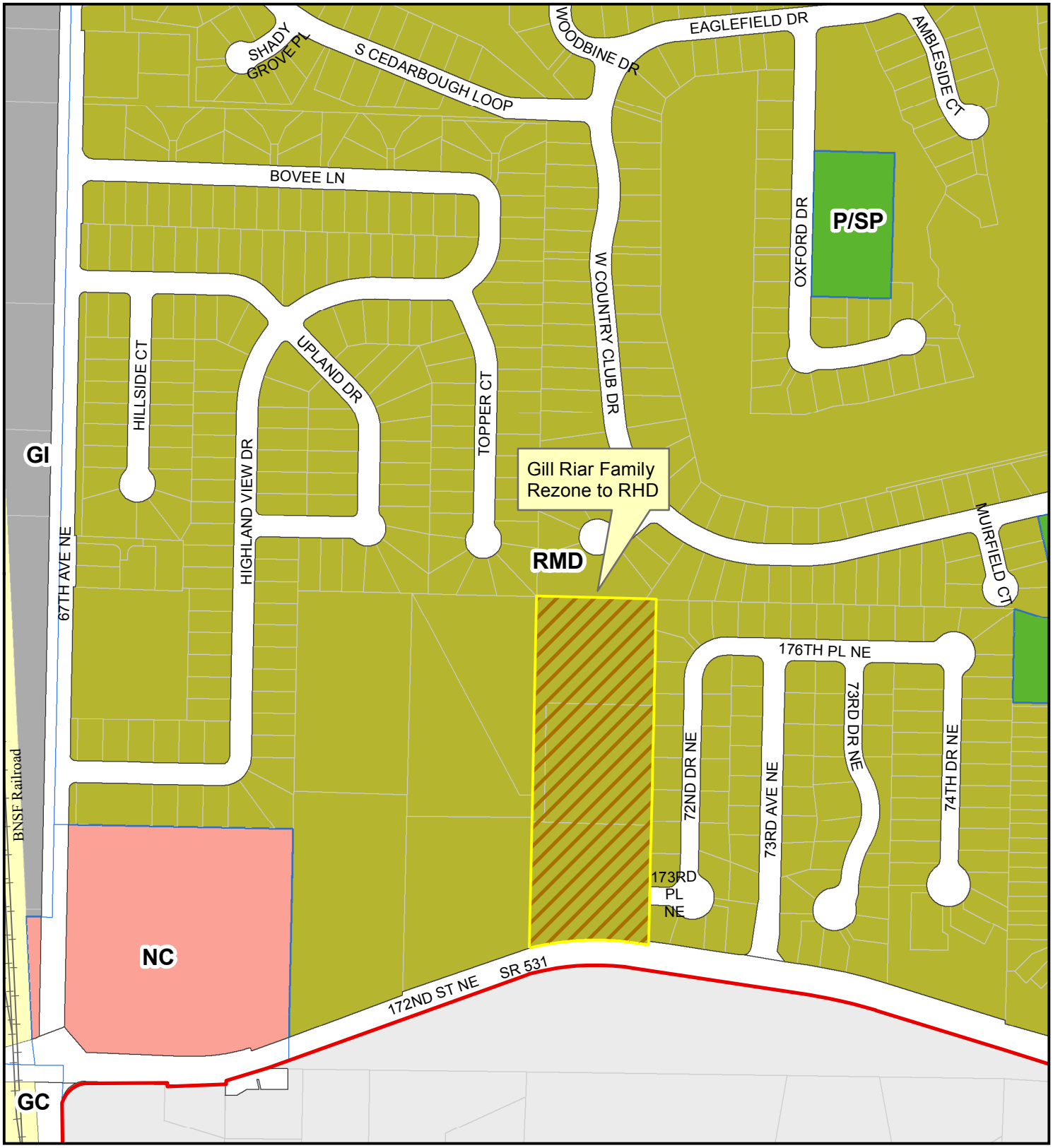

Legend

- Rezone to RHD
- City Limits
- Public Right of Way
- Assessor Parcels

Existing Zoning

- RMD = Moderate Density Residential
- NC = Neighborhood Commercial
- GC = General Commercial
- GI = General Industrial
- P/SP = Public/Semi-Public

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City of Arlington

Gill Riar Family

Scale:	File:
1 inch = 375 feet	GillRiar8.5x11_19
Date:	**Cartographer:**
4/12/2019	kdh