

12/2/16

Fairwood A – public process,
conservation, uses, height

cmj

Sponsor: Dembowski

Proposed No.: 2016-0155

AMENDMENT TO ATTACHMENT B TO PROPOSED ORDINANCE 2016-0155,

VERSION 2

In Map Amendment #1, starting on line 19, strike lines 19 through 33, and insert:

- "2. Add P-suffix development condition SC-Pxx to parcels 3423059035, 3423059061, and 3423059031:
- "Development shall be subject to applicable development regulations and limited to some combination of the following uses as defined in K.C.C. 21A.08: single family dwelling units for seniors, senior citizen assisted housing, day care facilities and nursing and personal care facilities.
 - The height of any new construction shall be no greater than 65 feet.
 - Permits shall not be applied for until a permanent conservation easement is recorded on the western-portion of each parcel, including the required critical area buffer(s) and any remaining land west of that buffer(s), so as to provide separation between the current lower-density residential homes and the new proposed higher-density senior housing development on this site.
 - In the event that the applicant has not submitted a complete application for the first necessary permit with the Department of Permitting and Environmental Review by December 31, 2023, the land use and zoning map amendment approved under Ordinance _____ shall expire and the land use designation and zoning revert to its prior designation and zoning." "

In Map Amendment #1, starting on line 37, strike lines 37 through 43, and insert:

- "4. Add P-suffix development condition SC-Pxx to parcel 3423059034:
- "Development shall be limited to residential development, and at least 20% of the residential units shall be affordable for moderate-income residents as defined in the King County Consolidated Housing and Community Development Plan (Ordinance 18070), or successor plans.

- Permits shall not be applied for until a permanent conservation easement is recorded on the western-portion of the parcel, including the required critical area buffer(s) and any remaining land west of that buffer(s), so as to provide separation between the current lower-density residential homes and the new proposed higher-density residential development on this site.
- In a manner consistent with achieving R-18 level density, development shall be subject to a conditional use permit and in addition to the standard requirements for a conditional use permit:
 - After issuance of the Notice of Application, and prior to issuance of the SEPA Determination or Notice of Decision, the Department of Permitting and Environmental Review shall hold one or more public meeting(s) in the vicinity of the project regarding the proposed development; and
 - The Department of Permitting and Environmental Review, as part of their review of the conditional use permit, shall consider the criteria in K.C.C. 21A.44.040, and additionally shall consider appropriate development standards, conditions and/or mitigation measures to address impacts of the development and integrate the development with the surrounding neighborhood while being consistent with achieving an R-18 level of density, including but not limited to: building height; parking requirements; traffic impacts; lighting impacts; design elements of the building, including landscaping; and setback requirements.
 - The Department of Permitting and Environmental Review shall also require the applicant to make a reasonable effort to integrate ingress/egress with the development of the property to the north.
- In the event that the applicant has not submitted a complete application for the conditional use permit with the Department of Permitting and Environmental Review by December 31, 2023, the land use and zoning map amendment approved under Ordinance _____ shall expire and the land use designation and zoning revert to its prior designation and zoning.” "

EFFECT: Map Amendment #1, also known as Fairwood A, currently redesignates four parcels to “uh” (urban high) land use designation, rezones from R-6 to R-18, and adds p-suffix conditions. Amendment B-1.D would maintain the zoning and land use designation change in Map Amendment #1, but would amend the p-suffix conditions to:

- 77 • *require a conservation easement along the western edge of the four properties,*
- 78 • *impose height limits for the northern three properties,*
- 79 • *limit development to only a senior continuing care community on the three northern*
- 80 *parcels and to only residential development on the southern-most parcel,*
- *require a conditional use permit and additional public process for the residential*
housing on the southern-most parcel to determine appropriate development standards,
conditions and/or mitigation measures for impacts to the surrounding neighborhood,
- *adds a sunset clause for the approval of the land use and zoning map amendments..*