



Legislative Department Seattle City Council Memorandum

Date: January 31, 2011

To: Committee on the Built Environment (COBE)

From: Sara Belz, Legislative Analyst, Council Central Staff

Subject: **Council Bill (CB) 117095 and Clerk File (CF) 310852:** Application of Tony Case for a rezone of approximately 73,000 square feet of land from Single Family 5000 (SF 5000) to Lowrise 1 (L1) multifamily residential at 9125 Yukon Avenue South. (Project No. 3009571/Type IV).

Overview

Tony Case, for Rainier Beach Urban Village LLC, (the “Applicant”) proposes to rezone a site located at 9125 Yukon Avenue South from SF 5000 to L1. COBE was previously briefed on this matter at its January 12, 2011, meeting. The subject property is located on the west side of Yukon Avenue South and south of South Director Street (unimproved) in the Rainier Beach Residential Urban Village. The site is comprised of one parcel with a total size of around 73,000 square feet. Two dilapidated structures are currently located on the property. As the Applicant’s request is for a general rezone, no specific development plans were submitted for the rezone area. Under L1 zoning, as many as 45 residential units could be built on the property. Under SF 5000 zoning, up to 14 could be built.

The parcels that immediately surround the rezone site are all zoned SF 5000; however, nearby properties along Martin Luther King Jr. Way South and South Henderson Street are zoned for Commercial and Neighborhood Commercial uses. In 2010, the boundaries of the Rainier Beach Residential Urban Village were expanded to include the rezone site and several neighboring properties. This expansion area was also designated as a Multifamily Residential area on the Future Land Use Map (FLUM) of the Comprehensive Plan. Neighboring lots to the immediate south and west of the rezone area are currently undeveloped. A Seattle City Light transmission line easement and the Chief Sealth greenbelt and trail are located directly north and east of the property. Some single-family development is also located north of the site, along Valdez Avenue South.

A map of the proposed rezone area is attached to this memorandum. Both the Department of Planning and Development (DPD) and the Hearing Examiner recommend approval of this rezone without conditions.

CB 117095 and CF 310852

Council staff, in consultation with the Law Department, has drafted the necessary documents to complete this rezone. These include CB 117095 and a Council Findings, Conclusions and Decision (FC&D) for CF 310852.

CB 117095

CB 117095 would amend the Official Land Use Map to reflect the proposed change in zone designation at 9125 Yukon Avenue South from SF 5000 to L1. Because the Applicant is requesting a general rezone, rather than a contract rezone, the attachments to CB 117095 do not include a Property Use and Development Agreement (PUDA).

Staff recommends approval of CB 116861.

CF 310852 (Proposed FC&D)

CF 310852 contains the content of the record established by the Hearing Examiner and a proposed Council FC&D. The proposed Council FC&D adopts the Hearing Examiner's Findings and Conclusions and grants the proposed rezone. A copy of the proposed Council FC&D (labeled "DRAFT") is included in Committee members' notebooks and printed on yellow paper.

COBE is also requested to amend the title of CF 310852, as shown below in strikethrough, to make it consistent with the content of the rezone application and the title of CB 117095:

Application of Tony Case for a ~~contract~~ rezone of approximately 73,000 square feet of land from Single Family 5000 (SF 5000) to Lowrise 1 (L1) multifamily residential at 9125 Yukon Avenue South. (Project No. 3009571/Type IV).

Staff recommends approval of the proposed Council FC&D and amending the title of CF 310852 as described above.

Next Steps

A Committee recommendation on February 9 will enable a Full Council vote on both CB 117095 and CF 310852 on February 14.

Map of Proposed Rezone Area: 9125 Yukon Avenue South

