

FINDINGS, CONCLUSIONS, AND DECISION
OF THE CITY COUNCIL OF THE CITY OF SEATTLE

In the matter of the Petition:)	Clerk File 312670
)	
Application of Lee Wan Properties LLC)	FINDINGS, CONCLUSIONS, AND DECISION
)	
To rezone 17,290 square feet of land located at 1321 N. 45 th Street from LR3 RC to NC2P-40)	
)	

Introduction

This matter involves a petition by Lee Wan Properties LLC to rezone approximately 17,290 square feet of property located at 1321 N. 45th Street from Lowrise 3 Residential Commercial (LR3 RC) to Neighborhood Commercial 2 Pedestrian with a 40 foot height limit (NC2P-40). Attachment A shows the area to be rezoned.

On December 5, 2013, the Director of the Department of Planning and Development (DPD) recommended approval of the proposed rezone, with conditions. On, February 10, 2014, after holding an open-record hearing, the Hearing Examiner issued her Findings and Recommendation that also recommended approval of the rezone, subject to conditions. The Council received no appeals of the Hearing Examiner's recommendation.

The matter first came before the Planning, Land Use, and Sustainability Committee (Committee) on April 18, 2014. At that meeting, the Committee reviewed the Hearing Examiner's record and a staff report, and considered the merits of the rezone petition. On May 6, 2014, the Committee voted to recommend the full Council approve the rezone, with conditions.

Findings of Fact and Conclusions

1. The Council hereby adopts the Hearing Examiner's Findings of Fact and Conclusions of Law for Clerk File 312670, dated February 10, 2014.
2. The Council adopts the conditions identified in the Hearing Examiner's Findings and Recommendation for Clerk File 312670, dated February 10, 2014, amended to read as follows:

Approval of this rezone requires the development of the proposed project to be in substantial conformance with the approved plans for Department of Planning and Development Master Use Permit No. 3014098, dated December 6, 2013, and with all other requirements and conditions of that permit.

Decision

The Council hereby GRANTS a rezone of the property from LR3 RC to NC2P-40 as described above and shown in Attachment A. The rezone is subject to the execution of a Property Use and Development Agreement (PUDA) requiring the property owner to comply with the conditions described above.

Dated this _____ day of _____, 2014.

City Council President

ATTACHMENT A

