



**STANDARDS AND USES UNDER REQUESTED ZONING**

**Table 4.4A District Standards Summary Table – EXISTING SINGLE FAMILY – ESTATE ZONE**

ZONING DISTRICTS	STANDARDS									
	DU/acre or density (maximum)	Minimum Lot Size	Front Setback <sup>2, 3</sup>	Side Setback <sup>2, 3</sup>	Rear Setback <sup>2, 3, 12</sup>	Impervious Surface <sup>4</sup>	Pervious Surface <sup>4</sup>	Base Building Height	Max. Building Height <sup>10</sup>	Min. Lot Width <sup>5</sup>
SF-E: Single Family – Estates	1.24 du/acre	35,000 sq ft	30 ft	15 ft	30 ft	30 %	70 % <sup>6</sup>	30 ft	Not applicable	135 ft

**Table 4.4A District Standards Summary Table – PROPOSED PROFESSIONAL OFFICE AND MIXED USE ZONES**

ZONING DISTRICTS	STANDARDS									
	DU/acre or density (maximum)	Minimum Lot Size	Front Setback <sup>2, 3</sup>	Side Setback <sup>2, 3</sup>	Rear Setback <sup>2, 3, 12</sup>	Impervious Surface <sup>4</sup>	Pervious Surface <sup>4</sup>	Base Building Height	Max. Building Height <sup>10</sup>	Min. Lot Width <sup>5</sup>
<b>COMMERCIAL/INDUSTRIAL</b>										
PO: Professional Office	Density limited by the impervious surface ratio, height, setbacks, etc.	No minimum	30 ft	20 ft	25 ft	65 %	35 %	40 ft	65 ft <sup>10</sup>	Not applicable
MU: Mixed Use			10 ft	0	0	90%	10%	48 ft <sup>16</sup>	65 ft <sup>10</sup>	

**Professional Office Permitted Uses (excluding accessory uses):**

- Botanical Gardens, Greenhouses
- Single and Multifamily Housing, Adult Family Home
- Essential Public Facilities: Correctional, Detention/Jail, State Educational Facilities, Secure Community Transition Facilities
- Funeral Home/Mortuary/Memorial Chapel
- Government Facilities
- Public/Quasi Public such as Churches, Banquet Halls, Transit Station, Museums and Libraries
- Schools
- Utilities
- Outdoor Recreation such as Baseball or Soccer Fields, Neighborhood Parks, Stadium/Arena, Swimming Pool
- Recreation other: Amusement Parlors, Billiards Hal, Bowling Alley, Golf Driving Range, Fitness Club, Karate/Dance/Yoga/Pilates Studio
- Automotive Insurance, Service Station or Parking Lot/Garage
- Food and Beverage
- Hotels and Lodging
- Industrial/Intensive Commercial: Contractor/Trade Office, Distribution Center, Light Manufacturing, Research and Development, Self-Storage
- Medical
- Office/Professional Financial
- Retail and Service

**Mixed Use Permitted Uses (excluding accessory uses):**

- Botanical Gardens, Greenhouses
- Kennel/Commercial Boarding
- Single and Multifamily Housing, Adult Family Home
- Funeral Home/Mortuary/Memorial Chapel
- Government Facilities
- Public/Quasi Public such as Churches, Banquet Halls, Transit Station, Museums and Libraries
- Schools
- Utilities
- Outdoor Recreation such as Baseball or Soccer Fields, Neighborhood Parks, Stadium/Arena, Swimming Pool
- Recreation other: Amusement Parlors, Billiards Hal, Bowling Alley, Golf Driving Range, Fitness Club, Karate/Dance/Yoga/Pilates Studio/Indoor Shooting Range/Theaters
- Automotive Insurance, Maintenance, Service, Service Station, Rentals, Sales, Repair, and Parking Lot/Garage
- Food and Beverage
- Hotels and Lodging
- Industrial/Intensive Commercial: Contractor/Trade Office, Distribution Center, Light Manufacturing, Feed Store, Bottling Plant, Research and Development, Self-Storage
- Medical
- Office/Professional Financial
- Retail and Service

**APPROVAL CRITERIA**

In accordance with 18.04.632.D.3, a rezone request shall be granted only if all the following approval criteria are met.

	Criteria	Compliance
1.	<b>Complete Application:</b> The applicant has submitted, and the Permit Center has deemed the application complete; and	Yes.
2.	<b>Health, Safety and Welfare:</b> The rezone bears a substantial relation to the public health, safety, welfare or other community benefit; and	The rezone would not be a detriment to the health, safety or welfare of the community.
3.	<b>Growth Controls:</b> If the requested rezone results in increased housing unit density, the additional density shall only be allowed if the Growth Management Act housing growth targets have not been met, unless the City Council approves a Development Agreement as part of the rezone proposal; and	Issaquah is expected to meet its housing targets by 2021 with projects currently in the pipeline. However, targets are scheduled to be negotiated again in 2021 and Housing Target numbers will likely increase. It is anticipated that most growth will occur in Central Issaquah. Both requested rezones (Professional Office or Mixed Use) would allow for more housing than is allowed in the existing SF-E zone.
4.	<b>Changed Circumstances or Reasonable Development:</b> The rezone is warranted because of changed circumstances including the need for additional property in the proposed land use zoning district, or because the proposed zoning district is appropriate for reasonable development of the subject property; and	More dense residential development has occurred west of this site, in Sammamish and in Issaquah Highlands over the past two decades potentially creating a higher demand for neighborhood services. <b>As the property is currently developed, the rezone does not meet the criteria of reasonable use.</b>
5.	<b>Zoning Conformance:</b> The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district; and	Because of the creek that borders the south end of the property, development other than single family would not be appropriate on this site.
6.	<b>No Detriment to Adjacent Property:</b> The rezone will not be materially detrimental to	If approved, a PO or MU designation would allow for more uses than currently allowed on the property. Any

	Criteria	Compliance
	uses or property in the immediate vicinity of the subject property(s); and	redevelopment would need to be evaluated to determine if it would be materially detrimental to adjacent uses or properties. However, the site is on a corner and abuts only one property on the west. North Fork Issaquah Creek and adjacent roads provide a large physical distance between this site and properties to the north, east and south.
7.	Consistent with Comprehensive Plan: The rezone request is consistent with the Comprehensive Plan, or is in the concurrent process of a Comprehensive Plan redesignation application; and	The current Comprehensive Plan Land Use Designation is Low Density Residential. This designation is not consistent with the requested zoning of Professional Office or Mixed Use and would need to be amended to the Retail Land Use Designation should the requested rezone be approved.
8.	Consistency with City Regulations: The rezone request complies with all other applicable City rules and regulations; and	Any redevelopment would be required to comply with all applicable City rules and regulations.
9.	Public Facilities and Services: Adequate public facilities and services are available, or would be made available, to serve the development allowed by the proposed zone; and	Adequate public facilities are available for the existing use. The property is located within the Sammamish Plateau Water District and is served by water and sewer.
10.	Environmental Impacts: a. The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated taking into account all applicable regulations; or b. The probable unmitigated impacts of the types of development allowed by the proposed zone are acceptable.	North Fork Issaquah Creek as a 100' buffer which would cover approximately half of the site requested for rezone. The any future development on the site would be subject to the Critical Area Ordinance regulations.  Unmitigated impacts would be determined if and when the site is redeveloped.

**Comprehensive Plan**

The following Comprehensive Plan policies must be considered.

**LU Policy C2** Focus future growth in:

- a. areas with no or minimal environmentally critical areas;
- b. vacant platted lots in areas with existing public facilities;
- c. areas where infill and redevelopment can occur with less environmental impacts due to the degree of existing development; and
- d. areas where clustering development can protect environmentally critical lands and preserve and protect remaining forested hillsides.

**H Policy A1** Provide for and maintain the distinct characteristics and scale of existing traditional, suburban, and mixed use neighborhoods including the Urban Villages. Ensure neighborhood compatibility of infill development and redevelopment, and encourage:

- a. Preservation of the density and building scale in older plats of the City, including but not limited to those in Olde Town, Overdale, Squak Mountain, South Cove and Sycamore;
- b. Rehabilitation, relocation, or reuse, rather than demolition, of existing, structurally sound housing;

- c. Private property maintenance; and
- d. Redevelopment that is compatible with adjacent neighborhoods and provides amenities that create a sense of place for the area.

**PROS AND CONS OF REDESIGNATION/REZONE**

PROS	CONS
<ul style="list-style-type: none"> <li>• Allowing neighborhood-serving commercial may be a benefit to the nearby residential area.</li> </ul>	<ul style="list-style-type: none"> <li>• The site is surrounded on all sides by either Community Facilities-Facilities or Single Family-Estates. Many of the permitted uses in PO and MU would not be compatible with the surrounding uses.</li> <li>• The City believes the proposed rezone to be a spot zone, an arbitrary and unreasonable zoning action by granting of potential uses other than the uses currently allowed and inconsistent with the zoning and uses allowed of surrounding parcels indistinguishable from this parcel in character or circumstances.</li> </ul>

**ADMINISTRATION RECOMMENDATION**

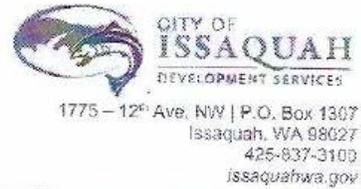
Rezoning this property from Single Family – Estates to Professional Office or Mixed Use allows for a radical difference in the uses and densities other than currently exists on this site and in the immediate vicinity. Dense development would also change the area’s character. Such changes are inconsistent with the Comprehensive Plan.

Additionally, the City believes the proposed rezone to be a spot zone, an arbitrary and unreasonable zoning action by granting of potential uses other than the uses currently allowed and inconsistent with the zoning and uses allowed of surrounding parcels indistinguishable from this parcel in character or circumstances.

For the reasons noted above, the administration does not recommend redesignating or rezoning parcel 2924069075 from low density residential to Professional Office or Mixed Use due to the analysis included in this staff report.

Attachment: Vanama Application for Redesignation/Rezone

# REDESIGNATION / REZONE APPLICATION



This Section For Staff Use Only	
Project Number: _____ Staff Contact: _____	Date Received: _____

**PROJECT INFORMATION**

Project Site Address: 23725 SE Black Nugget Road, Issaquah WA 98029

Neighborhood: North Issaquah

*(You may attach a map showing the location of the parcel if neighborhood is not known.)*

Parcel Number(s): 222406-9054

Existing Zoning: SF-E

Proposed Zoning: PO or MU

**If the request is Community Facilities redesignation/rezone, please describe how your request meets the purpose and objective for that Community Facilities zone as described in IMC 18.06.090 Community Facilities - CF.**

Proposed Use on this site(s) (State "None" if no use proposed.) None at this time.

**OWNER**

Name: Venu & Madhuri Vanama

Address: 959 NE Discovery Drive, Issaquah WA 98029

Phone: 425-772-6293 Email: drvanama@gmail.com

**APPLICANT**

Name: Same as above

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**CONTACT**

Name: Same as above

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**APPROVAL CRITERIA**

Describe how your proposal meets each of the Approval Criteria. The proposal must meet each criteria to be approved by the City.

<p>1. <b>Growth Controls:</b> Does the requested rezone results in increased housing unit density? (Additional density shall only be allowed if the Growth Management Act housing growth targets have not been met, unless the City Council approves a Development Agreement as part of the rezone proposal); and</p>	<p>It potentially would allow for increased housing if approved; however, we would be willing to sign an agreement that no units could be added until the Growth Management Act targets are met. To be further confirmed by land use professionals should this application be approved.</p>
<p>2. <b>Changed Circumstances or Reasonable Development:</b> Is the rezone warranted because of changed circumstances including the need for additional property in the proposed land use zoning district, or because the proposed zoning district is appropriate for reasonable development of the subject property; and</p>	<p>When originally developed the area was much quieter and now is more commercial and lacks a residential presence.</p>
<p>3. <b>Zoning Conformance:</b> Is the subject property suitable for development in general conformance with zoning standards under the proposed zoning district; and</p>	<p>To the best of our knowledge it is. To be further confirmed by land use professionals should this application be approved.</p>
<p>4. <b>No Detriment to Adjacent Property:</b> Would the rezone be materially detrimental to uses or property in the immediate vicinity of the subject property(s); and</p>	<p>To the best of our knowledge it is not detrimental. To be further confirmed by land use professionals should this application be approved</p>
<p>5. <b>Consistent with Comprehensive Plan:</b> Is the rezone request consistent with the Comprehensive Plan, or is it in the concurrent process of a Comprehensive Plan redesignation application; and</p>	<p>To the best of our knowledge it is not consistent and would either need to be changed to Retail or Mixed Use. To be further confirmed with land use professionals should this application be approved.</p>
<p>6. <b>Consistency with City Regulations:</b> Does the rezone request comply with all other applicable City rules and regulations; and</p>	<p>To the best of our knowledge it is, however may require traffic study. To be further confirmed by land use professionals should this application be approved.</p>
<p>7. <b>Public Facilities and Services:</b> Are</p>	<p>To the best of our knowledge there are adequate utilities. To</p>

**APPROVAL CRITERIA**

Describe how your proposal meets each of the Approval Criteria. The proposal must meet each criteria to be approved by the City.

adequate public facilities and services available, or would they be made available, to serve the development allowed by the proposed zone; and	be further confirmed by land use professionals should this application be approved.
8. Environmental Impacts: a. Can the probable adverse environmental impacts of the types of development allowed by the proposed zone be mitigated taking into account all applicable regulations; or b. Are the probable unmitigated impacts of the types of development allowed by the proposed zone acceptable.	A. To the best of our knowledge the environmental impacts can be mitigated by taking into account applicable regulations (setbacks, etc). To be further confirmed by land use professionals should this application be accepted. B. To the best of our knowledge they are acceptable. To be further confirmed by land use professionals.
9. Health, Safety and Welfare: Does the rezone bear a substantial relation to the public health, safety, welfare or other community benefit; and	The proposed rezone may include transition to professional office, medical space or mixed use product mix which would be of potential health, safety & welfare benefit for the community.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, is true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: 

Date: 01/30/2020