



AGENDA BILL APPROVAL FORM

Agenda Subject: REZ17-0005, The Keimig Associates Office Relocation Rezone Request		Date: January 23, 2018				
Department: Community Development & Public Works, Planning Services	Attachments: Ordinance No. 6673 including Exhibit "A" (Hearing Examiner's Decision)	Budget Impact: N/A				
Administrative Recommendation: City Council to adopt Ordinance No. 6673 approving The Keimig Associates Zoning Map Amendment (Rezone) without conditions as recommended by the Hearing Examiner.						
Background Information: <table border="0"><tr><td>APPLICANT:</td><td>Alan Keimig The Keimig Associates 216 'A' St. NW Auburn, WA 98001</td><td>PROPERTY OWNER:</td><td>Alan Keimig The Keimig Associates 216 'A' St. NW Auburn, WA 98001</td></tr></table> REQUEST: Request to rezone 307 'D' St. SE (the "Site"), a 7,500 sq. ft. parcel, from R-7 Residential Zone (Seven Dwelling Units per Acre) to DUC Downtown Urban Center for eventual conversion of the existing single-family residence to an office (relocating The Keimig Associates from 216 'A' St. NW). Although the Applicant proposes to retain the existing structure, any future development would need to meet the Floor Area Ratio ("FAR") of the DUC zone as well as any applicable requirements of the "Downtown Urban Center Design Standards" document applicable at that time. The Comprehensive Plan Land Use Designation of the Site is Downtown Urban Center and DUC Downtown Urban Center is the implementing zoning district for this Designation; the Rezone request therefore would make the zoning of the Site consistent with the Comprehensive Plan Land Use Designation. The Site is in a neighborhood that is characterized as predominantly single-family homes along 'D' St. SE. However, there is an existing professional office (dental office) 2 lots south at the corner of 'D' St. SE and 4 th St. SE and an apartment complex to the north at the 'D' St. SE and 2 nd St. SE intersection. The properties to the west, across the alley, are commercial, including a Burger King drive-through directly behind the Site. Parking for the proposed office use has been reviewed by the City's Traffic Engineer and will be provided for with a combination of 3 new parking stalls off of the alley in the rear, one on-street ('D' St. SE), and 2, including the handicap-accessible stall, within the existing driveway off of 'D' St. SE. The City's Hearing Examiner has reviewed the proposed Rezone request, held a public hearing, and recommends approval of the Rezone to the City Council. Staff therefore recommends the City Council to pass Ordinance No. 6673.			APPLICANT:	Alan Keimig The Keimig Associates 216 'A' St. NW Auburn, WA 98001	PROPERTY OWNER:	Alan Keimig The Keimig Associates 216 'A' St. NW Auburn, WA 98001
APPLICANT:	Alan Keimig The Keimig Associates 216 'A' St. NW Auburn, WA 98001	PROPERTY OWNER:	Alan Keimig The Keimig Associates 216 'A' St. NW Auburn, WA 98001			

LOCATION: 307 'D' St. SE, Auburn, WA. Approximately 130 ft. north of 4th St. SE. King County No. 733140-0655.	
Reviewed by Council & Committees: <input type="checkbox"/> Arts Commission <input type="checkbox"/> Airport <input checked="" type="checkbox"/> Hearing Examiner <input type="checkbox"/> Human Services <input type="checkbox"/> Park Board <input type="checkbox"/> Planning Comm. COUNCIL COMMITTEES: <input type="checkbox"/> Finance <input type="checkbox"/> Municipal Serv. <input type="checkbox"/> Planning & CD <input type="checkbox"/> Public Works <input type="checkbox"/> Other _____	Reviewed by Departments & Divisions: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Cemetery <input type="checkbox"/> Finance <input checked="" type="checkbox"/> Fire <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Public Works <input type="checkbox"/> Information Services <input type="checkbox"/> M&O <input type="checkbox"/> Mayor <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input type="checkbox"/> Human Resources
Action: Committee Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Council Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Referred to _____ Tabled _____ Call for Public Hearing ____/____/____ Until ____/____/____ Until ____/____/____	
Councilmember:	Staff: Gouk
Meeting Date: February 5, 2018	Item Number: