



Blueberry Farm Rezone

Comprehensive Plan Amendment
2006-M-2

Planning Commission Briefing
July 19, 2006



Reason for Review



- All lands designated Residential Low Density (RLD) were reviewed last year
- During the review, the Blueberry Farm owners stated their intention to discontinue operation of the farm
- Consideration of a rezone was tabled until formal application was made
- Owners applied for a rezone to R-8 or R-4 in December, 2005



Application for Rezone

The applicant's rezone request is based on:

- RC zoning has failed to protect the farm from surrounding land uses
- Current spot zoning
- Comprehensive Plan Vision directs development at higher densities than one unit per ten acres
- Farm owners have found that blueberry farming is no longer a viable business for them in this location



Land Use Changes



- Development has occurred at R-8 intensity
- There has been an increase in impervious surface and storm water runoff
- New sewer infrastructure was installed and Higate lift station removed
- Cam West dewatered their parcels in order to construct the Heritage Glen plat
- Hydrology changes may have affected the viability of the agricultural use

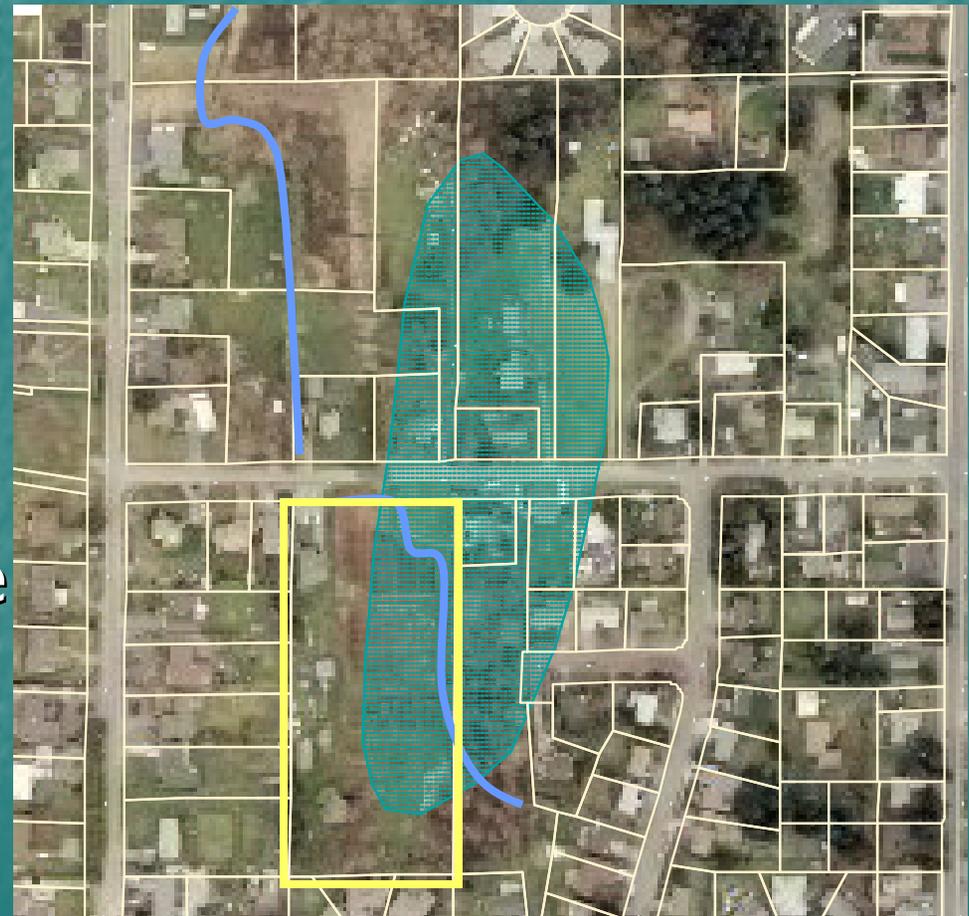
Resource Conservation Zone

- In 1992 the RC zone was created to protect and preserve lands for semi-rural use
- Blueberry Farm was zoned RC in 1993 to protect the agricultural use from land use changes
- In 1995 the RC zone was amended to minimize the effect of agriculture on urban land uses



Potential Critical Areas

- Mapped wetland shown on the property, but no formal delineation done
- Class four stream runs in along east and north sides of the property
- Headwaters of Kennydale Creek, which runs to Lake Washington, are attributed to this general area





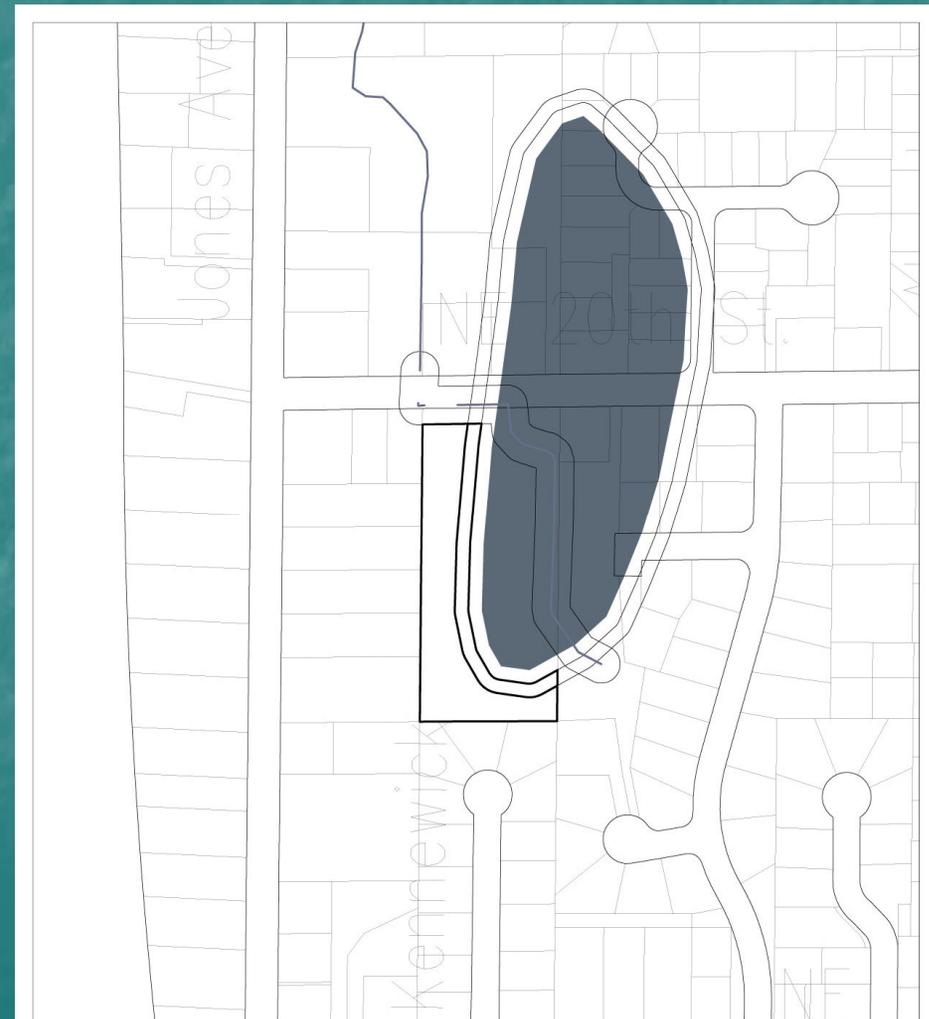
Potential Wetland



- Limited, disturbed wetlands have been delineated in portions of the mapped area north of the Farm
- More than half a century of agricultural use has likely compromised the mapped wetland area
- WSDOT aerial photo analysis suggests the Farm may be restorable to peat wetland conditions
- No formal delineation or analysis has been done on the Blueberry Farm site

Mapped Developable Area

- Class four stream requires 35' buffer
- If type two, the mapped wetland and buffer leaves 1.15 developable acres
- If type three, the mapped wetland and buffer leaves 1.50 developable acres



Residential Single Family Land Use Designation

- Purpose of this designation includes: building large subdivisions, rehabilitating existing housing, providing infill
- None of the purposes of the RSF designation would be served by rezoning the Farm
- R-8 zoning could not be achieved on this parcel
- Recommend denial of request for RSF land use and R-8 zoning.



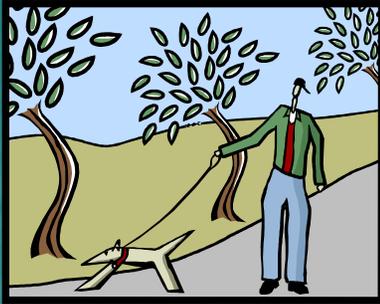
Residential Low Density Land Use Designation

- Purpose of the RLD designation: development of lower intensity residential uses where land is constrained by sensitive areas
- Three zones implement the RLD designation: RC, R-1, R-4

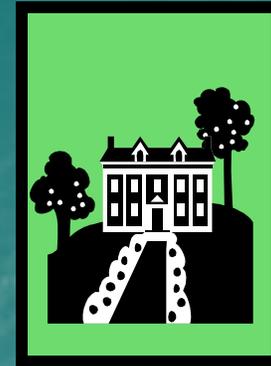


Mapping Criteria for the RLD Designation

- Policy LU-135 guides the mapping of RC and R-1 zones in situations where developable area is non-contiguous, or allowed density could not be expressed, due to critical areas
- Blueberry farm developable area is consolidated and could reasonably developed for one to four dwelling units
- RC and R-1 zoning would not be appropriate based on this criteria



R-4 Zoning



- Purpose of the R-4 zone: promotion of single family residences in urban neighborhoods with amenity open spaces
- R-4 allows for lower intensity residential uses to provide maximum protection for critical areas, while still achieving urban densities
- R-4 zoning is recommended for the Blueberry Farm



Spot Zoning

- Rezoning a single piece of property is considered spot zoning if it confers different rules and regulations on that parcel than on adjacent parcels which are similarly situated
- Parcels near the Farm may be similarly situated: type four stream, identified wetland conditions, located at the “headwaters” of Kennydale Creek, some also have steep slopes along I-405

Proposed Upper Kennydale R-4 Rezone

- Already primarily developed at R-4 density and lot size
- Suitable for suburban estate style housing
- R-4 would preserve better protect natural systems
- Buildable lands capacity would be reduced
- Property owner meeting scheduled August 23



Recommendations

- Deny Comprehensive Plan Amendment for the Blueberry Farm
- Recommend rezone of the Farm to R-4
- Consider larger R-4 rezone in Upper Kennydale



