

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

In the matter of:)	C.F. 314349
)	
Application of Capitol Hill Housing to rezone)	FINDINGS, CONCLUSIONS
property located at 2320 East Union Street)	AND DECISION
from Neighborhood Commercial 2 with a 40)	
foot height limit (NC2-40) and Neighborhood)	
Commercial 2 with a 40 foot height limit and)	
Pedestrian designation (NC2P-40) to)	
Neighborhood Commercial 2 with a 65 foot)	
height limit and Pedestrian designation)	
(NC2P-65) (Project No. 3018178, Type IV).)	

Introduction

This matter involves the petition of Capitol Hill Housing for a contract rezone of the property located at 2320 East Union Street. The site, depicted on Attachment A, is composed of three parcels of land totaling about 22,177 square feet. The proposal is to rezone the site from Neighborhood Commercial 2 with a Pedestrian Overlay and 40-foot height limit (NC2P-40) and Neighborhood Commercial 2 with a 40-foot height limit (NC2-40) to Neighborhood Commercial 2 with a Pedestrian Overlay and a 65-foot height limit (NC2P-65).

The contract rezone will allow the construction of a six-story, mixed use structure with 3,264 square feet of commercial use below 115 apartment units with parking for 18 vehicles located within the structure.

On April 3, 2017, the Director of Seattle’s Department of Construction and Inspection (SDCI) recommended approval of the proposed rezone and proposed development. On, May 8, 2017, the City of Seattle’s Hearing Examiner held an open record hearing on the petition. On May 15, 2017, the Hearing Examiner issued Findings and Recommendations recommending approval

of the rezone, with conditions. The Hearing Examiner also issued a decision that affirmed SDCI's decision on the SEPA determination and Design Review decisions. On July 18, 2017, the Planning, Land Use and Zoning Committee reviewed the record and the recommendations by OPCD and the Hearing Examiner and recommended approval of the contract rezone to the Full Council.

Findings of Fact and Conclusions

The Council hereby adopts the Hearing Examiner's Findings of Fact, Conclusions and Recommendation for C.F. 314349, dated May 15, 2017. All conditions in the Hearing Examiner's recommendation are adopted.

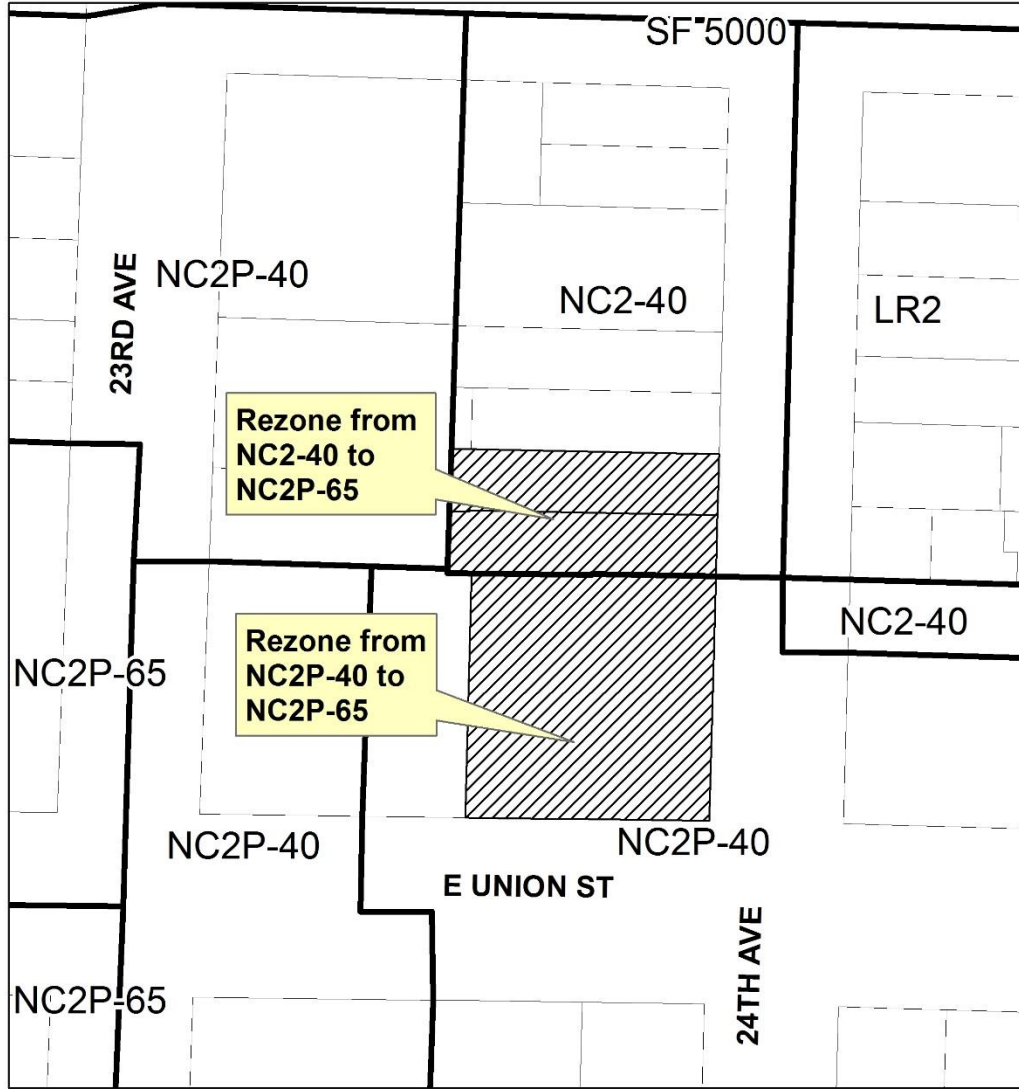
Decision

The Council hereby GRANTS a rezone of the properties from NC2P-40 and NC2-40 to NC2P-65, as reflected in Attachment A, subject to the conditions set forth in the Property Use and Development Agreement (PUDA) attached to Council Bill 119028.

Dated this 24th day of July, 2017.

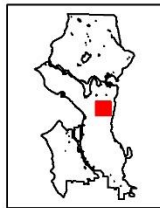
City Council President

ATTACHMENT A



Proposed Rezone
SDCI Project No. 3018178
2320 East Union Street

 Rezone Site



No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.
Copyright 2017, All Rights Reserved
City of Seattle. Prepared June 6, 2017
by Council Central Staff

0 100
Feet

