

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

In the matter of the Petition of)	C.F. 314315 ¹
1511 Dexter Limited Partnership)	SDCI Project 3015682
)	FINDINGS, CONCLUSIONS AND
)	DECISION
For approval of a rezone of)	
property located at 1511 Dexter)	
Ave North from Neighborhood)	
Commercial 3 with a 40 foot)	
height limit to Neighborhood)	
Commercial 3 with a 65 foot)	
height limit.)	

Introduction

This matter involves the petition of 1511 Dexter Limited Partnership (the Applicant) to rezone a site located at 1511 Dexter Avenue North (the Property) from Neighborhood Commercial 3 with a 40 foot height limit (NC3 40) to Neighborhood Commercial 3 with a 65 foot height limit (NC3 65). The Applicant proposes to develop the Property with 71 affordable residential units. Forty-five units would be affordable to households earning between 30 and 50 percent of area median income and the remainder would be affordable to households earning up to 60 percent of area median income

On April 14, 2016 the Director of the Seattle Department of Construction and Inspections (SDCI) recommended approval of the proposed rezone subject to conditions. SDCI also issued a State Environmental Policy Act (SEPA) decision and design review decision.

The Hearing Examiner held an open record hearing on the rezone recommendation on June 8, 2016. On June 14, 2016 the Hearing Examiner recommended that the Council approve the contract rezone subject to a Property Use and Development Agreement. On August 2, 2016, the Planning, Land Use and Zoning Committee reviewed the record and the recommendations by SDCI and the Hearing Examiner and recommended approval of the contract rezone to the Full Council.

¹ SDCI's and the Hearing Examiner's recommendation erroneously reference Clerk File (CF) 314318, which is for a different rezone application.

Findings of Fact

The Council hereby adopts the Hearing Examiner's Findings of Fact as stated in the Findings and Recommendation of the Hearing Examiner dated June 14, 2016.

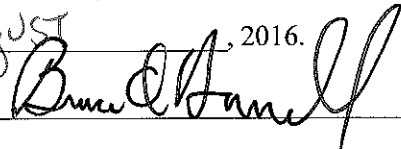
Conclusions

The Council hereby adopts the Hearing Examiner's Conclusions as stated in the Findings and Recommendation of the Hearing Examiner dated June 14, 2016.

Decision

The Council hereby **GRANTS** a rezone of the Property from NC3 40 to NC3 65, as shown in Exhibit A. The rezone is subject to the execution of a Property Use and Development Agreement requiring the owner to comply with the conditions found in the Hearing Examiner's recommendation adopted by the Council. In addition to the SEPA and design review conditions from DPD's recommendation, the rezone is subject to the following condition:

Pursuant to Seattle Municipal Code Section ("SMC") 23.34.004, the Owner covenants, bargains, and agrees, on behalf of itself and its successors and assigns that it will comply with the conditions identified in the Director's Analysis and Recommendation dated April 14, 2016 in consideration of the rezone of the Rezone Site from NC3 40 to NC3 65.

Dated this 8th day of August, 2016.


City Council President

Exhibit A: Rezone Map



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