

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

In the matter of:) C.F. 314311
)
Application of 5201 Rainier LLC for approval) FINDINGS, CONCLUSIONS
of a contract rezone of an approximately) AND DECISION
24,000 sf site located at 5201 Rainier Avenue)
South from Neighborhood Commercial 2 with)
40 foot height limit (NC2-40) to)
Neighborhood Commercial 3 with a 65 foot)
height limit and a MHA suffix (NC3-65)
(M1))(Project No. 3018378; Type IV).

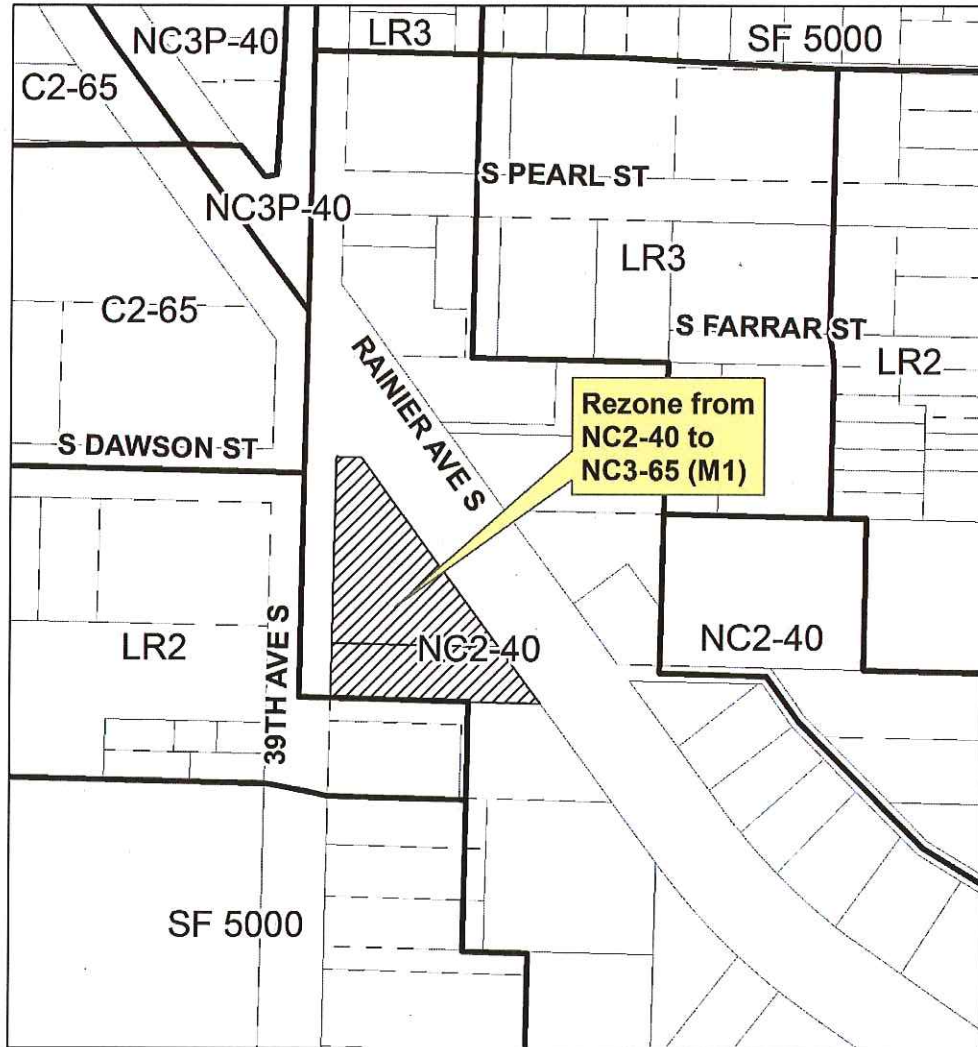
Introduction

This matter involves the petition of 5201 Rainier LLC for a contract rezone of the property located at 5201 Rainier Avenue South. The site, depicted on Attachment A, is composed of two parcels of land totaling about 24,000 square feet. The proposal is to rezone the site from Neighborhood Commercial 2 with a 40-foot height limit (NC2-40) to Neighborhood Commercial 3 with a 65-foot height limit and a mandatory housing affordability (MHA) suffix of M1(NC3-65(M1)).

The contract rezone will allow the construction of a three-story, four-unit townhouse structure and a six-story structure with 104 apartment units, three live-work units, and 1,607 square feet of restaurant space.

On February 12, 2018, the Director of Seattle's Department of Construction and Inspection (SDCI) recommended approval of the proposed rezone and proposed development. On, April 2, 2018, the City of Seattle's Hearing Examiner held an open record hearing on the petition. May 11, 2018, the Hearing Examiner issued Findings and Recommendations

ATTACHMENT A



Proposed Rezone
SDCI Project No. 3018378
5201 Rainier Avenue South

 rezone site



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City of Seattle. Prepared July 6, 2018
by Council Central Staff.

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recommending approval of the rezone, with conditions. On July 18, 2018, 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.

Findings of Fact and Conclusions

The Council hereby adopts the Hearing Examiner's Findings of Fact, Conclusions and Recommendation for C.F. 314311, dated May 11, 2018. All conditions in the Hearing Examiner's recommendation are adopted.

Decision

The Council hereby GRANTS a rezone of the properties from NC2-40 to NC3-65(M1), as reflected in Attachment A, subject to the conditions set forth in the Property Use and Development Agreement (PUDA) attached to Council Bill 119303.

Dated this 30th day of July, 2018.



City Council President