

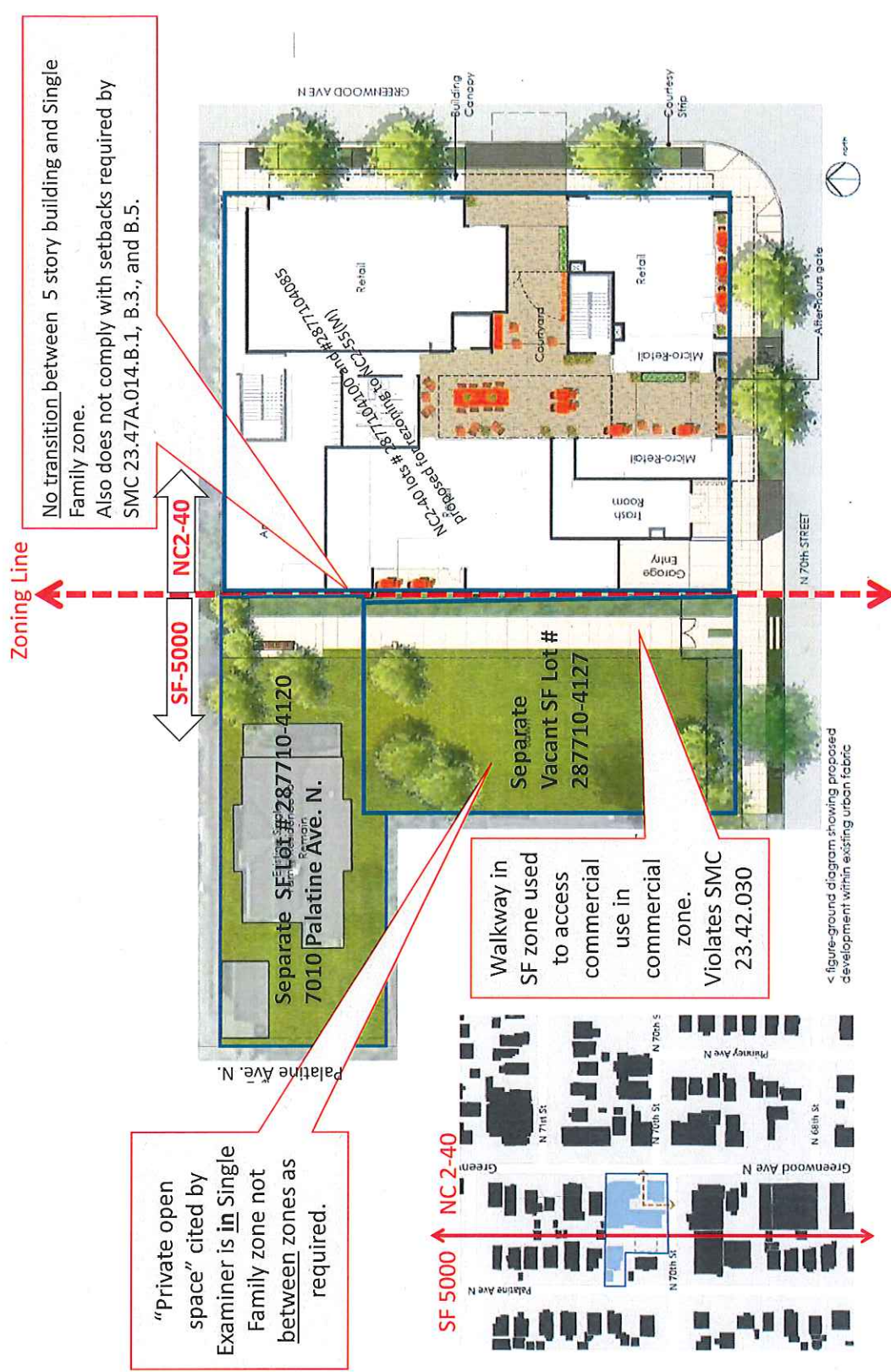
Mandatory Rezone

Criteria:
SMC 23.34.009.D.2 – “A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers... are provided.”

Examiner’s Fatal Flaw:

The Examiner counted the vacant lot within the Single Family zone (characterized as “private open space”) as the buffer required between zones.

See Conc. #7 at p8: “A gradual transition between zoning categories would occur between the mid-portion of the project and the SF 5000 zoned properties to the west, as a private open space area will be landscaped to provide some separation between the five story building and the single family zone.”



Appellant’s Illustrative Exhibit for PLUZ Committee Hearing July 18, 2018

(Based on Appellant’s Architectural Concept Drawing Included in Council Central Staff Presentation for July 18, 2018 Meeting)