



## Legislation Details (With Text)

<b>File #:</b>	CB 120533	<b>Version:</b>	1	<b>Name:</b>	CB 120533
<b>Type:</b>	Ordinance (Ord)	<b>Status:</b>	Passed	<b>In control:</b>	City Clerk
<b>On agenda:</b>	5/2/2023				
<b>Final Action:</b>	5/2/2023	<b>Ord. No.</b>	Ord 126804		
<b>Title:</b>	AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 53 of the Official Land Use Map to rezone the western 15,943 square feet of the parcel located at 2501 Northwest Market Street from Industrial Commercial with a 65 foot height limit and an M Mandatory Housing Affordability Suffix (IC 65 (M)) to Neighborhood Commercial 3 with a 75 foot height limit, P pedestrian designation, and M Mandatory Housing Affordability Suffix (NC3P 75 (M)) and accepting a Property Use and Development Agreements as a condition of rezone approval. (Application of Pacific Fishermen, Inc. C.F. 314470, SDCI Project 3037590-LU)				
<b>Sponsors:</b>	Dan Strauss				
<b>Indexes:</b>					
<b>Attachments:</b>	1. Exhibit A – Rezone Map, 2. Exhibit B – Property Use and Development Agreement for 2501 NW Market Street v2, 3. Exhibit B – Property Use and Development Agreement for 2501 NW Market Street, 4. Summary and Fiscal Note, 5. Ex Parte Communication - Email, 6. Ex Parte Communication - Letter 1, 7. Ex Parte Communication - Letter 2, 8. Substitute - Exhibit B: Executed PUDA (added 4/26/23), 9. Signed Ordinance 126804, 10. Affidavit of Publication				

Date	Ver.	Action By	Action	Result
5/2/2023	1	City Clerk	attested by City Clerk	
5/2/2023	1	City Council	passed	Pass
4/26/2023	1	Land Use Committee	pass as amended	Pass
3/22/2023	1	Land Use Committee	discussed	
3/21/2023	1	City Council	referred	
3/15/2023	1	Council President's Office	sent for review	
3/15/2023	1	City Clerk	sent for review	

## CITY OF SEATTLE

## ORDINANCE \_\_\_\_\_

## COUNCIL BILL \_\_\_\_\_

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 53 of the Official Land Use Map to rezone the western 15,943 square feet of the parcel located at 2501 Northwest Market Street from Industrial Commercial with a 65 foot height limit and an M Mandatory Housing Affordability Suffix (IC 65 (M)) to Neighborhood Commercial 3 with a 75 foot height limit, P pedestrian designation, and M Mandatory Housing Affordability Suffix (NC3P 75 (M)) and accepting a Property Use and Development Agreements as a condition of rezone approval. (Application of Pacific Fishermen, Inc. C.F. 314470, SDCI Project 3037590-LU)

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. This ordinance rezones the western 15,943 square feet of the following legally described property commonly known as 2501 NW Market Street:

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 25 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

TRACT 49 OF FARMDALE HOMESTEAD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 211, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY AND SOUTHERLY OF MARKET STREET RIGHT OF WAY.

EXCEPT THE EAST 450.00 FEET THEREOF.

PARCEL B:

A NON-EXCLUSIVE ACCESS EASEMENT OVER A PORTION OF TRACT 49, FARMDALE HOMESTEAD, ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 211, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY WHICH IS 299.52 FEET WEST OF THE EAST LINE OF SAID TRACT 49 AND RUNNING

THENCE SOUTH 10°08'33" WEST 24 FEET;

THENCE NORTH 72°38'30" EAST 31.00 FEET;

THENCE NORTH 86°00'30" EAST 10.00 FEET;

THENCE SOUTH 78°19'30" EAST 70.00 FEET, MORE OR LESS, TO THE SAID SOUTHERLY LINE OF RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

Section 2. Page 53 of the Official Land Use Map, Seattle Municipal Code Section 23.32.016, is amended to rezone the western 15,943 square feet of the Property described in Section 1 of this ordinance, and shown in Exhibit A to this ordinance, from Industrial Commercial with a 65 foot height limit and an M Mandatory Housing Affordability Suffix (IC 65 (M)) to Neighborhood Commercial 3 with a 75 foot height limit, P pedestrian designation, and M Mandatory Housing Affordability Suffix (NC3P 75 (M)). Approval of this rezone is conditioned upon complying with the Property Use and Development Agreement (PUDA)

approved in Section 4 of this ordinance.

Section 3. The zoning designations established by Section 2 of this ordinance shall remain in effect until the Property is rezoned by subsequent Council action.

Section 4. The PUDA attached to this ordinance as Exhibit B is approved and accepted.

Section 5. The City Clerk is authorized and directed to file the PUDA with the King County Recorder's Office; to file the original PUDA along with this ordinance at the City Clerk's Office upon return of the recorded PUDA from the King County Recorder's Office; and to deliver copies of the PUDA and this ordinance to the Director of the Seattle Department of Construction and Inspections and to the King County Assessor's Office.

Section 6. This ordinance, effectuating a quasi-judicial decision of the City Council and not subject to Mayoral approval or disapproval, shall take effect and be in force 30 days from and after its passage and approval by the City Council.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2023, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Elizabeth M. Adkisson, Interim City Clerk

(Seal)

Exhibits:

Exhibit A - Rezone Map

Exhibit B - Property Use and Development Agreement for 2501 NW Market Street