

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

In the matter of the Petition:)	Clerk File 314331
Application of Mariner on)	FINDINGS, CONCLUSIONS,
Republican, LLC)	AND DECISION
)	
For approval of a rezone of property)	
located at 203 West Republican)	
Street)	

Introduction

This matter involves a petition by Mariner on Republican, LLC (the Applicant), to rezone approximately 14,000 square feet of land located at 203 West Republican Street (the Property) from Neighborhood Commercial 3 with a 65-foot height limit (NC3 65) to Neighborhood Commercial 3 with an 85-foot height limit (NC3 85). Attachment A shows the area to be rezoned.

On November 3, 2016, the Director of the Seattle Department of Construction and Inspections (SDCI) recommended approval of the proposed rezone, with 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 December 6, 2016. On January 10, 2017, the Hearing Examiner issued findings and conclusions and recommended approval of the rezone, subject to conditions. On March __, 2017, 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

The Council hereby adopts the Hearing Examiner's Findings of Fact as stated in the Findings and Recommendation of the Hearing Examiner dated January 10, 2017.

Conclusions

The Council hereby adopts the Hearing Examiner's Conclusions as stated in the Findings and Recommendation of the Hearing Examiner dated January 10, 2017.

Decision

The Council hereby **GRANTS** a rezone of the Property from NC3 65 to NC3 85, as shown in Exhibit A. The rezone is subject to the execution of a Property Use and Development Agreement (PUDA) requiring the owner to comply with the following conditions:

1. Development of the rezoned property shall be subject to the requirements of Seattle Municipal Code Chapters 23.58B and 23.58C. The PUDA shall specify the payment and performance calculation amounts for purposes of applying Chapter 23.58C.
2. Development of the rezoned property shall be in substantial conformance with the approved plans for Master Use Permit application number 3020961.

The agreement shall be recorded on the title of the Property. The agreement shall be enforceable by the City in Superior Court.

Dated this _____ day of _____, 2017.

City Council President

ATTACHMENT A

