

**City of Langley
MEMORANDUM**

DATE: March 16, 2010

TO: Mayor Samuelson and Members of the City Council

FROM: Larry Cort, Director of Community Planning

RE: **TRANSMITTAL – PAB Final Drafts
Re-Codification and Zoning Code Amendments**

ATT: **PAB Recommended Draft – March 15, 2010**

Following their second public hearing on March 15, 2010, the Planning Advisory Board approved a recommendation to forward the draft re-codification and zoning code amendments to the City Council. Attached are revised copies of Chapters 16C, 16E, 16G and 16I, along with a revised Community Design Zone map, which you can use to replace the versions that were distributed earlier in binders. A summary of the changes made by the PAB since the last version is also attached.

In making this recommendation, the PAB also forwarded two potential amendments for the Council to consider but for which there was no clear consensus by Board members. These possibilities are described below:

1. Consider changing the open space to developable area ratio for the RVD-6000 zone from 6:4 to 5:5.
2. Consider changing the designation of the two large properties south of Fairgrounds Road inside the City limits from RVD-4000 to RVD-6000.

Discussion of the PAB draft is scheduled as a discussion item at Monday's meeting.

WHOLE LANGLEY CODE

Proposed Changes to 16C, 16E, 16G and 16I

Changes to the Map

- Changed portions south of Sandy Point Road to the Sensitive Environment 2 designation to reflect the drainage patterns in the area.
- Changed the area around Brackenwood Avenue from Sensitive Environment 1 to Rural Village Design – 4000.

Changes to 16C

Whole Chapter

- Changed RVD references to RVD – 6000 and CD references to RVD – 4000

Page 16C-3 through 16C-5

- Removed Historically Built and Historically Rural headings and renumbered the zones

Page 16C-4

- Changed the heading for Traditional Village-Mixed Residential Design to Traditional Village Design-Mixed Residential

Page 16C-5

- Removed the heading “Community Design Zone Map”

Page 16C-9

- Changed the question marks related to radio transmitting to a conditional use in all residential zones to reflect the current code
- Changed the question marks related to Computer/ Internet/ Software and Related Technology Use to a conditional use (c) in the TVD-MR Zone and a non-permitted use (-) in the MSD Zone

Page 16C-11

- Added reference 5 to the SED, RVD – 6000 (previously RVD) and RVD – 4000 (previously CD) Zones
- Added reference 6 regarding principle structures abutting an alley in the RVD – 6000 and RVD – 4000 Zones
- Added PI alley setbacks
- Changed allocation for RVD - 4000 Zone
- Added reference 9 and shifted the previous references 9 to 13 to 10 to 14

Page 16C-13

- Changed reference under 16C.44.040 to 8 instead of 6
- Removed the wording under 16C.44.040 associated with buffers and added the wording submerged lands to reflect the current code.

Changes to 16E

Page 16E-19

- Removed the Historically Built and Historically Rural line on map

Page 16E-20 through 16E-22

- Changed the location standard for non-residential uses to refer to specific zones rather than Historically Built and Historically Rural Areas

Changes to 16G.60 and 16G.70

Whole Chapter

- Changed the x's on the right portion of the standards to r's for required, e's for encouraged, and c's for conditional
- Changed RVD references to RVD – 6000 and CD references to RVD – 4000

Page 16G-18

- Changed the required open space percentage in Connectivity Standard One: Parks and Open Space Design to 40 percent in the RVD-6000 Zone (previously RVD) and 60 percent in the RVD-4000 Zone (previously CD)

Page 16G-22

- Changed Connectivity Standard 3B: Street Design to allow flexibility in street and right-of-way widths

Page 16G-23

- Changed Connectivity Standard Six: Design to Promote a Sense of Community and Safety to reflect the wording agreed on by the Planning Advisory Board at the meeting of February 10

Page 16G-25

- Changed Diversity Standard Three: Design for a Diverse Economic Population to allow affordable housing to be included within the open space percentage and to make it clear that affordable housing units provided as part of a subdivision would not count against the housing proportionality requirements specified in Diversity Standard 2B
- Changed Sustainability Standard One: Low-Impact Development to reflect the wording agreed on by the Planning Advisory Board at the meeting of February 10

Page 16G-26

- Changed Sustainability Standard Three: Community Food Production to reflect the wording agreed on by the Planning Advisory Board at the meeting of February 10
- Changed Sustainability Standard Four: Solar Orientation to allow more flexibility in the standard and make it clear that the standard was not a requirement

Page 16G-29

- Added Section 16G.70.010: Flexible lot standards

Changes to 16I

Page 16I-12

- Added the Comprehensive Plan definition of open space