

TO: CITY MANAGER 2003 November 10

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #02-26**
Low-Rise Apartment Townhouse Development
6850 Southpoint Drive (see Sketch #1)

PURPOSE: To respond to points raised at the 2003 May 27 Public Hearing for Rezoning Reference #02-26.

RECOMMENDATION:

1. **THAT** copies of this report be sent to all those who submitted correspondence and made a submission at the 2003 May 27 Public Hearing for Rezoning Reference #02-26.

R E P O R T

1.0 BACKGROUND INFORMATION

At the 2003 May 27 Public Hearing for Rezoning Reference #02-26, there were three speakers - two local residents and the project architect. Concerns were raised by the two residents regarding loss of greenspace, traffic noise, and the location of the development's driveway access.

On 2003 June 09, Council gave Second Reading to the Bylaw amendment and directed staff to respond to the points raised at the Public Hearing. This report is in response to that request.

2.0 GENERAL DISCUSSION

The following discussion responds to the points raised at the Public Hearing.

2.1 Greenspace

The proposed rezoning and development of the subject site for apartment and townhouse residential use is in accordance with the Edmonds Town Centre Plan adopted by Council in 1994 based on recommendations from the citizens' advisory committee. The Plan balanced development opportunities with the protection of the existing 58 acre Byrne Creek Ravine Park and added an additional 19 acres of the forested area east of the ravine to the Ravine Park.

The proposed plan of development for the subject site includes the retention of a substantial group of existing cedar trees on site.

2.2 **Traffic Noise**

The amount of new traffic generated by the proposed development will have a relatively minor impact compared to the significant improvement recently achieved through the completion of Southridge Drive. This allowed eliminating Southpoint Drive's designation as a truck route and its previous use as a direct commuter route.

2.3 **Access Location**

A concern was expressed about the location of the driveway access for the development on Southpoint Drive adjacent to a childcare development. Both of the childcare centres near the site take their access from the Hanna Court cul-de-sac. It is for this reason that vehicular access for the development was not permitted from Hanna Court, and was instead located on Southpoint Drive, in the location that was previously planned as a cul-de-sac, prior to the recent public consultation process which determined that the neighbourhood preferred Southpoint Drive to remain "as is". The **attached** plan (Sketch #2) and sections (Sketch #3) show that the interface between the driveway and the childcare site (which has a 6 ft. cedar fence along the property line) has been suitably designed to avoid negative impact on the childcare centre.

This is for the information of Council.

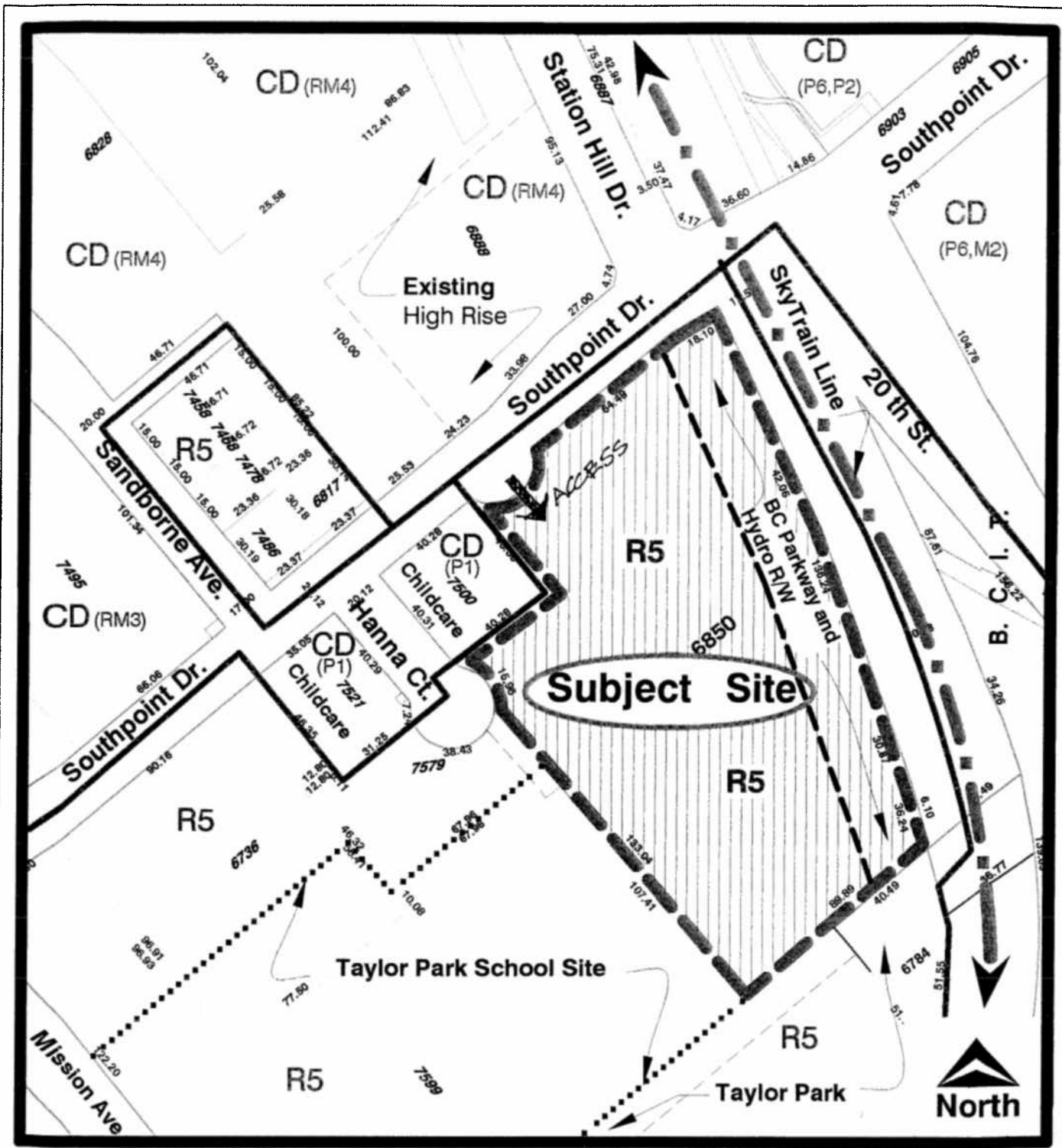


J. S. Belhouse
Director Planning and Building

RR:gk
Attach

cc: Director Engineering
City Clerk

P:\Gulzar\Robert Renger\Rez 02-26\PL - Rez 02-26 PH Concerns.wpd



Planning And Building Department

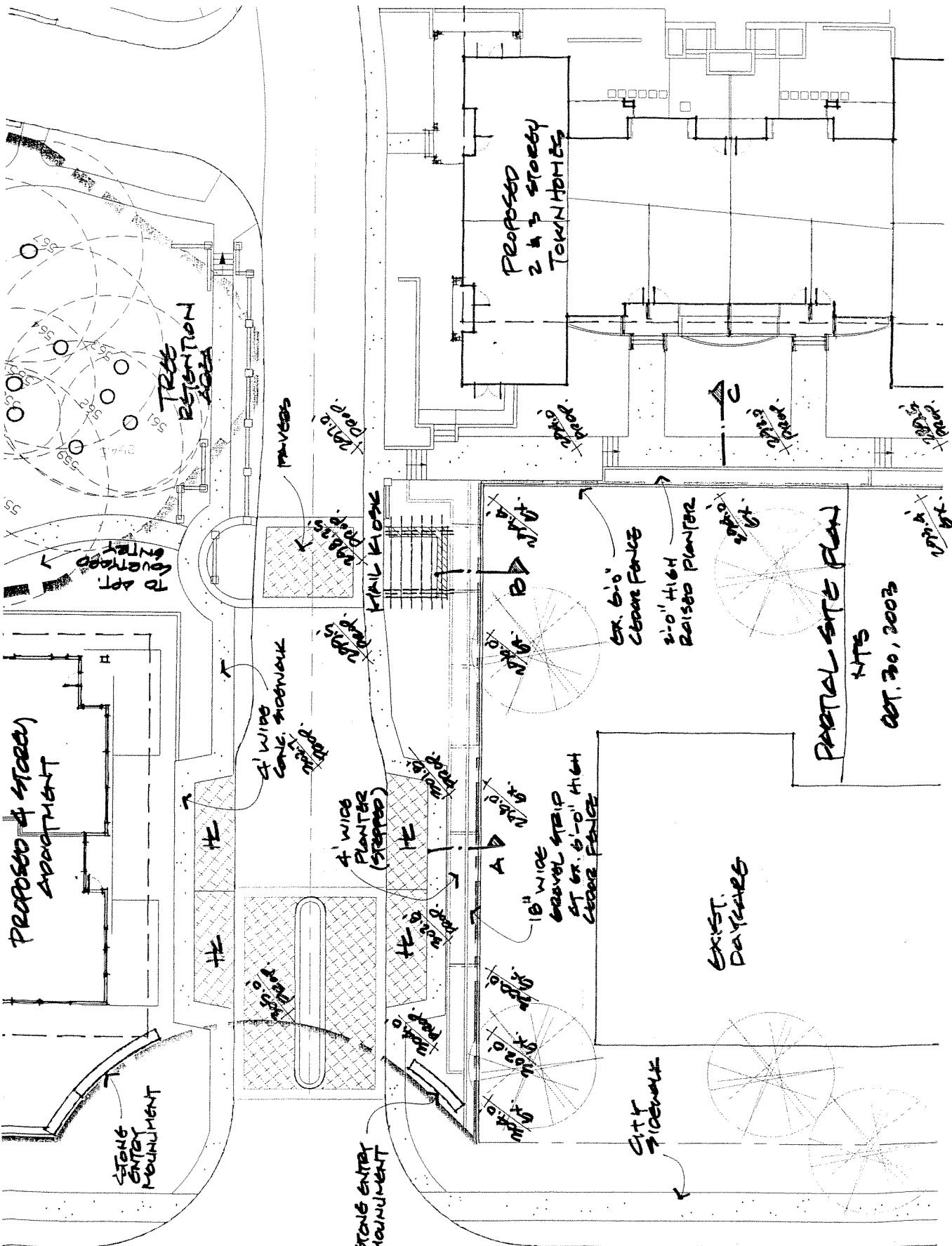
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Drawn By: J.P.C.

Date: November 2003

REZONING REFERENCE 02 -- 26
6850 Southpoint Dr.

Sketch # 1



CLCT 4 # 2
104

SOUTHPOINT DRIVE

PARTIAL SITE PLAN

HMS
OCT. 30, 2003

EXIST. DAYLARKS

PROPOSED
2 & 3 STORY
TOWNHOMES

TREE
RETENTION
AREA

PROPOSED 4 STORY
APARTMENT

STONE ENTRY
MOUNTMENT

STONE ENTRY
MOUNTMENT

CITY
SIDEWALK

PAVING

RAIL WALK

4' WIDE
PLANTER
(STEPED)

4' WIDE
CONCRETE
SIDEWALK

18" WIDE
GRAVEL STRIP
AT EX. 6'-0" HIGH
CLEAR FENCE

EX. 6'-0"
CLEAR FENCE
2'-0" HIGH
RAISED PLANTER

PARTIAL SITE PLAN

HMS
OCT. 30, 2003

EXIST.
DAYLARKS

PROPOSED
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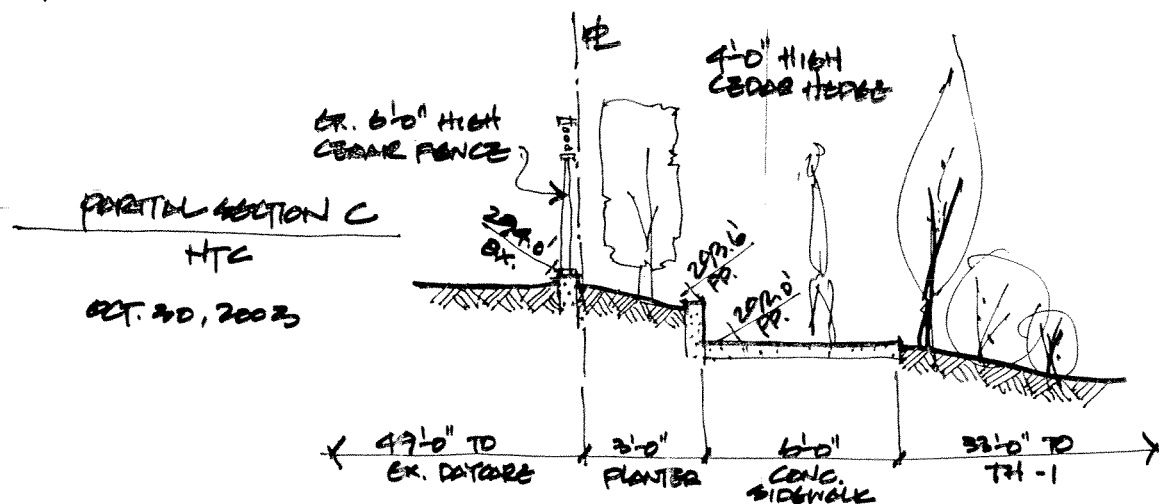
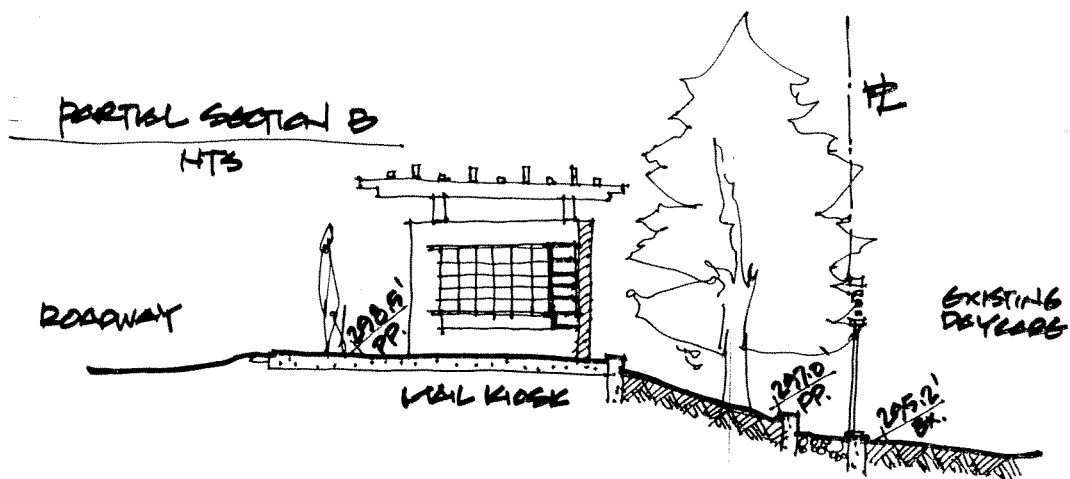
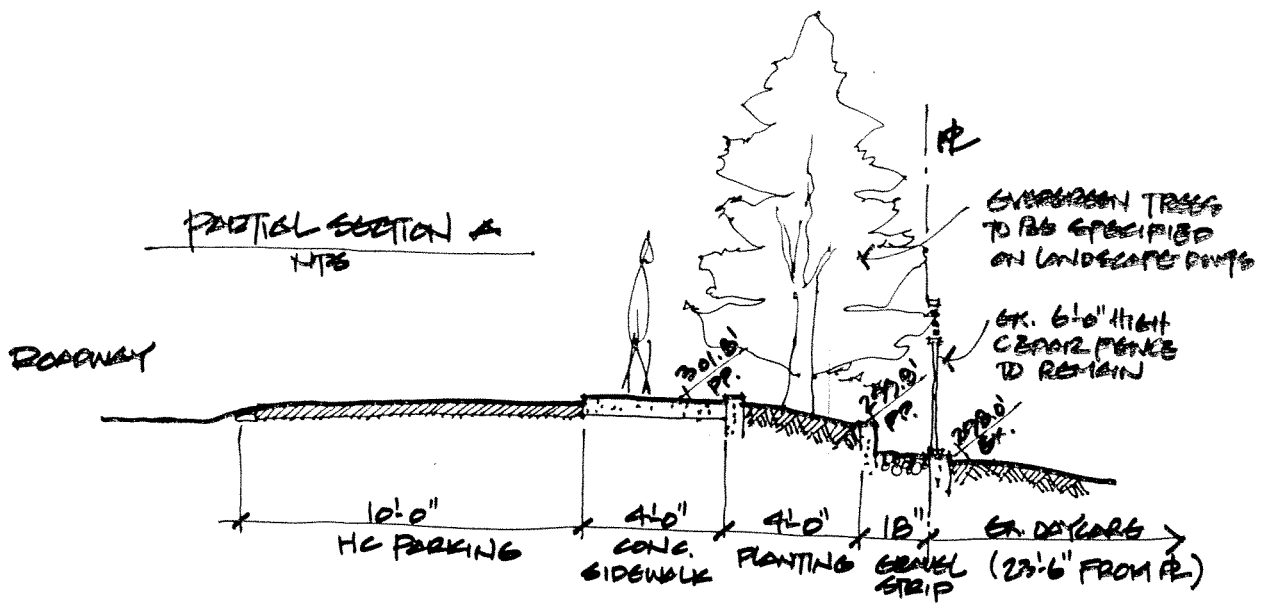
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AT EX. 6'-0" HIGH
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EX. 6'-0"
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SKETCH #3

