From: Nick Smith
To: Tarra Jolly
Subject: FW: [EXTERNAL] W-3586
Date: Friday, July 14, 2023 12:11:57 PM
Attachments: image002.png

Nick Smith, MPA

Project Planner
Planning & Development Services
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336-747-7064 (direct)
nicks@cityofws.org

From: Margaret Bessette <robmarlyn3@gmail.com>
Sent: Thursday, July 13, 2023 4:56 PM
To: Nick Smith <nicks@cityofws.org>
Cc: Kirk Ericson <kirke@cityofws.org>
Subject: Re: [EXTERNAL] W-3586

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NIck: Thank you for the information.

For a petition to rezone from RS-9 to RSQ-L, the "average citizen" wants to know how many more residential units could go on the property and what other uses would be allowed that could have a negative impact on their and other properties. You can and should include such information in your staff report in a manner that is understandable to citizens. Citizens should be able to get basic land use impact information from the zoning report and shouldn't have to scour through the zoning ordinance (talk about difficult to understand!) or contact staff for such basic information.

I encourage you to make your future zoning staff reports more informative and complete. For a residential district, this should include the change in the potential number of residential units that could be developed on the property. For a commercial district, the additional uses that would be permitted, especially high intensity uses that have the potential to negatively impact nearby properties, should be discussed. Including such information in your zoning staff reports will make them more informative for citizens and more useful to appointed and elected officials when making land use decisions.

Margaret

On Thu, Jul 13, 2023 at 10:45 AM Nick Smith <nicks@cityofws.org> wrote:

> Good morning!

Since the request is for RSQ-L, we don't know for certain what the property owners intention are, so there are many different ways that the property could be developed. The options I mentioned are two of several different ways the property could get developed or used, all of which would require lots of information that would make the rezoning request more difficult to understand for the average citizen.

Thank you, and let me know how else I can help.

Have a great day!

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From: Margaret Bessette <robmarlyn3@gmail.com>
Sent: Thursday, July 13, 2023 9:00 AM
To: Nick Smith <nicks@cityofws.org>
Subject: Re: [EXTERNAL] W-3586

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Nick: Thanks for this very helpful information. Why wasn't it included in the zoning report?

Margaret

On Thu, Jul 13, 2023 at 8:52 AM Nick Smith <nicks@cityofws.org> wrote:

> Good morning Margaret, I hope you're doing well!
>
> RSQ is a district whose minimum lot size requirements scale based on the land use. Additionally, there is a standard attached to the RSQ district that caps residential buildings at four units per building, which is also called a Quadraplex.
>
> **The lot currently contains 12,632 sqft**, which meets the 11,000 sqft minimum needed to build a quadraplex.
>
> If the property owner decides to keep the house as it currently exists, there is enough space to subdivide the property, placing the current house on its own 7,000 sqft minimum lot for a duplex, and the remainder on its own 5,000 sqft minimum lot for a single-family dwelling.
>
> Below are the RSQ dimensional standards, with the relevant minimums highlighted:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.5.10: GENERAL DIMENSIONAL REQUIREMENTS IN THE RSQ DISTRICT

RSQ Zoning District/ Use	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
			Front (ft) [3] [6]	Rear (ft)	Side [1]				
	Area (SF)	Width (ft) [2]			One Side (ft)	Combined (ft)	Street (ft) [6]		
Single Family	5,000	40	15	15	5	15	15	No Limit	40
Duplex	7,000	50	15	15	7	15	15	No Limit	40
Twin Homes	[4]	[4]	0 [4]	0 [4]	0 [4]	0 [4]	0 [4]	No Limit	40
Triplex	9,000	60	15	15	10	20	15	No Limit	40
Quadraplex	11,000	60	15	15	10	20	15	No Limit	40
3- or 4-Unit Townhouse	[5]	[5]	0 [5]	0 [5]	0 [5]	0 [5]	0 [5]	No Limit	40
Other	11,000	60	15	15	10	20	15	No Limit	40

NOTES:
[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.
[2] Cul-de-sac lots shall be exempt from lot width requirements.
[3] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than ten (10) feet from the requirements of the zoning district in which the lot is located.
[4] Lot area, lot width, and building setbacks for Twin Homes shall be the same as for Duplex, however the land under units may be sold with no setbacks.
[5] Lot area, lot width and building setbacks for three- and four-Unit Townhouses shall be the same as for Quadraplex, however, the land under units may be sold with no setbacks.
[6] *Residential structures in GMA 2 shall meet the requirements of Section 6.4.2, Supplementary Standards For Residential Development In GMA 2 (W).*

Let me know how else I can help, and have a great day!

Thank you,

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From: Margaret Bessette <robmarlyn3@gmail.com>
Sent: Wednesday, July 12, 2023 5:21 PM
To: Nick Smith <nicks@cityofws.org>
Subject: [EXTERNAL] W-3586

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Nick:

Based on the lot area of this zoning case and the RSQ requirements, what is the maximum number of residential units that could be developed on this lot under the proposed RSQ-L zoning? I couldn't find the info in the zoning report.

Thanks.

Margaret Bessette
336.978.3034