

ORDINANCE NO. **8922**

AN ORDINANCE relating to Planning, amending the Highline Community Plan and Area Zoning - Terrace View Ordinance 3530, Sections 1, 2 and 3, as amended, and K.C.C. 20.12.240.

PREAMBLE:

For the purpose of effective areawide planning and regulation, the King County Council makes the following legislative findings:

- (1) The Highline Community Plan, adopted May 11, 1981 by Ordinance 5453, augments and amplifies the King County Comprehensive Plan.
- (2) King County has studied a portion of the Highline Community Plan and determined the need to amend the plan pursuant to K.C.C. 20.12.070-20.12.080.
- (3) A Declaration of Non-significance was filed by the planning and community development division on January 3, 1988.
- (4) Amending the Highline Community Plan will provide for coordination and regulation of public and private development and bears a substantial relationship to, and is necessary for, the public health, safety, and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3530, Section 1, 2 and 3 as amended and K.C.C. 20.12.240 are hereby amended to read as follows:

A. The "Highline communities plan," attached to Ordinance 3530, is adopted as an addendum to the comprehensive plan for King County. The Highline communities plan is amended by those changes identified in the "Highline area zoning," to Ordinance 5453 as inconsistent with the plan pursuant to Ordinance 5401. As an amplification and augmentation of the comprehensive plan and the Sea-Tac communities plan, it constitutes official county policy for the Highline area.

B. Any further changes and amendments to the plan initiated by King County which relate to the Sea-Tac Airport and its vicinity shall correspondingly change and amend the Sea-Tac communities plan. All proposed changes and amendments shall be transmitted to the Port of Seattle for review and official consideration by the Port of Seattle Commission prior to council approval.

C. In adopting the Highline communities plan, the council recognizes that cooperation and action by others, including but not limited to citizens, state and local agencies, is essential for proper implementation.

1 D. The land use plan amendment attached to Ordinance 7291 as Appendix A, is
2 adopted as an amendment to the Highline communities plan.

3 E. An amendment to the Highline area zoning, attached to Ordinance 7291 as
4 Appendix B is adopted as the official zoning control for that portion of unincorporated
5 King County defined therein.

6 F. An amendment to the Highline area zoning, attached to Ordinance 7640 as
7 Appendix A is adopted as the official zoning control for that portion of unincorporated
8 King County defined therein.

9 G. The McMicken Heights Land Use Study, attached to Ordinance 7490 as Appendix
10 A, is adopted as an amplification of the Highline communities plan.

11 H. The McMicken Heights area zoning, attached to Ordinance 7490 as Appendix B
12 is adopted as an amplification of the Highline communities plan.

13 I. The Highline Plan Revision Study - Highline Community Hospital attached to
14 Ordinance 8138 as Appendix A, is adopted as an amendment to the Highline Community
15 Plan.

16 J. An Amendment to the Highline Area Zoning, attached to Ordinance 8138 as
17 Appendix B, is adopted as the official zoning control for that portion of unincorporated
18 King County defined therein.

19 K. The Highline Plan Revision Study - Olde Burien attached to Ordinance 8251 as
20 Appendix A, is adopted as an amendment to the Highline Plan.

21 L. An amendment to the Highline area zoning, attached to Ordinance 8251 as
22 Appendix B, is adopted as the official zoning control for that portion of unincorporated
23 King County defined therein.

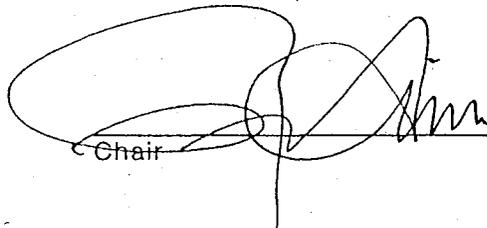
24 M. The "Sea-Tac communities plan," attached to Ordinance 2883, is adopted as an
25 addendum to the comprehensive plan for King County. As an amplification and augmen-
26 tation of the comprehensive plan, it constitutes official county policy for the vicinity of
27 Sea-Tac International Airport.

1 N. The Highline Plan Revision Study - Terrace View attached to Ordinance
2 as Appendix A, is adopted as an amendment to the Highline Plan and to the Highline
3 area zoning as the official zoning control for that portion of unincorporated King County
4 defined therein.

5
6 INTRODUCED AND READ for the first time this 23rd day of January
7 1989.

8 PASSED this 24th day of April, 1989.

9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

11 
12 Chair

13 ATTEST:

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15 
16 Clerk of the Council

17 APPROVED this 3rd day of May, 1989

18 
19 King County Executive

20 H:ORDTER
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DEPARTMENT OF PARKS, PLANNING AND RESOURCES
PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMUNITY PLAN REVISION REPORT

HIGHLINE PLAN REVISION STUDY: South 177th Place and Ambaum Boulevard South
(Terrace View)

I. GENERAL INFORMATION

Motion No. 7364: Passed November 21, 1988 by the King County Council, directed the department to review the area west of the intersection of South 177th Place and Ambaum Boulevard South to determine if the current industrial land use and zoning should be changed to multifamily. The study was known as the Strom Plan Amendment Study.

Recent Council Action: The King County Council adopted the Strom Plan Amendment Study on February 21, 1989 (Ordinance No. 8863). As part of the Council's action, Tax Lot No. 311 was removed from the Strom Plan amendment study. This was done at the request of the property owner, who wanted more time to review the land use and zoning recommendations proposed by staff on this property.

Location: The planning area is located directly west of the intersection of South 177th Place and Ambaum Boulevard South. Council Motion No. 7364 defined the exact boundaries of the planning area as: east of 1st Avenue South, north of Normandy Road, west of Ambaum Boulevard South and south of South 174th Street (Map A).

Existing Land Use Designations: The planning area contains developed commercial, office, multifamily, single family and public facilities (Map B). Tax Lot No. 311 is 2.57 acres, of which 1.29 acres is designated industrial (east half) and 1.28 acres designated as multifamily (west half). The entire lot has been developed as an apartment complex consisting of 85 units (Terrace View Apartments). The eastern half of Tax Lot No. 311 is the area addressed by this study.

Zoning History and Background: The Manufacturing Park zoning was placed on this property prior to the Highline Community Plan which was adopted in 1981. The Executive proposed Highline Community Plan recommended changing the Manufacturing Park zoning to Multifamily. During Council review in 1981, the property owner requested the Council retain the existing Manufacturing Park zoning. The Council agreed (Map C). The land south of South 177th Place, between 1st Avenue South and Ambaum Boulevard South was short platted in 1983 (SP 680088) creating three lots. Tax Lot No. 311 was formed but having two different land use designations and zoning classifications. Tax Lot No. 311 was subsequently allowed to develop as an apartment complex on the entire piece of property.

SEPA Determination: A determining non-significant (DNS) was issued on January 3, 1989 as part of the Strom Plan Amendment Study. This area was covered by the DNS for Strom.

II. ANALYSIS

Tax Lot No. 311, eastern half, should be considered for a change in land use and zoning at this time. The property is developed with stable uses and structures and not changing the land use and zoning would continue non-conforming uses which could result in hardships to those property owners in the future.

If the apartment complexes on the eastern half of Tax Lot No. 311 were to be destroyed by fire and the cost of rebuilding the structure exceeded 50% of the value of the current building, the property owner could not rebuild because the apartment use is a non-conforming use under the Industrial land use designation.

III. APPLICABLE POLICIES

King County Comprehensive Plan (KCCP)

PC-102 Residential development in urban areas should include a full range of single-family and multifamily housing types. The overall density of urban areas should be high enough to support efficient urban services and provide affordable housing choices with a variety of high, medium, and low densities based on land form, environmental suitability, and availability or planned availability of facilities and services.

R-101 King County should encourage and promote a wide range of residential development types and densities in various parts of King County to meet the needs of a diverse population and provide affordable housing choices for all income levels.

R-102 King County should seek to achieve an average density of 7 to 8 dwelling units per acre for new developments in the portions of the Urban Area that are undeveloped, are served, or can be served with adequate services and are free of physical constraints. Urban areas with an existing established character of development at lower densities are not included in this policy.

The planning area is designated Urban in the King County Comprehensive Plan. These policies encourage higher density residential development in the urban parts of King County. The existing character of this planning area is higher density residential development with a significant amount of multifamily development directly north of Tax Lot No. 311.

Highline Community Plan

H-10 Provide for a range of housing densities, both single and multifamily.

Policy H-10 is consistent with subsequently adopted KCCP policies which encourage a variety of housing types and densities.

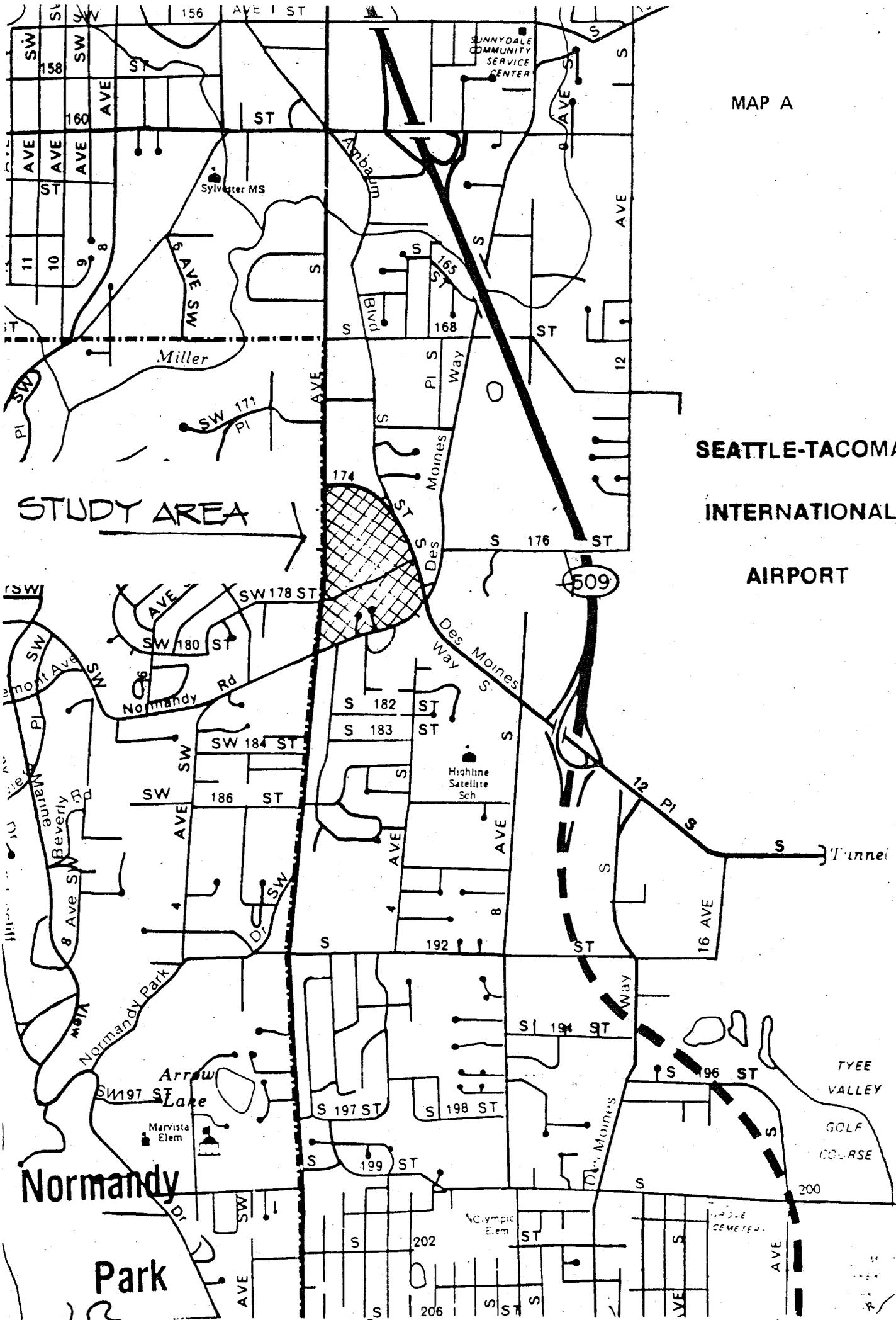
IV. CONCLUSION

Development of an apartment complex is inconsistent with the MP zone. To allow continued use of the apartment complex on Tax Lot No. 311 would not conflict with applicable Highline Plan policies. The multifamily complex (Terrace View Apartments) should be recognized and granted zoning consistent with its use (Map D).

V. RECOMMENDATION (See Map E)

1. The department recommends rezoning the 1.29 acre Tax Lot No. 311 site from Manufacturing Park (MP) to Multifamily (RM-1800), and amending the Highline Community Plan land use map to indicate High/Maximum Density Multifamily. This action recognizes the existing apartment complex.

MAP A

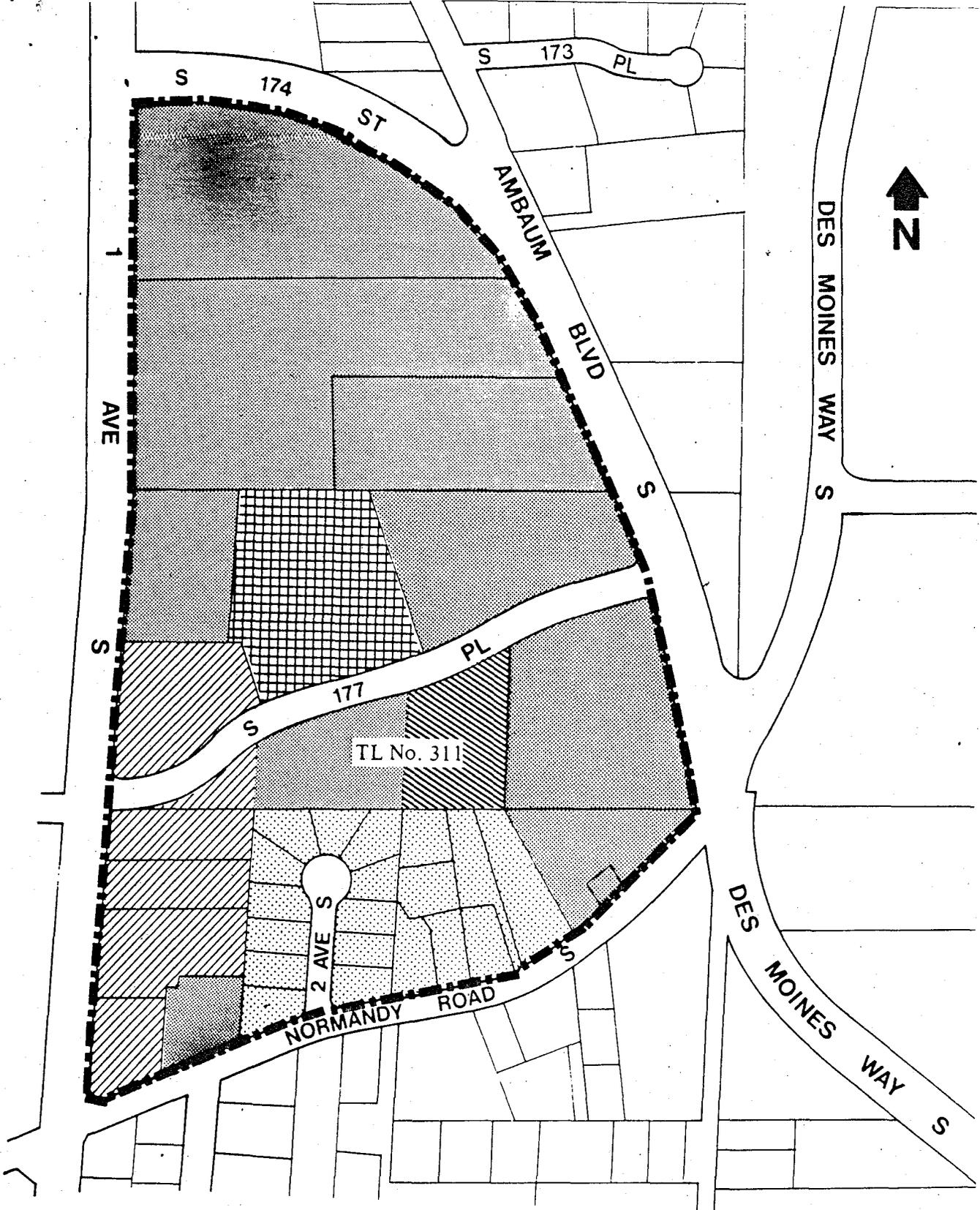


SEATTLE-TACOMA
INTERNATIONAL
AIRPORT

STUDY AREA

Normandy
Park

TYEE
VALLEY
GOLF
COURSE



TERRACE VIEW PLAN REVISION STUDY
HIGHLINE COMMUNITY PLAN

MAP B

EXISTING LAND USE

- | | | | | | |
|--|---------------|--|---------------------|--|--------------------|
| | Single Family | | Commercial | | Community Facility |
| | Multi-family | | Light Manufacturing | | |

Terrace
View

RS-7,200

RS-7,200

RM-2,400

RS-7,200

S. 173RD ST.

S. 174TH ST.

RM-2,400

EXISTING AREA ZONING
MAP C

UNCLASSIFIED
USE PERMIT
415-72
205-78

S-R

RM-1,800

RM-1,800

(RM-1,800)
H267

30
31

~~200~~

S. 176TH ST.
RM-1800-P
C-G

RM-1,800

B-C

RM-1,800

M-P
34'±
195'±

RM-1800-P

S.
2ND AV.

B-C

RS-7,200

30.38'
17.94'
130'
151.62'
RM-900
210-7

NORMANDY RD.

M-P

212V83
AVE.

S.

RS-7200

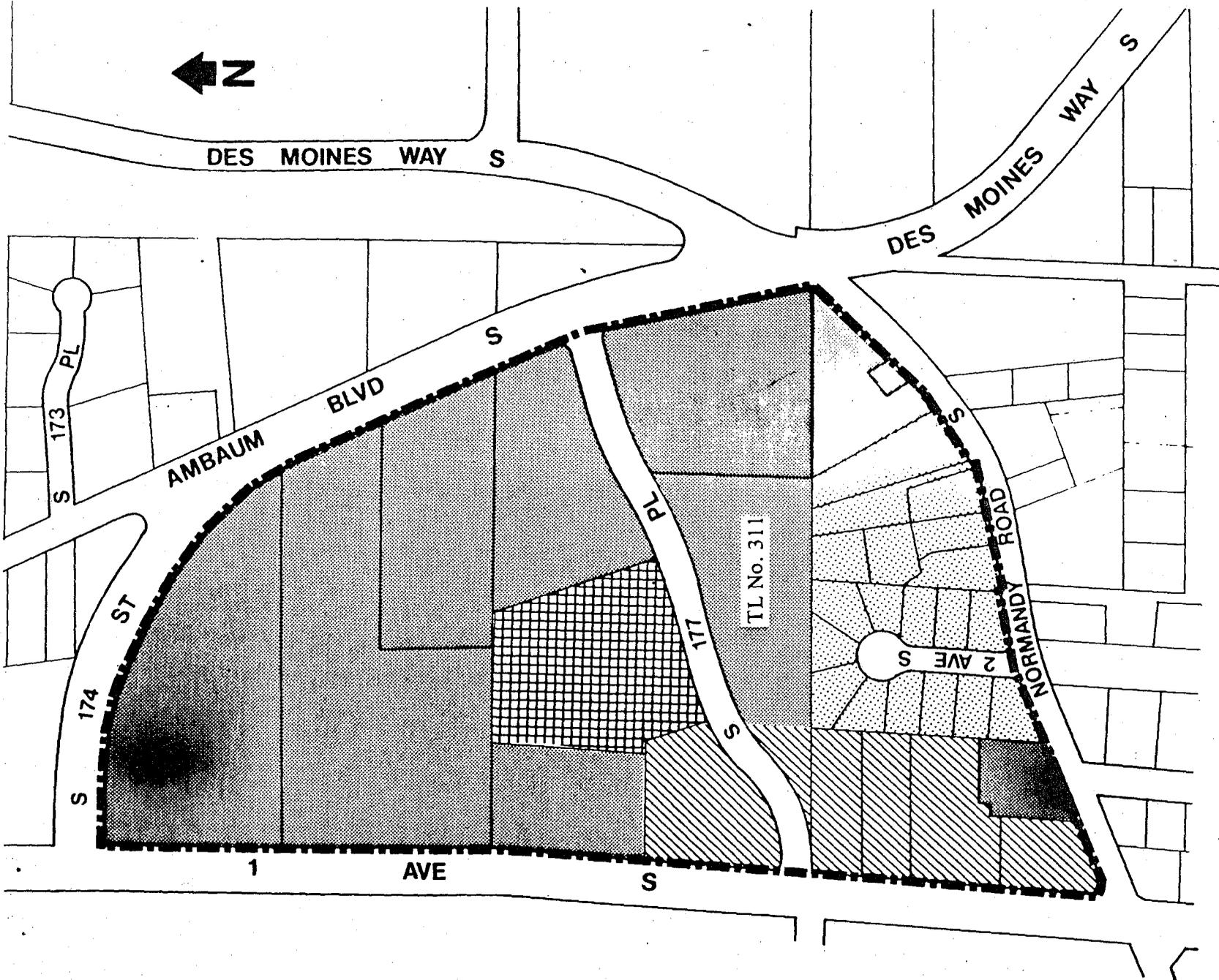
DES MOINES WAY.

~~1,800~~

~~RM-2,400~~
~~RM-1,800~~

~~B-C~~

~~C-G~~



TERRACE VIEW PLAN REVISION STUDY
 HIGHLINE COMMUNITY PLAN
 MAP D

- PROPOSED LAND USE
- Single Family
 - Multi-family
 - Commercial
 - Light Manufacturing
 - Community Facility

Terrace
View

RS-7,200

RS-7,200

RM-2,400

RS-7,200

PROPOSED AREA ZONING

MAP E

S. 174TH ST.

S. 173RD ST.

UNCLASSIFIED
USE PERMIT
418-72
205,78

RM-1,800

RM-1,800

S-R

RM-1,800
H 267

30 29

31 32

S. 176TH

~~200~~

RM-1,800

RM-1800-P

C-G

~~C-G~~

B-C

RM-1,800

~~MAP~~
RM-1800
195'±

RM-1800-P

~~B-C~~

B-C

S.
2ND AV.

RS-7,200

RM-900
210-7

NORMANDY RD.

M-P

2/2/83

AVE.

RS-7,200

AMBAUM BLVD.
DES MOINES WAY.

347 W W 1/2 32-23-4

RELONE
223-88-R
MP, RM-1600 TO RM-1800

(34W)

Church of
Jesus Christ
Latter Day Saints

MANDY
K
PORATE
17

30 29
37 32
45 45

29
32

S. 176TH ST. (GOULD ROAD)

AMBAUM BLVD. S.

DES MOINES WAY S.

PASQUALINA PALERMO

M.P.

PL. VI-D
TERRACE
VIEW
APARTMENTS
(85) TOTAL UNITS
IN 5 BLDGS.
(3)
S.P. 680088

SECURITY U-STORAGE

OFFICES
MILLER
ELECTR
CO.

SCH DIST 401
3.92 AC.

SCHOOL
BUS
PKG.

KENNETH
M. NAVE
1.80 AC.

DES MOINES WAY

AVE
(KELLY ROAD)

NORMANDY

2ND AVE. S.

CHARLES BEFFA
1.34 AC.

179
SER
STATION

FIRE
STA
LL
150/165

0.92 AC.

18003

1607137
0.55 AC

0.79 AC

18017

VAC.

1.39 AC

1.69 AC

TL 215

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