

MOTION NO. 531

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3 A Motion indicating the Council's approval of the reclassifi-
4 cation of certain property as requested by the Prince of
5 Peace Lutheran Church which application is designated by the
6 Department of Planning as File No. 113-71-P.

7 By this Motion the King County Council does hereby find the
8 following:

- 9 1) The multi-family development proposed by the applicant
10 would be functionally convenient to and served adequately
11 by arterial and collector streets.
- 12 2) The proposed project would be developed adjacent to
13 complementary shopping areas and other primary service
14 facilities.
- 15 3) To protect the interests of adjacent property owners and
16 the general public the multi-family project proposed
17 should be developed under a planned unit development.

18 The Council concludes therefore:

- 19 1) The subject property meets the criteria of the Comprchen-
20 sive Plan for the lower densities of multiple residential
21 use.
- 22 2) Development of the proposed multi-family project on the
23 subject property under a planned unit development would
24 carry out and help to implement the goals and objectives
25 of the Comprehensive Plan, the Zoning Code and other
26 official policies and objectives for the development of
27 King County.
- 28 3) The welfare of adjoining properties and the general
29 public would be best served if the number of elderly units
30 to be constructed on the subject property were limited
31 to 120.

32 The Council does hereby approve the decision of the Deputy
Zoning & Subdivision Examiner as modified in the following manner:

1) By adding one condition to the three conditions recommended by the Deputy Examiner:

"D. A 50' right-of-way shall be provided by the applicant north of the centerline of N. E. 145th Street together with a 25' right-of-way radii from subject property at the intersections of N. E. 145th Street and 20th Avenue N. E. and N. E. 145th Street and 22nd Avenue N. E."

2) By imposing the following form guidelines for the proposed planned unit development:

"A. Structures in the easterly portion of the property should have height limits, setbacks, and design characteristics which will preserve the privacy and afternoon sunlight now available to the garden areas of the Carmelite Monastery.

B. Structures in the northerly portion of the property should have height limits, setbacks, and design characteristics which will preserve the privacy, sunlight and property values of the single family homes to the north.

C. Because of the sight angle limitations at the intersection of 22nd Avenue N. E. and N. E. 145th Street, vehicular access and parking should be focused on 20th Avenue N. E.

D. In order to allow peripheral setbacks and landscaping at the north and east boundaries of the property, reduce height requirements of structures, and provide usable open space for tenants, underground parking should be incorporated into the plan."

Passed at a regular meeting of the King County Council this

21st day of June, 1971.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Robert B. Dunn
Chairman of the Council

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ATTEST:

Ray Olsen
Clerk of the Council

ACTING