

MOTION NO. 03294

A MOTION approving the reclassification of certain property on the application of UNITED ASSET CORPORATION, Building and Land Development File No. 247-77-R, subject to conditions, with modifications to the recommendation of the Deputy Zoning and Subdivision Examiner.

WHEREAS, the Deputy Zoning and Subdivision Examiner has recommended partial approval of the amended reclassification request of UNITED ASSET CORPORATION, designated Building and Land Development File No. 247-77-R, establishing 0.50 acre to be identified by the applicant within the subject property, BN-P, subject to conditions, and

WHEREAS, the applicant has identified the easterly 0.50 acre of the subject property as the portion to be reclassified BN-P, and

WHEREAS, the applicant has amended its application to request reclassification of the balance of the subject property, consisting of approximately 0.52 acre, RM 900-P, to enable the development and utilization of the westerly 0.52 acre for professional offices, and

WHEREAS, the Council has determined that use of the subject property for the purposes proposed by the applicant is in the public interest and if made subject to the conditions recommended by the Examiner would not be detrimental to adjacent property and would not adversely affect the policies and general land use proposals recommended in the Draft Soos Creek Communities Plan,

NOW THEREFORE, BE IT MOVED by the Council of King County: The property subject to the appeal of UNITED ASSET CORPORATION, designated Building and Land Development File No. 247-77-R, be reclassified as follows:

The easterly 0.50 acre thereof from RM 1800 to BN-P, subject to the conditions stated below; and

The westerly 0.52 acre (approximately) thereof from RM 1800 and RM 2400 to RM 900-P, subject to the conditions stated below.

This reclassification is subject to the following conditions:

- (1) The applicant shall dedicate such additional right-of-way adjacent to the subject property as is necessary to establish a 50 foot right-of-way south of the center line of S. E. Petrovitsky Road and a 50 foot right-of-way west of the center line of 140th Avenue S. E.
- (2) The use of that portion of the subject property reclassified BN-P shall be limited to one retail convenience store, of approximately 2400 square feet, together with a facility for ancillary outside sale of gasoline and space for customer and employee parking.
- (3) The use of that portion of the subject property reclassified RM 900-P shall be limited to those permitted by K.C.C. 21.16.020 (8) and (16).
- (4) There shall be established setbacks, screening, grading and access restrictions necessary and appropriate to maintain the value and utility of the abutting property to the south and west for multiple residential use.

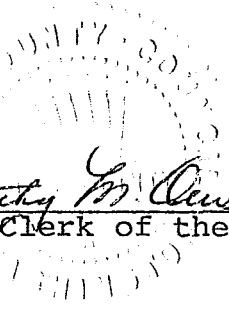
PASSED this 14th day of November, 1977.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Phil Perry
Chairman

ATTEST:

Jane M. Owens
Deputy Clerk of the Council



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