

MOTION NO. 4314

A MOTION revising conditions required for preliminary approval of a reclassification requested by RUDOLFO A. PIZARRO and designated Building and Land Development File No. 227-77-R, and rescinding Motion No. 3570.

WHEREAS, the County Council by Motion No. 3570 did concur with the recommendation of the Zoning and Subdivision Examiner to grant preliminary approval of said reclassification request from RS-7200 (Potential RM-2400) to RM-2400 subject to a Planned Unit Development, and

WHEREAS, the requested reclassification is in compliance with the Highline Communities Plan which recommends that "special development controls" be applied to the subject property, and

WHEREAS, the Zoning and Subdivision Examiner in his report dated June 1, 1978 concludes that special development controls can be applied equally effectively either by the P-suffix or the planned unit development, and

WHEREAS, the number of units to be permitted on the subject property has been limited to 150,

NOW THEREFORE BE IT MOVED by the Council of King County:

The reclassification petitioned by RUDOLFO A. PIZARRO, designated Building and Land Development File No. 227-77-R shall be approved as RM-2400-P, in lieu of RM-2400 subject to a planned unit development, subject to the provisions for site plan approval set forth in K.C.C. 21.46.150 through 21.46.200, and subject to the following conditions:

1. Access plans shall be approved by the King County Division of Traffic and Planning with no access onto South 116th Street. This may include street widening, intersection improvement, and traffic controls along 26th Avenue South and at the intersection of South 116th Street (South 115th Place) and 26th Avenue South.

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- 2. The submitted site plans shall additionally show detailed information concerning the height, character, location of all proposed buildings. Additionally, a detailed soil analysis shall be submitted for each building and such soil analysis shall direct itself to the necessary grading and foundation work that will be required to support the proposed structures on the subject property.
- 3. The number of dwelling units on the subject property shall not exceed 150.
- 4. The application shall provide seismic data indicating the feasibility of the subject property to support the proposed structures.

PASSED this 18th day of June, 1979.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Ruby Chow
Chairman

ATTEST:

Dorothy M. Quinn DEPUTY
Clerk of the Council