

1 November 26, 1975

Introduced by: BERNICE STERN
Proposed Ordinance No: _____

2
3 75 - 767

4
5
6
7
8
9
10 ORDINANCE NO. 2566

11 AN ORDINANCE amending King County Zoning Code,
12 Resolution No. 25789, as amended, by amending the
13 Zoning Map thereof adopting a Final Planned Unit
14 Development on certain property thereon at the request
of Powell Homes Inc., Division of Land Use Management
File No. P69-23A.

15 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

16 SECTION 1. Powell Homes Inc. petitioned on December 20, 1968, that
17 the planned unit development be adopted on property described in Section 3
18 below and this application was assigned Division of Land Use Management
19 File No. P69-23A.

20 SECTION 2. The Division of Land Use Management along with the Zoning
21 and Subdivision Examiner reviewed this matter on October 30, 1975.

22 SECTION 3. The legal description of the property designated is attached
23 as Appendix A and is hereby made a part of this ordinance. The above described
24 property is shown on the attached map which is designated Appendix B and is
25 hereby made a part of this ordinance. The final planned unit development plot
26 plan is designated Appendix C and is hereby made a part of this ordinance.

27 SECTION 4. The King County Council does hereby amend King County
28 ZONING CODE, Resolution No. 25789, as amended, by adopting the planned unit
29 development for that property described and shown in Section 3, Appendices A,
30

1 B and C above, to Planned Unit Development and directs that Area Map E20-22-4
2 be modified to so designate.

3 INTRODUCED AND READ for the first time this 8th day
4 of December, 1975.

5 PASSED at a regular meeting of the King County Council
6 this 15th day of December, 1975.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 
10 Chairman

11
12 ATTEST:

13
14 Dorothy M. Owens
15 Clerk of the Council

16 APPROVED this _____ day of _____ DATED: December 25, 1975.
17
18

19
20
21
22
23
24
25
26
27
28
29
30
31

KING COUNTY EXECUTIVE

FILE: NO. P69-23-A
APPENDIX A Div. 4

OVERALL LEGAL DESCRIPTION:

This plat of HUNTINGTON PARK WEST NO. 4 is a plat of portions of the vacated portion of Blocks 14, 15, 19 and 20 in the plat of First Railroad Addition to Des Moines, recorded in Volume 4 of Plats, page 90, in King County, Washington;

TOGETHER WITH vacated streets and alleys adjoining thereto, more particularly described as follows:

Beginning at the northeast corner of Tract "N" in the plat of Huntington Park West No. 3, recorded in Volume 94 of Plats, pages 7 through 9, in records of said county; thence $S0^{\circ}08'17''$ W along the east line of said tract 457.92 feet to intersect the south line of said tract at a point on a curve from which the center lies $N36^{\circ}40'07''$ W and 30.76 feet distant; thence westerly along said south line and along said curve to the right through a central angle of $49^{\circ}38'43''$ an arc distance of 26.65 feet to intersect the easterly margin of South 248th Street as dedicated in the plat of Huntington Park West No. 1, recorded in Volume 92 of Plats, pages 17 through 20 in records of said county, said intersection being a point on a curve from which the center lies $S 12^{\circ}58'36''$ W and 60 feet distant; thence southeasterly and southwesterly along said curve to the right through a central angle of $128^{\circ}55'50''$ an arc distance of 135.02 feet to the northeast corner of Tract "L" in the Plat of Huntington Park West No. 2, recorded in Volume 92 of Plats, pages 21 through 23 in records of said county; thence $S. 1^{\circ}06'09''$ W along the east line of said tract 14.92 feet to the north line of the plat of Wilson's Five Acre Tracts, recorded in Volume 11 of Plats, page 9 in records of said county; thence $N 89^{\circ}40'51''$ E along said north line 261.49 feet to intersect the southerly prolongation of the east line of the vacated Lot 30 in said Block 15, First Railroad Addition to Des Moines; thence $N 0^{\circ}08'17''$ E along said prolongation extended northerly a total distance of 581.16 feet; thence $N 89^{\circ}43'55''$ W 259.77 feet to the Point of Beginning.

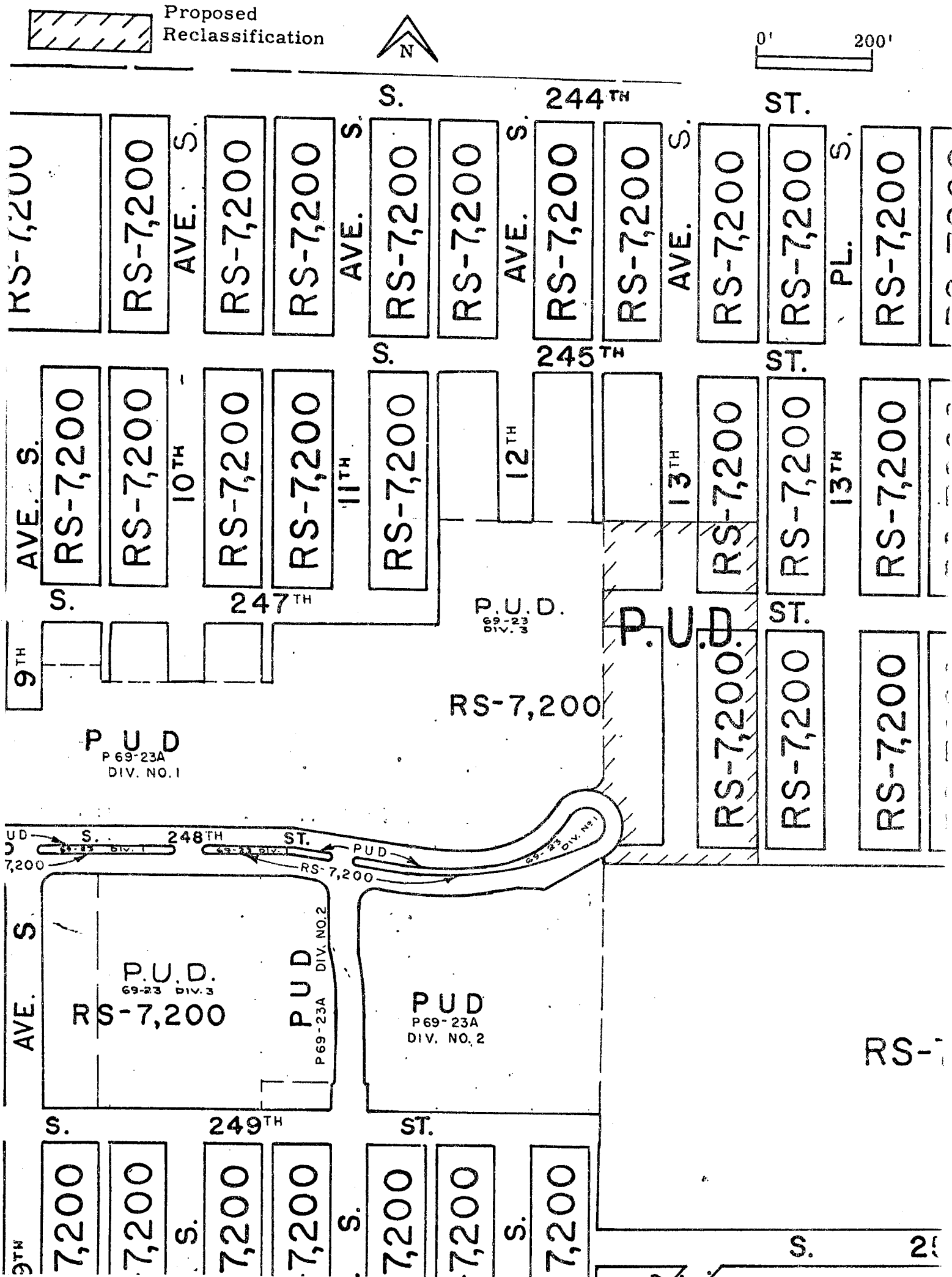
Applicant: POWELL HOMES INC. Div. 4

FILE P69-23 A
APPENDIX B

2566

Request: Final Planned Unit Development

STR: E 20-22-4



FINAL PLANNED UNIT DEVELOPMENT REPORT
DIVISION OF LAND USE MANAGEMENT AND
OFFICE OF THE ZONING AND SUBDIVISION EXAMINER

REPORT AND RECOMMENDATION TO THE KING COUNTY COUNCIL:

SUBJECT: Division of Land Use Management File No. P69-23A
Powell Homes Inc., (Huntington Park Div. #4)
Final Planned Unit Development.
Size: 3.5 acres
Location: north of S. 248th St., on both sides of 13th Ave. So.
Zoning: RS 7200
Proposed Use: Residential
Number of Units: 29

HISTORY: The preliminary planned unit development was approved by the King County Planning Commission on March 31, 1969.

Review of the Final Planned Unit was made jointly by the Division and the Zoning and Subdivision Examiner On October 30, 1975.

FINDINGS: All conditions set forth by the King County Planning Commission have been met.

RECOMMENDATION: APPROVE.

ORDERED this 26 day of November, 19 75.

Edward B. Sand
EDWARD B. SAND, Director
Division of Land Use Management

Bruce C. Laing
BRUCE C. LAING,
Zoning & Subdivision Examiner