

1 August 26, 1976

Introduced by: BERNICE STERN
Proposed Ordinance No: 75-310

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9 ORDINANCE NO. 2849

10 AN ORDINANCE amending King County Zoning Code,
11 Resolution No. 25789, as amended, by amending the Zoning
12 Map thereof adopting a Final Planned Unit Development on
13 certain property thereon at the request of Naradel
Development Corp. (Originally submitted by Bankers Mortgage
Co. of Washington), Building and Land Development
Division File No. 239-75-P, Division #1.

14 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

15 SECTION 1. Bankers Mortgage Co. of Washington petitioned on May 7,
16 1975, that the planned unit development be adopted on property described in
17 Section 3 below and this application was assigned Building and Land Develop-
18 ment Division File No. 239-75-P.

19 SECTION 2. The Building and Land Development Division along with the
20 Zoning and Subdivision Examiner reviewed this matter on August 24, 1976.

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

26 SECTION 4. The King County Council does hereby amend King County
27 ZONING CODE, Resolution No. 25789, as amended, by adopting the planned unit
28 development for that property described and shown in Section 3, Appendices A,
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1 B and C above, to Planned Unit Development and directs that Area Map W 9-21-4
2 be modified to so designate.

2849

3 INTRODUCED AND READ for the first time this 2nd day
4 of June, 1975.

5 PASSED at a regular meeting of the King County Council this 30~~th~~ day
6 of August, 1976.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 W. Gene Mooney
Chairman

10 ATTEST:

11 Dorothy M. Owens
12 Deputy Clerk of the Council

13 APPROVED this 10th day of September, 1976.

14 DEEMED ENACTED WITHOUT
COUNTY EXECUTIVE'S SIGNATURE.

15 DATED: 9-10-76
King County Executive

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OVERALL LEGAL DESCRIPTION:

That portion of the east 817.35 feet of the southeast quarter of the southwest quarter of Section 9, Township 21 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the west line of said east 817.35 feet, 50 feet north of the southwest corner thereof; thence north $0^{\circ}18'15''$ east along said west line 318.00 feet; thence south $89^{\circ}34'08''$ east 200.00 feet; thence south $0^{\circ}18'15''$ west 145.00 feet; thence south $89^{\circ}34'00''$ east 118.34 feet; thence north $73^{\circ}50'21''$ east 176.57 feet; thence on a curve to the right, having a radius of 165.00 feet, a distance of 69.94 feet; thence north $24^{\circ}24'39''$ east 122.28 feet; thence north $0^{\circ}18'15''$ east 175.14 feet to a point on a curve, the radius point being south $6^{\circ}43'23''$ west 400.00 feet; thence easterly along said curve 122.99 feet to the west line of proposed 23rd Avenue South. (State Highway F-R line right-of-way); thence northerly along said west line to the north line of the south 825.00 feet of said subdivision; thence south $89^{\circ}34'08''$ east to the east line of said southwest 1/4; thence south $0^{\circ}18'15''$ west along said east line to a point 63.17 feet north of the southeast corner of said subdivision; thence south $89^{\circ}11'22''$ west 607.35 feet to the north line of the south 50 feet of said subdivision; thence north $89^{\circ}34'08''$ west 210.00 feet to the point of beginning, Less county and State roads.

Applicant: BANKERS MORTGAGE CO. OF WASHINGTON
(now owned by Naradel Development Corp.)

FILE 239-75-P, Div. #1

APPENDIX B

Zone Change: Final Planned Unit Development

STR: W 9-21-4

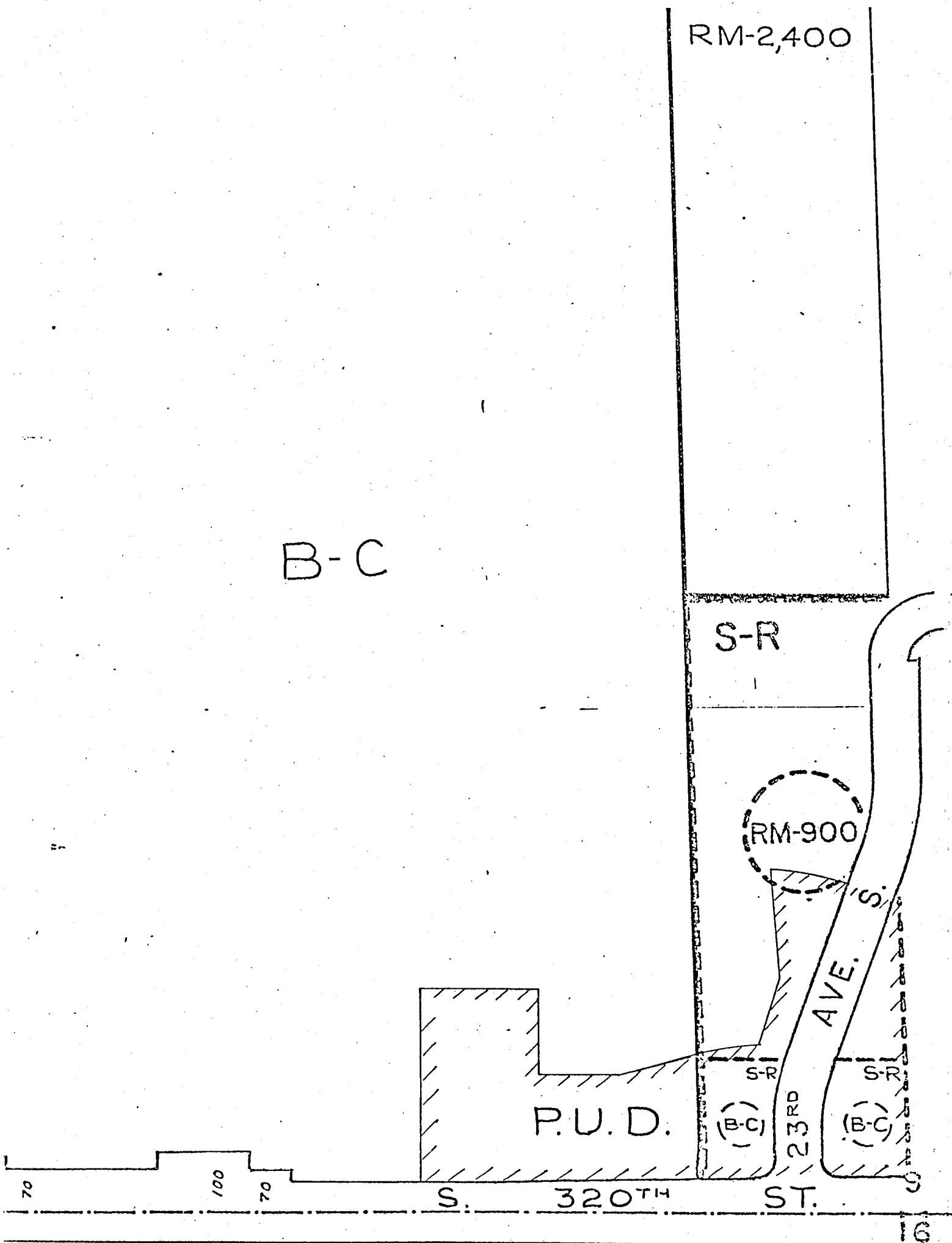
2849

 Proposed
Reclassification





B-C



FINAL PLANNED UNIT DEVELOPMENT REPORT
 BUILDING AND LAND DEVELOPMENT DIVISION
 OFFICE OF THE ZONING AND SUBDIVISION EXAMINER &

REPORT AND RECOMMENDATION TO THE KING COUNTY COUNCIL:

SUBJECT: Building and Land Development Division File No. 239-75-P, Div. #

Applicant: Naradel Development Corp, (originally submitted
 by Bankers Mortgage Co. of Washington).

Final Planned Unit Development.

Size: 5.83 acres

Location: Lying north of So. 320th St. at its intersection
 with 23rd Ave. So.

Zoning: SR (Pot. BC), SR (Pot RM 900) and BC pending
 reclassification to BC, File #238-75-R.

Proposed Use: Shopping Center

Number of Units: NA

HISTORY:

1. Hearings were held July 1, 1975 & July 22, 1975 and after considering all the information offered at the hearings, the Zoning and Subdivision Examiner on August 20, 1975 recommended to the Council that the Preliminary Planned Unit Development be approved.

2. The King County Council in regular session on August 25, 1975 passed Motion # 2117 approving the Preliminary Planned Unit Development.

Review of the Final Planned Unit was made jointly by the Division and the Zoning and Subdivision Examiner on August 24, 1976.

FINDINGS: All conditions set forth by the King County Council's Motion # 2117 have been met.

RECOMMENDATION: APPROVE

ORDERED this _____ day of _____, 19 _____.

Edward B. Sand (mg)
 EDWARD B. SAND, MANAGER

Building and Land Development Division

Robert Eveleigh
 ROBERT EVELEIGH

Deputy Zoning & Subdivision Examiner