

1 July 2, 1980

Introduced by: GARY GRANT

Proposed No. 80-774

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3
4 ORDINANCE NO. 5026

5 AN ORDINANCE relating to zoning; correcting
6 a drafting error in a previous amendment
7 to the Planned Unit Development chapter of
8 the Zoning Code; repealing Ordinance 4788,
9 Ordinance 4545, Ordinance 2745, Section 3,
10 Resolution 33880 (part), Resolution 25789,
11 Section 2702, and KCC 21.56.030, and
12 substituting corrected language.

13 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

14 SECTION 1. Ordinance 4788, Ordinance 4545,
15 Ordinance 2745, Section 3, Resolution 33880(part), Resolution
16 25789, Section 2702, and KCC 21.56.030 are each hereby repealed
17 and the following is substituted:

18 Procedure for approval of planned unit development
19 projects. The approval of a planned unit development in the
20 following steps shall be by the Council upon recommendation
21 of the examiner subject to the provisions of Chapters 21.60
22 and 21.62.

23 (1) A preliminary development plan first shall be
24 submitted to the Division of Building and Land Development.
25 The Division shall submit that plan, together with its report
26 and recommendations, to the examiner, pursuant to KCC 20.24.
27 Before approval, the examiner shall determine that the plans
28 comply with the development policies of the comprehensive
29 plan, community plan policies, area zoning guidelines, the
30 shoreline management master program when applicable, the
31 purpose of this title, and provisions of this chapter. The
32 applicant shall be responsible for demonstrating consistency
33 with these requirements at the time of application and at public

1 hearings. Upon concurrence by the council, approval of a preli-
2 minary development plan or subsequent revisions shall be binding
3 as to the general intent and apportionment of land for buildings,
4 stipulated use and circulation pattern, but shall not be construed
5 to render inflexible the ultimate design, specific uses or final
6 plat of the project.

7 (2) The petitioner shall within two years of the date
8 of the preliminary development plan approval submit a final
9 development plan of the proposed development to the Building
10 and Land Development Division for approval by the council;
11 provided that upon application of the petitioner, the division
12 may grant an extension for a maximum of twelve additional months
13 if the applicant demonstrates that substantial progress has
14 been made and that the project can reasonably be completed
15 within the requested time extension. A second extension for
16 up to twelve months may be granted by motion of the County
17 Council if the Council determines that the applicant has made
18 substantial progress in complying with the conditions of
19 the preliminary planned unit development approval, and that
20 it would be inequitable to require the applicant to reapply
21 for a new preliminary planned unit development approval. If
22 the final development plan and all related and required
23 information sufficient to grant final administration approval
24 is not filed within the prescribed time limits, the planned
25 unit development shall become void.

26 (3) Preliminary development plans may program two or
27 more divisions to be developed successively; provided, that:

28 (A) Each division shall meet the design requirements
29 of a planned unit development if considered individually.
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1 (B) The initial division shall contain at least
2 twenty-five units.

3 (c) Each succeeding division may be subject to then
4 current county standards.

5 (4) In planned unit developments having more than one
6 division authorized pursuant to subsection (3) of this section,
7 the second division shall be granted two years to satisfy final
8 development plan requirements, following the completion of final
9 development plan requirements of the first division. This
10 procedure may be repeated for as many two-year periods as
11 there are divisions authorized by the approved preliminary
12 development plan. If the final development plan for any
13 succeeding division is not filed within the authorized
14 two-year period, preliminary development plan approval for
15 that division and for all succeeding divisions shall become
16 void.

17 (5) From the date of filing of a final development
18 plan or revised final development plan, the Division of Building
19 and Land Development or the Department of Public Works shall,
20 within thirty days, notify the developer of any inadequacies
21 which require correction or revision. Within sixty days of that
22 notification, the developer shall fully correct those inade-
23 quacies. This period may be extended sixty days upon the
24 developer's request.

25 (6) A construction schedule may be required as a
26 part of the final development plan. This schedule, when
27 required, shall coordinate the development of common open space
28 and common open space improvements, and other project improve-
29 ments and development, with the development of residential
30 dwellings.

1 (7) The planned unit development final plan approval
2 resulting from the application of the provisions of this section
3 shall be made a part of the zoning map, identified thereon by
4 appropriate reference to the detailed planned unit development
5 map and explanatory text either by number or by symbol and shall
6 thereby constitute a limitation on the use and design of the
7 site.

8 (8) The Division of Building and Land Development
9 may issue building permits for units having common walls when
10 a plat is required, or for ten or fewer model units, when the
11 following conditions have been satisfied:

12 (A) The Department of Public Works has determined that:

13 (i) The road and parking area plan and profiles are
14 approved or ready to approve.

15 (ii) A bond has been received to assure the roads and
16 drainage will be constructed, as well as other required bonds
17 and fees.

18 (iii) The street, drainage systems and lot configu-
19 ration will not change.

20 (B) The Department of Public Health has approved the
21 site plan, if such approval has been required as a condition
22 for final development plan approval.

23 (C) The Division of Building and land Development
24 has determined that all other customary requirements for
25 issuing permits have been fulfilled.
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(9) Buildings constructed pursuant to subsection (7) of this section shall not be occupied, nor shall any additional permits be issued, until the planned unit development has received final development plan approval by county ordinance and any plat which may be required has been recorded.

INTRODUCED AND READ for the first time this 7th day of July, 1980.

PASSED this 4th day of August, 1980.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Bill Reams
Chairman

ATTEST:

Dorothy M. Owens
Deputy Clerk of the Council

APPROVED this 8th day of August, 1980.

[Signature]
King County Executive