

1 August 21, 1980

Introduced by: GARY GRANT
Proposed Ordinance No.: 78-935

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8 ORDINANCE NO. 5085

9 AN ORDINANCE amending King County Zoning Resolution
10 No. 25789, as amended, by amending the Zoning Map,
11 thereof reclassifying certain property thereon at
the request of FACTORIA SQUARE, Building and Land
Development Division File No. 109-78-R.

12 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

13 SECTION 1. Factoria Square petitioned on November 7, 1977,
14 that the property described in Section 3 below be reclassified from
15 S-R (Potential RM-1800) to B-C, and this application was assigned
16 Building and Land Development Division File No. 109-78-R.

17 SECTION 2. The report and recommendation of the Building and
18 Land Development Division was transmitted to the Zoning and Subdi-
19 vision Examiner on October 4, 1978, and hearing was held by the
20 Examiner on October 12, 1978; December 4, 1979; December 11, 1979;
21 December 20, 1979; January 8, 1980; January 15, 1980; January 22, 1980;
22 and January 29, 1980. The report of the Examiner was filed with
23 the Clerk of the King County Council on June 4, 1980, and the
24 Council approved the reclassification by Motion No. 4927 on
25 June 16, 1980, subject to conditions which will be satisfied per
26 the "P" suffix.

27 SECTION 3. The legal description of the property to be
28 reclassified is attached as Appendix A and is hereby made a part
29 of this ordinance. The above described property is shown on the
30 attached map which is designated Appendix B and is hereby made a
31 part of this ordinance.

32 SECTION 4. The King County Council does hereby amend King
33 County Zoning Code, Resolution No. 25789, as amended, by reclassi-

1 fying that property described and shown in Section 3, Appendices A
2 and B above, to BC-P and directs that Area Map E 16-24-5 be
3 modified to so designate.

4 SECTION 5. This reclassification is granted subject to
5 conditions adopted in Motion No. 4927 and said conditions are
6 incorporated herein as though fully set forth herein.

7 SECTION 6. This ordinance shall not become effective until
8 the recording of the covenant required by Condition No. 7 of the
9 Zoning and Subdivision Examiner's report and recommendation is
10 accomplished, to wit: "7. No additional off-street parking for
11 shopping center use shall be permitted south of S.E. 41st Street
12 or west of 124th Avenue S.E. The applicant will not request
13 reclassification of property adjacent to the south presently owned
14 by the applicant, consisting of five acres, more or less, for
15 retail business or commercial use. All persons having a legal or
16 equitable interest in the adjacent five acre parcel to the south
17 shall execute, and the applicant shall record, covenants which will
18 restrict development of the said parcel in accordance with this
19 condition for a period of twenty years, unless the restriction is
20 subsequently waived by action of the King County Council. Said
21 covenants shall be in a form approved by the Office of the King
22 County Prosecuting Attorney." If this requirement is not completed
23 by April 30, 1981, this ordinance shall be of no further force or
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1 effect.

2 INTRODUCED AND READ for the first time this 18th day
3 of September, 1978.

4 PASSED at a regular meeting of the King County Council
5 this 2nd day of September, 1980.

6 KING COUNTY COUNCIL
7 KING COUNTY, WASHINGTON

8 Bill Reams
9 Chairman

10 ATTEST:

11 Gerald A. Peterson ACTING
12 Clerk of the Council

13 APPROVED this _____ day of _____,

14
15 KING COUNTY EXECUTIVE
16 DEEMED ENACTED WITHOUT
17 COUNTY EXECUTIVE'S SIGNATURE

18 DATED: 9/12/80

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OVERALL LEGAL:

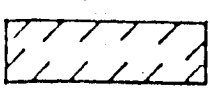
The North 1/2 of the South 1/2 of the Northwest 1/4 of the
Northeast 1/4 of Section 16, Township 24 North, Range 5 East,
W.M., EXCEPT COUNTY ROADS

APPLICANT: FACTORIA SQUARE

Zone Change: S-R (Potential RM-1800) to B-C-P

STR: E 16-24-5

5085



Proposed Reclassification

