

ORDINANCE NO. 5593

AN ORDINANCE sustaining the appeal of the Zoning and Subdivision Examiner's recommendation upon the application for reclassification petitioned by PETER MODDE, designated File No. 219-81-R, and reclassifying subject site to RM 900-P.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This Ordinance does hereby reverse the findings and conclusions contained in the report of the Zoning and Subdivision Examiner dated April 29, 1981, as modified by the conditions attached, which was filed with the Clerk of the Council on May 14, 1981, to approve reclassification of certain property from SR (Potential RM 2400) to RM 900, petitioned by PETER MODDE, designated by the Building and Land Development Division, Department of Planning and Community Development, File No. 219-81-R.

SECTION 2. The King County Council has determined that the RM 900 classification is consistent with the intent of the Soos Creek Plan and the policies of the County Comprehensive Plan, and that the Deputy Zoning and Subdivision Examiner erred in concluding that it was in conflict with the Soos Creek Plan.

SECTION 3. The King County Council does hereby reclassify the subject property from SR to RM 900-P, subject to the attached Pre-effective and Post-effective conditions. Those conditions which must be satisfied before this ordinance becomes effective must be satisfied within 6 months of Council approval, or all authority granted by this ordinance shall expire and this ordinance shall be of no further force or effect.

INTRODUCED AND READ for the first time this 9th day of March, 1981.

PASSED this 27th day of July, 1981.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

[Signature]
Chairman

ATTEST:

[Signature]
DEPUTY Clerk of the Council

APPROVED this _____ day of _____, 1981 DEEMED ENACTED WITHOUT COUNTY EXECUTIVE'S SIGNATURE

DATED: 8/7/81

King County Executive

Pre-effective Conditions:

1. The applicant or King County shall determine what effect left hand turning movement will have on their level of service on the Benson Highway (108th Ave. SE) and what improvements to the road may be required.
2. The applicant shall apply for and receive a grading permit within 6 months of Council action.

Post-effective Conditions:

1. To establish and develop to King County standards the south 30 feet of subject property to a depth of 289 feet more or less.
2. Applicant shall submit a site plan in conformance with KCC 20.146.150 through KCC 20.140.200.
3. Applicant shall install landscaping in conformance with KCC 21.51.030.
4. Applicant shall sign a CRID agreement for improvements that may be necessary on adjacent streets.
5. The property to be limited to office uses as permitted in RM 900 zone.