

ORDINANCE NO. 5733

AN ORDINANCE relating to Planning; Amending Federal Way Community Plan; amending Ordinance No. 2401, Section 1 and K.C.C. 20.12.140.

PREAMBLE:

For the purpose of effective area wide planning and regulation, the King County Council makes the following legislative findings:

- 1. The Federal Way Community Plan, adopted by Ordinance No. 2401 and amended by Ordinance No. 4733, augments and amplifies the King County Comprehensive Plan.
- 2. King County has studied a portion of the Federal Way Community Plan and determined the need to amend the plan, pursuant to Ordinance No. 4305, Section 3. Social, economic and environmental impacts of the amendment have been considered.
- 3. A Declaration of Non-significance was filed by the Planning Division on July 13, 1981.
- 4. Amendment of the Federal Way Community Plan will provide for the coordination and regulation of public and private development and bears a substantial relationship to, and is necessary for, the public health, safety, and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 2401, Section 1, Ordinance 4733,

Section 1 and K.C.C. 20.12.140, are hereby amended as follows:

((~~+1~~)) A. The Federal Way Community Plan, attached to Ordinance No. 2401, as Appendix A, as amended, and the Federal Way community plan map, attached to Ordinance No. 2401, as Appendix B, are adopted as an augmentation of the Comprehensive Plan for King County, and as such they constitute official county policy for the geographic area defined therein.

((~~+2~~)) B. The Federal Way Community Plan Revision, attached to Ordinance 4733 as Appendix A, is adopted as an amplification to the Comprehensive Plan for King County. Where there are differences between the Federal Way Community Plan

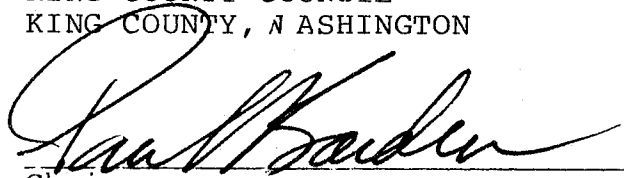
1 and the Federal Way Community Plan Revision the Federal Way
2 Community Plan Revision governs.

3 C. A Federal Way Community Plan map amendment, attached to
4 Ordinance 5733 as Appendix A, Figure 5 of proposed revision,
5 is adopted as an amplification of the Comprehensive Plan for
6 King County.

7 INTRODUCED AND READ for the first time this 21st day of
8 September, 1981.

9 PASSED this 26th day of October, 1981.

10 KING COUNTY COUNCIL
11 KING COUNTY, WASHINGTON

12 
13 Chairman

14 ATTEST:

15
16 
17 Deputy Clerk of the Council

18 APPROVED this 5th day of November, 19 81.

19 
20 King County Executive

Federal Way Community Plan Revision Study

This study is prepared as required by K.C. Ordinance 4305 to determine the need for a revision to the Federal Way Community Plan. The study is the result of a rezone request, File #251-80-R, from RS-15,000 and RS-15,000 (Potential RM-900) to RM-900. This request, shown in Figure 1, is inconsistent with the community plan.

The Zoning and Subdivision Examiner recommended that RM-900-P be granted. This recommendation was appealed and the Land Use Appeals Committee recommended that the Council refer the issue to the Planning Division. The Council, by Motion 5160, required this study pursuant to King County Ordinance 4305, Section 4.

Federal Way Community Plan

The Federal Way Community Plan was adopted by the King County Council in June, 1975 (K.C. Ordinance 2401). In May, 1978, a revision process was established to "clarify and resolve inconsistencies between area zoning, Motion No. 2844, the Lakehaven Sewer District Comprehensive Sewer Plan and the Federal Way Community Plan in order to ensure that the design and phasing of sewer service for areas encompassed by Motion No. 2844 is consistent with the Community Plan." (K.C. Motion 3502).

The revision did not consider the entire Federal Way planning area. Rather, it included only the periphery, primarily low and medium density residential areas. The revision (adopted in February, 1980, K.C. Ordinance 4733) did not include the area of proposed rezone #251-80-12.

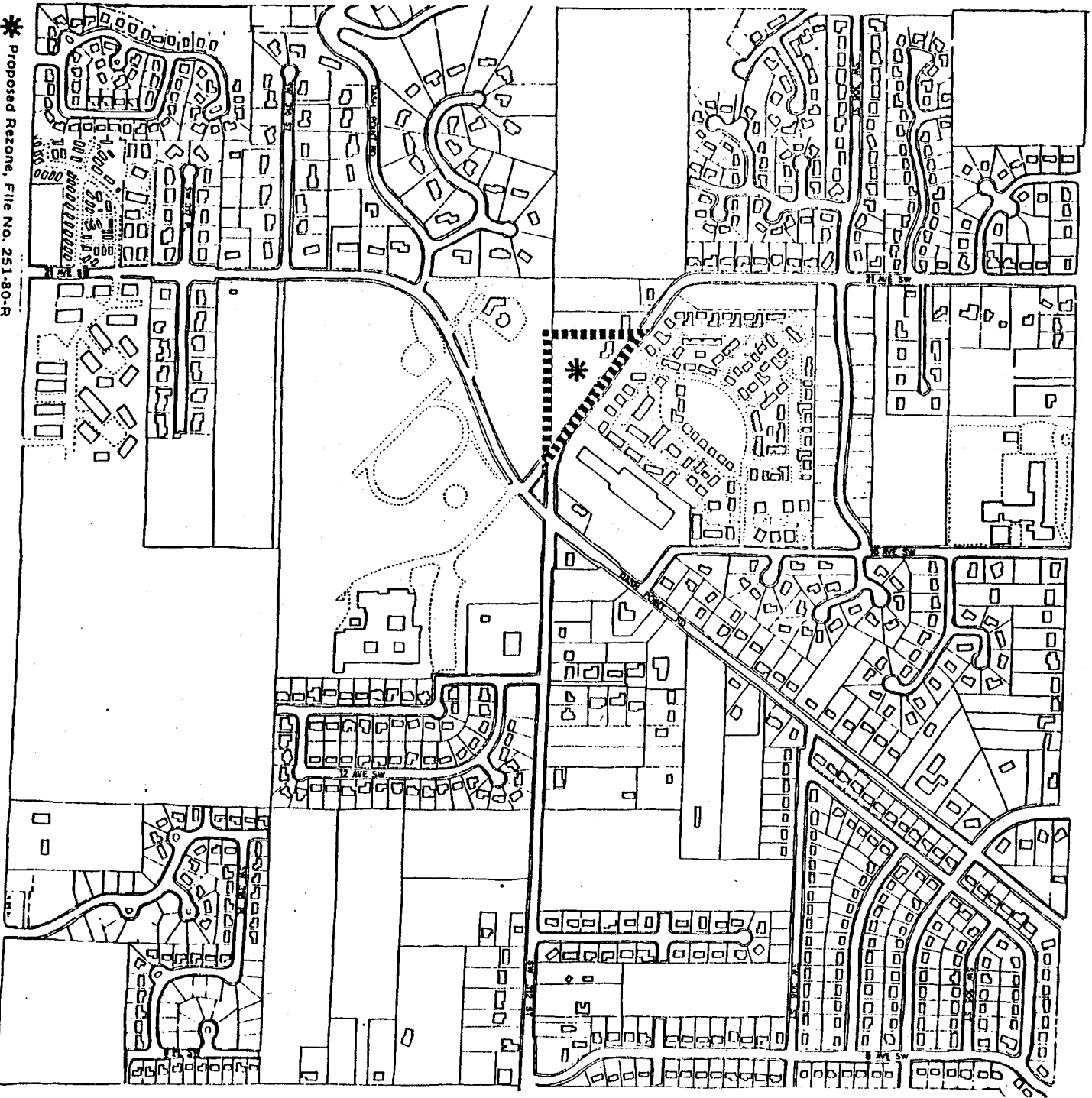
As shown in Figure 2, the existing land use plan in the vicinity of the proposed rezone is for single family residential surrounding a commercial/multi-family center.

Zoning

Figure 3 shows the existing zoning for the area surrounding the proposed rezone. Several properties that had zoning for more intense use in 1975 were not designated appropriately on the plan map. Discrepancies such as this are described below.

An area zoning study was completed for Federal Way in September, 1976. While many changes in zoning were made this study was not as comprehensive as the area zonings that are currently developed with community plans. The area zoning was comprised only of a series of specific zoning requests and issues, not an evaluation of all existing zoning. Further, the Federal Way area zoning made some zone changes that were not consistent with the recently adopted plan. Some discrepancies between the adopted plan and zoning resulted. An example of this latter point is the subject area west of the intersection of 21st Ave. SW and Dash Point Road. The area zoning designates the property RS-15,000 (Potential RM-900) to encourage development of professional offices. The community plan designated the area for medium density residential. At the time the area zoning was completed,

* Proposed Rezone, File No. 251-80-R








Business-Commercial




FIGURE 3
EXISTING ZONING


RS-15000 


RS-9600 


RS-7200 

S-R 

RD-3600 

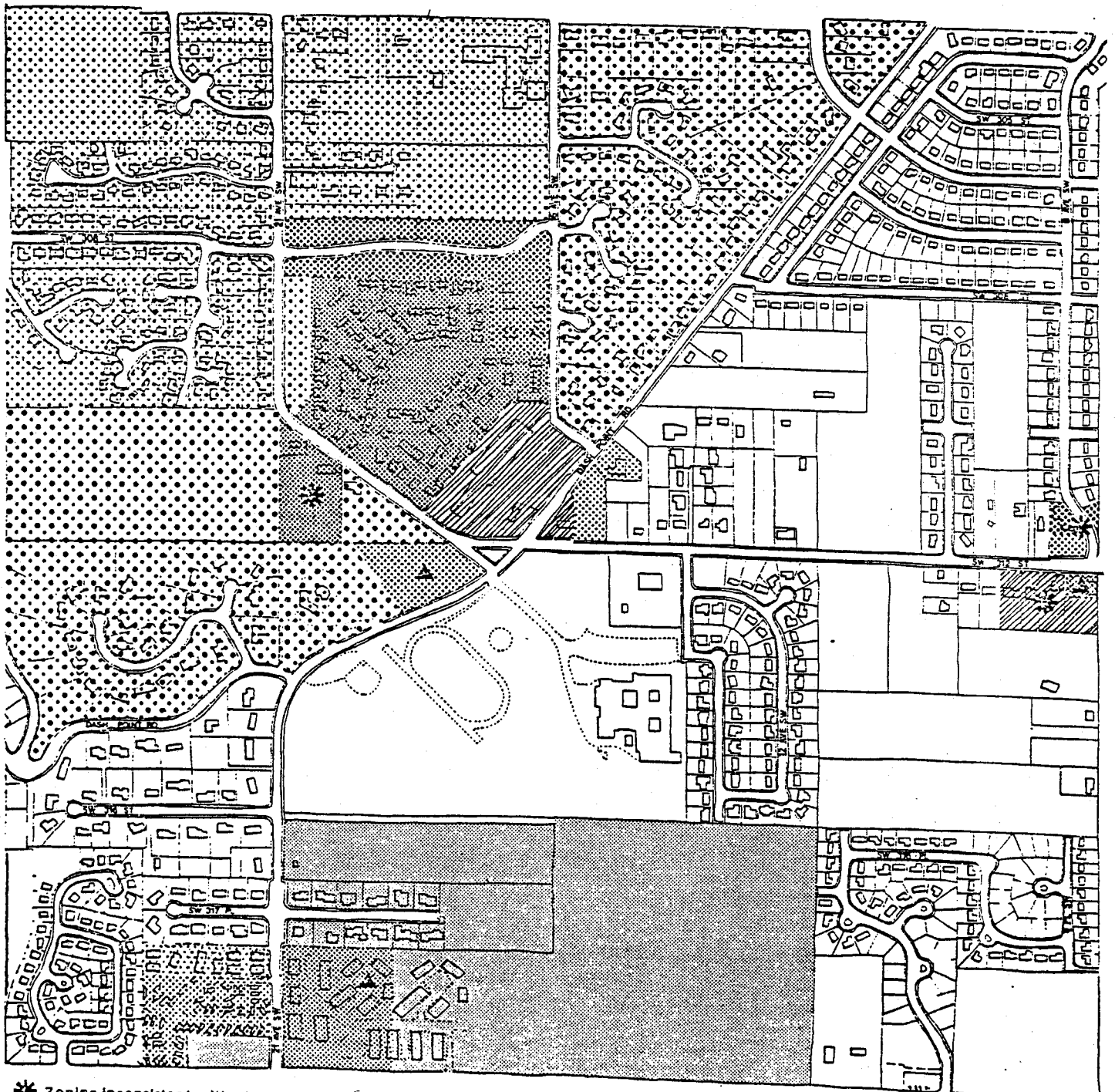
RM-2400 

RM-1800 

RM-900 

B-N 

B-C 



* Zoning inconsistent with also at the top of page

the community plan was not amended to reflect the potential office development. (See Attachment A for the excerpt from the 1976 Federal Way Area Zoning Guidelines pertaining to this property).

Figure 3 also shows three rezones in the area that have been granted since 1975 that are inconsistent with the community plan. (An additional rezone in a single family area to RD-3600 was adopted but had a density limitation consistent with the plan) One of these rezones includes part of the property at the intersection of 21st Ave. SW and Dash Point Road that was discussed above.

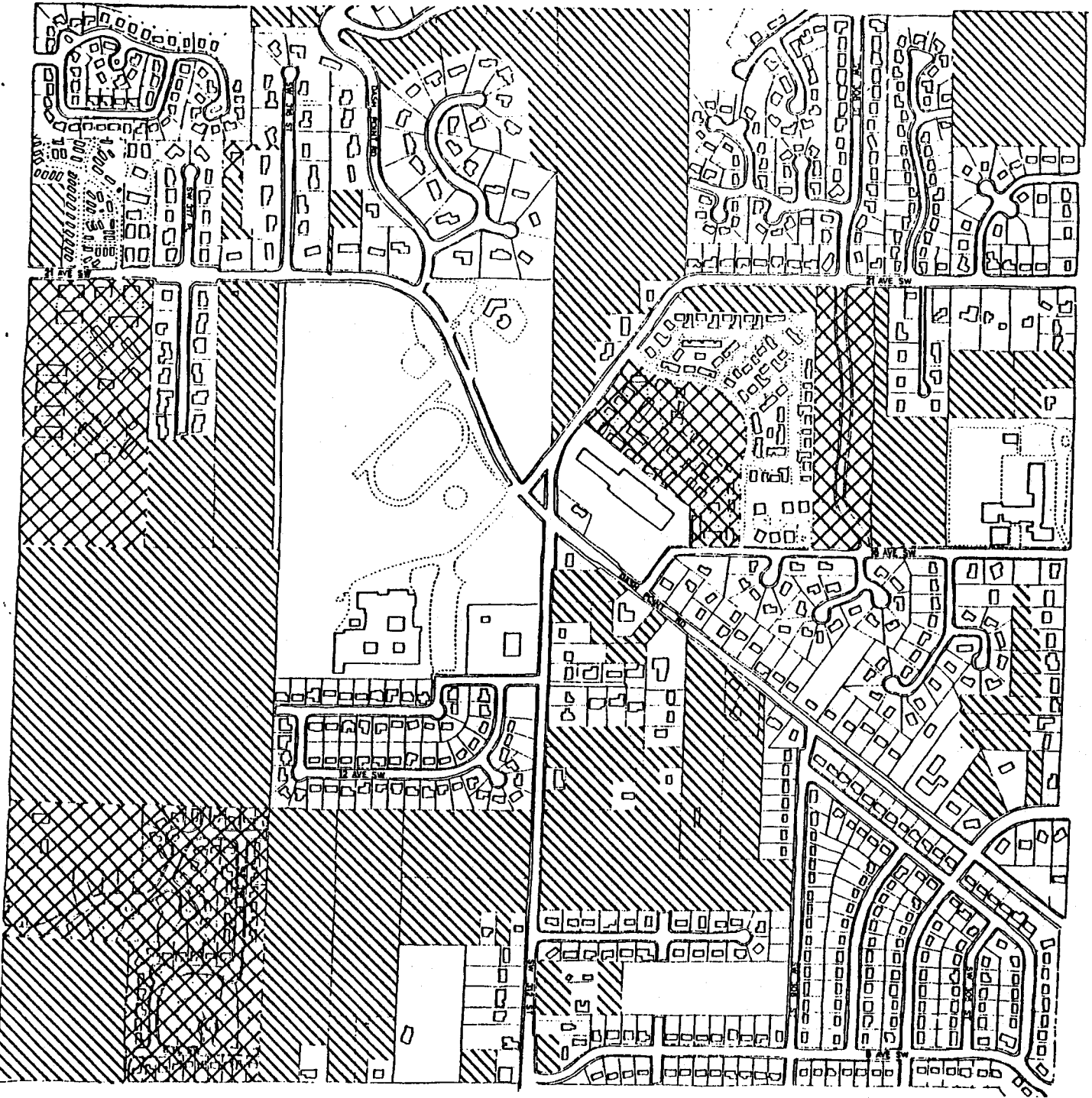
Vacant and Underutilized Lands

Figure 4 shows a comparison of vacant and underutilized land in 1977 and 1981. "Underutilized" land is defined as properties with an existing structure but with adequate area to built an additional structure(s). Tables 1 and 2 show approximate acreages of vacant and underutilized land broken down by both zoning and community plan designation.

This information was analyzed to determine if there was a need for plan amendments allowing additional multi-family, office or commercial uses in this area. It was also used in determining a potential revision area.

Table 1
VACANT & UNDERUTILIZED LAND
(by community plan designations)

<u>Community Plan Designation</u>	<u>1977</u>	<u>1981</u>
Medium Density Residential (3-9 units/acre)	240 acres	174 acres
Apartments	3 acres	3 acres
Commercial	1 acre	1 acre
Total	244 acres	178 acres



1977



1981



Table 2
VACANT & UNDERUTILIZED LAND
(by zone)

<u>Zone</u>	<u>1977</u>	<u>1981</u>
RS-15000	34 acres	31 acres
RS-9600	23 acres	23 acres
RS-7200	29 acres	29 acres
S-R	129 acres	90 acres
RD-3600	12 acres	
RM-1800	15 acres	3 acres
RM-900	1 acre	1 acre
BN	1 acre	1 acre
TOTAL	244 acres	178 acres

Table 2 shows that much of the property zoned for multi-family has been developed. Much of the remaining vacant land is in established single family areas and is inappropriate for reclassification to multi-family, except for the isolated parcel, currently zoned RS-15000, to the southwest of Westfair Shopping Center. This parcel lies between properties recommended for higher intensity uses.

Transportation

Since the adoption of the Federal Way Community Plan in 1975, there have been only three county sponsored transportation projects completed. Two of these were maintenance projects and the third was new construction:

1. Dash Point Road west of 21st Ave. SW, was repaved with shoulder improvements;
2. Shoulders were paved on SW 312th St., east of Dash Point Road.
3. A traffic signal was installed at the intersection of Dash Point Road and SW 312th St.

There is currently one CIP project scheduled in the study area (Project #800178). This project, which is scheduled to start this year, involves the following improvements to SW 320th St. from 1st Ave. S. to 21st Ave. SW:

FIGURE 5
PROPOSED REVISION

Single Family, 3-9 units/acre



Apartments



Business-Commercial



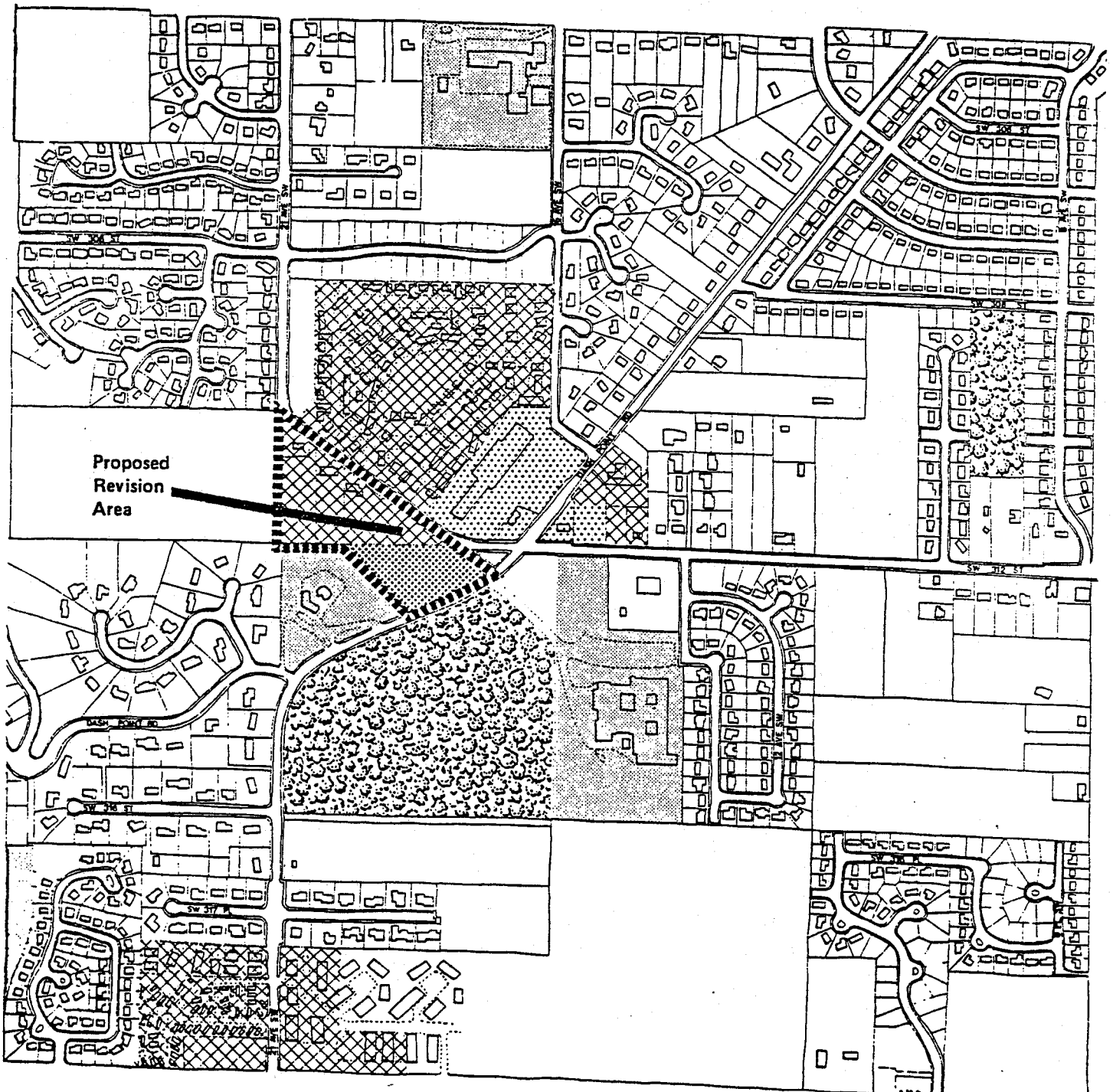
Parks and Recreation



Community Facility



Professional Offices
and Apartments



1. Widening the street to 4 lanes,
2. Channelizing traffic at intersections
3. Construction of curbs, gutters and sidewalks.

A transportation study is currently being done by the Planning Division's Transportation Section for the entire Federal Way planning area. When the study is sent to the County Council for approval, it will contain the following recommendations within the study area:

1. Reconstruct the intersection of Dash Point Road (SR 509) and SW 312th St.
2. Construct bus, pullouts and shelter pads on Dash Point Road from SW 312th to 1st Ave. S.
3. Widen SW 312th St. to 3 lanes with bicycle and pedestrian improvements from Dash Point Road to 1st Ave. S.
4. Put in crosswalks and pedestrian crossing signs at the intersection of 10th Ave. SW and SW 310th St.

Traffic and roads have not been an issue in this area as development has occurred. The transportation study has included analysis of development potential and has determined that major new projects are not warranted except for these identified above.

Finding that a Plan Revision is Needed

For the following reasons, the Planning Division recommends that the Federal Way Community Plan be amended in the area of the proposed rezone:

1. The land use plan map adopted in 1975 did not accurately reflect existing zoning. Since no areawide zoning was adopted to make zoning consistent with the plan, development could occur based on the existing zoning. Such development could change the character of the immediate area adjacent to the proposed rezone from medium density residential to high density residential or office.
2. A decision was made in 1976 that higher intensity uses are appropriate in this area (see Attachment A). In particular, it was determined that property directly west of the intersection of 21st Ave. SW and Dash Point Road is appropriate for professional office development even though the community plan designated the property Medium Density Residential, 3-9 units per acre.

Recommended Scope of Revision

The Planning Division recommends that the Federal Way Plan be revised according to Figure 5 "Proposed Revision," to reflect 1) zoning that has been present since the original Federal Way Community Plan was adopted; and 2) zoning changes adopted since 1975.

Recommended Process

The following steps are recommended for the revision process:

1. The County Council to consider an ordinance adopting a revision to the Federal Way Community Plan.
2. When the Council sets a hearing date, hearing notices should be sent to all affected property owners and interested parties (see Attachment B).
3. The Council to hold a public hearing to take testimony on the proposed revision. If new issues are introduced at the hearing, the Council could refer the proposed revision to Committee for discussion. Other wise, the Council could take action on the revision following the hearing.

ATTACHMENT A

<u>FWW4.</u>	<u>Name</u>	<u>Request</u>
	Wayside Congregational Christian Church 2000 S.W. Dash Point Rd. Federal Way, WA	Professional Office

Requests RM-900 zoning on the southwest corner of SW 312th St. and S.W. Dash Point Road.

Conclusion

The size location and topography of the property is such that a landscape plan and drainage controls plan are necessary before any building permits are processed so as to minimize the impact on the abutting residential area to the south and County park to the east.

Professional office building at this location meets Comprehensive Plan policy B-31. Professional offices and allied services often serve local residential areas, so shall be encouraged to locate in conjunction with any type of business area.

The Federal Way Community Plan shows this area as medium density, yet a professional office development that is aesthetically pleasing will properly meet the property owner needs and desires and those of the community and county.

Subject property abuts upon 21st Ave. S.W. which is a secondary arterial from S.W. 312th to S.W. 320th St. Unresolved issues of ingress/egress suitability should be worked out with the Department of Public Works and Division of Land Use Management prior to issuance of any building permit.

Action

Approve RS 15,000 Potential RM900.

Attachment B

Suggested Mailing List
For Hearing Notice

Notification from rezone file #251-80-R

Gerald L. McDonald
31206 22nd Pl SW
Federal Way, WA 98002

Charles J. McCullough
31240 22nd Pl SW
Federal Way, WA 98002

Wayside United Church of Christ
2000 SW Dash Pt. Rd
Federal Way, WA 98002

Youngblood
31222 22nd Ave SE
Federal Way, WA 98002

Alice M. Nucci
30859 21st Ave SW
Federal Way, WA 98003

E.A. Olmstead
31207 22nd Ave SW
Federal Way, WA 98003

Minda A. Petersen
30847 21st Ave SW
Federal Way, WA 98003

Evinger Const LTD
Cohn Cohan & Strasburg PS
1624 Washington Bldg.
Seattle, WA 98101

Milburn Moritz
PO Box 21347
Seattle, WA 98111

Westfair Corporation
PO Box 21347
Seattle, WA 98111

Mary K. Janders
11904 Renton Ave S
Seattle, WA 98178

Jack C. Taylor
8302 Eastside Dr.
Tacoma, WA 98422

Hearing Examiner Notification, File #251-80-R

Donald L. Robertson
Elizabeth Robertson
31031-21st Pl. SW
Federal Way, WA 98003

Linda K. Johnson - Realty World
31248 Pac Hwy. S.
Federal Way, WA 98003

Bob Bowick, Realty World
31248 Pac Hwy. S.
Federal Way, WA 98003

Richard Arnold
Wayside nited
Church of Christ
2000 SW Dash Point Rd.
Federal Way, WA 98003

Additional Notification

Jim Mawson
Federal Way Community Council
3735 SW 313th Ave
Federal Way, WA 98003

Federal Way Chamber of Commerce
32015 1st S.
Federal Way, WA 98003

Federal Way Public Library
848 S. 320th
Federal Way, WA 98002

Seattle Times
10843 NE 8th Suite 204
Bellevue, WA 98004

Seattle Post Intelligencer
Real Estate Division
6th & Wall Street
Seattle, WA 98121

Federal Way News
1634 S. 312th
Federal Way, WA 98002