

ORDINANCE NO. 6298

AN ORDINANCE reversing the Zoning and Subdivision Examiner's recommendation to deny the application for reclassification petitioned by Henry A. and Alpha A. Peterson designated Building and Land Development File No. 102-82-R, and reclassifying subject property to RM-900P.

SECTION 1. In recognition of Ordinance 6274 passed January 3, 1983 this ordinance does hereby revise the findings and conclusions contained in the report of the Zoning and Subdivision Examiner dated January 27, 1982, which was filed with the Clerk of the Council on August 19, 1982, to deny without prejudice the application for rezone from RD-3600-P to RM-900, petitioned by Henry A. and Alpha A. Peterson and designated by the Building and Land Development Division, Department of Planning and Community Development, File No. 102-82-R as follows:

1. Add the following finding: Pursuant to Motion 5483 a plan revision study was prepared by the Planning Division and reviewed by the County Council. The Council concluded a plan revision was warranted and approved Ordinance 6274 amending the Northshore Community Plan. The Council has determined the subject property is appropriate for professional office and low density multi-family/duplex uses subject to the following conditions:

1. A western extension of NE 171st Street shall be dedicated and constructed across this site to County standards.

2. Development of the northern portion of this site is limited to professional offices.

3. Any multi-family development south of the extension of NE 171st Street is limited to 12 units per acre.

1 4. Development of this site is limited to the area north
2 of NE 171st Street (if extended) until the actual road alignment
3 is established.

4 These conditions are similar to those applied to the Olsen
5 property located to the east and also maintains flexibility in
6 the extension of NE 171st Street.

7 2. Delete conclusions 3, 4 and 5 and substitute the
8 following:

9 3. If approved subject to the conditions required by
10 Ordinance 6274, the proposed reclassification will comply with
11 the goals and objectives of the Comprehensive Plan, Subdivision
12 and Zoning Codes, and other official land use controls and
13 policies of King County.

14 4. The adjacent property owner most affected by the
15 requested change is the owner of the large mobile home park
16 adjacent to the west. He is also a resident of the park, with a
17 unit adjacent to the common property line. His support of the
18 application was based on his judgment that office development
19 under a P-suffix will have less impact on his property than
20 would 70 dwelling units on 5 acres.

21 SECTION 2. The King County Council does hereby classify the
22 subject property from RD-3600P to RM-900P subject to the
23 following post-effective conditions:

24 1. A western extension of NE 171st Street shall be
25 dedicated and constructed across this site to County standards.

26 2. Development of the northern portion of this site is
27 limited to professional office.

28 3. Any multi-family development south of the extension of
29 NE 171st Street is limited to 12 units per acre.

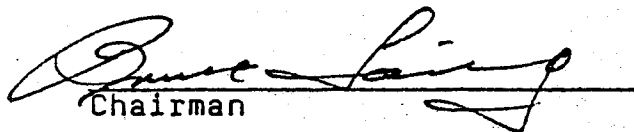
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1 4. Development of this site is limited to the area north of
2 NE 171st Street (if extended) until the actual road alignment is
3 established.

4 INTRODUCED AND READ for the first time this 7th
5 day of December, 1981.

6 PASSED this 24th day of January, 1983.

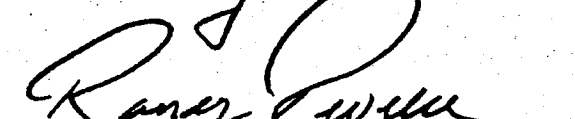
7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 
Chairman

10 ATTEST:

11  deputy
12 Clerk of the Council

13 APPROVED this 2nd day of February, 1983.

14 
15 King County Executive