

ORDINANCE NO. 6785

AN ORDINANCE sustaining the appeal of the Zoning and Subdivision Examiner's recommendation upon the application for reclassification petitioned by ROBERT M. SHAY, ET AL, designated Building and Land Development File No. 111-83-R, and reclassifying the site to RD 3600-P, subject to conditions.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY.

SECTION 1. This ordinance does hereby adopt and incorporate herein as its own, as modified below, the findings and conclusions contained in the report of the zoning and subdivision examiner dated January 18, 1984, which was filed with the clerk of the council on February 2, 1984, and reclassifies certain property from SR to RD 3600-P, petitioned by ROBERT M. SHAY, ET AL, designated by the building and land development division, department of planning and community development, file no. 111-83-R.

Finding no. 24 - strike the last two sentences.

Strike findings nos. 25 and 26.

Conclusion no. 1 - strike last two sentences.

Strike conclusions nos. 3 and 4.

Add a new conclusion as follows:

3. If approved subject to the conditions recommended below, the proposed reclassification will comply with the goals and objectives of the King County comprehensive plan, other official policies and objectives for the growth of King County, and will not be unreasonably incompatible with or detrimental to affected properties and the general public. The reclassification as recommended below is required for the public necessity, convenience and general welfare.

SECTION 2. The King County council does hereby reclassify the subject property from SR to RD 3600-P, subject to the following conditions. Those conditions, if any, which must be satisfied before this ordinance becomes effective must be satisfied within two years of council approval, or all authority granted by this ordinance shall expire and this ordinance shall be of no further force or effect. Upon this ordinance becoming effective, the building and land development division shall amend the official zoning maps

1 of King County to reflect this action.

2 Pre-effective conditions:

- 3 1. The applicant shall dedicate to King County the necessary
4 right-of-way along N.E. 70th Street as requested by the King County
5 traffic and planning division, department of public works and the
6 King County planning division, transportation section.
- 7 2. The City of Kirkland determines that adequate downstream capacity
8 of the sewer system is available to handle the proposed development.
- 9 3. The City of Kirkland has an approved sewer comprehensive plan
10 pursuant to K.C.C. 13.24.
- 11 4. The traffic control light proposed by Washington State Department
12 of Transportation at the southbound ramp of N.E. 72nd Place and I-405
13 is under contract for installation.

14 Post-effective conditions:

- 15 5. The applicant shall submit to the building and land development
16 division for their approval, a site plan in conformance with the
17 provisions of K.C.C. 21.46.150-21.46.200 (P Suffix site plan approval)
18 and as modified below.
- 19 6. No removal of any evergreen trees on the site unless specifically
20 approved by the building and land development division and upon a
21 showing by the applicant that said trees to be removed are either
22 diseased, a hazard, or cannot possibly be integrated into the
23 landscaping plan required under K.C.C. 21.51 (landscaping ordinance).
- 24 7. The site shall be development within the general character of the
25 concept plan received by the building and land development division
26 on June 10, 1983, prepared by the Mithun Associates.
- 27 8. Storm drainage plans shall be approved by the department of public
28 works, surface water management division. Said drainage plans shall
29 comply with the provisions of Chapter 20.50 of the King County Code.
- 30 9. The applicant shall provide the necessary road improvements to
31 N.E. 70th Street and 130th Avenue N.E. adjacent to the subject
32 property, as indicated within attachments A and C.
- 33

10. The applicant is encouraged to work with METRO to explore the possibility of a passenger shelter with the development of the site.

11. Based upon the previous filling activities on the site, structural analysis of foundations, relative to soil capacity, for any buildings to be placed on the site may be required at the time of building permit review.

12. The maximum density on the site shall be 92 units.

13. The storm drainage plans required by condition 8 shall assure that additional detrimental impacts to the existing retention system and the plats lying southeast of 132nd N.E. and N.E. 70th Street do not occur, and additional standards above those specified in K.C.C. 20.50 may be applied to achieve this result.

INTRODUCED AND READ for the first time this 18th day of April, 1983.

PASSED this 21st day of May, 1984.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Rory Grant
Chairman

ATTEST:

Dorothy M. Quinn
Clerk of the Council

APPROVED this 5th day of June, 1984.

Randy Wall
King County Executive