

February, 1986

INTRODUCED BY PAUL BARDEN

PROPOSED NO. 86-146

ORDINANCE NO 7640

AN ORDINANCE relating to Planning, amending the Highline Community Plan, amending Ordinance 5453, Section 1 and K.C.C. 20.12.240.

PREAMBLE:

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

- (1) The Highline Community Plan, adopted May 11, 1981 by Ordinance 5453, augments and amplifies the King County Comprehensive Plan.
- (2) King County has studied a portion of the Highline Community Plan and determined the need to amend the plan pursuant to K.C.C. 20.12.070-20.12.080.
- (3) A Declaration of Non-significance was filed by the planning division on May 14, 1985.
- (4) Amending the Highline Community Plan will provide for 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 5453 Section 1, 2 and 3 and K.C.C. 20.12.240 are hereby amended to read as follows:

A. The "Highline Communities Plan," attached to Ordinance 3530, is adopted as an addendum to the comprehensive plan for King County. The Highline Communities Plan is amended by those changes identified in the "Highline Area Zoning," to Ordinance 5453 as inconsistent with the plan pursuant to Ordinance 5401. As an amplification and augmentation of the comprehensive plan and the Sea-Tac Communities Plan, it constitutes official county policy for the Highline area.

B. Any further changes and amendments to the plan initiated by King County which relate to the Sea-Tac Airport and its vicinity shall correspondingly change and amend the Sea-Tac Communities Plan. All proposed changes and amendments shall be transmitted to the Port of Seattle for review and official consideration by the Port of Seattle Commission prior to council approval.

C. In adopting the Highline Communities Plan, the council recognizes that cooperation and action by others, including but not limited to citizens, state and local agencies, is essential for proper implementation.

D. The land use plan amendment attached to Ordinance 7291 as Appendix A, is adopted as an amendment to the Highline communities plan.

E. An amendment to the Highline area zoning, attached to Ordinance 7291 as Appendix B is adopted as the official zoning control for that portion of unincorporated King County defined therein.

F. An amendment to the Highline Area Zoning, attached to Ordinance 7640 as Appendix A is adopted as the official zoning control for that portion of unincorporated King County defined therein.

INTRODUCED AND READ for the first time this 24th day of March, 1986.

PASSED this 27th day of May, 1986.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Audrey Inger
Chair

ATTEST:

Dorothy M. Owens
Clerk of the Council

APPROVED this 6 day of June, 1986.

Jim Hill
King County Executive

**Highline Community Plan Revision
Study Motion 3313**

7640

King County Council Motion 3313 directed the Department of Planning and Community Development to prepare this community plan revision study for property located south of South 160th Street, north of South 164th Street, east of First Avenue South and west of Ambaum Boulevard South.

ISSUE

The study addresses a zoning issue related to the 1981 Highline Area Zoning. A problem surfaced when a new owner purchased the Burien Datsun dealership in December, 1984 and acquired an adjoining parcel to the north to expand the showroom. When the property owner applied for a building permit to enlarge the showroom, he discovered his auto dealership was a legal non-conforming use. Under County regulation, his building cannot be enlarged or structurally altered unless the change makes the building more conforming to the existing Community Business (B-C) classification. An enlarged showroom does not bring the use into closer conformance with existing zoning. Therefore, the property owner wants to reclassify the property to General Commercial (C-G) to allow the building expansion.

HISTORY

The Highline Community Plan, adopted in December, 1977, applies to this property. The plan calls for minimal changes in the overall land use pattern in this area except for some commercial and apartment expansion west of First Avenue South, north of Normandy Road. The plan seeks to encourage development of land currently zoned for business or arterial commercial uses. It recommends that growth of arterial commercial strips should be internal, emphasizing development and redevelopment of property already committed to that type of use.

Highline Plan Policy H-14 states "Provide for future space demands through the development and redevelopment of existing service and retail centers."

The Highline Community Plan land use map makes clear this policy applies to the subject property. The plan designates the site for neighborhood and community business. The area zoning implements this policy by classifying the site B-C. Page 31 of the Highline Community Plan states that implementation of policy H-14 will occur as new development proposals are evaluated based on the plan. It also states that the intent of the plan is to encourage renovation proposals for existing structures rather than further expansion along arterials. The property owner's proposal to upgrade the building meets this intent of the plan.

The Planning Division began preparing the Highline Area Zoning in 1978 to implement the land use element of the 1977 Highline Community Plan. In the proposed area zoning, the subject property was reclassified from C-G to B-C. Property lying to the west (see Parcel B on enclosed map), similarly depicted as neighborhood and community business on the adopted land use plan map, was not proposed for a change in classification by the area zoning. Two similar properties therefore were not provided similar treatment in the proposed area zoning.

The proposed area zoning was reviewed by a three member Council panel during 1980, with meetings concerning this area held in the King County Courthouse on January 20, 1980. During that review the panel considered requests by property owners to amend the adopted land use plan map and proposed area zoning. The subject site was not presented as an issue.

An issue (Burien Issue #14) considered by the Council panel on a parcel located to the east (see Parcel C on enclosed map) relates to the current issue under consideration. The Executive proposed RM 900 zoning on the site to the east to encourage maximum density multifamily and office uses. The Council panel retained CG zoning to accommodate an existing fuel storage yard.

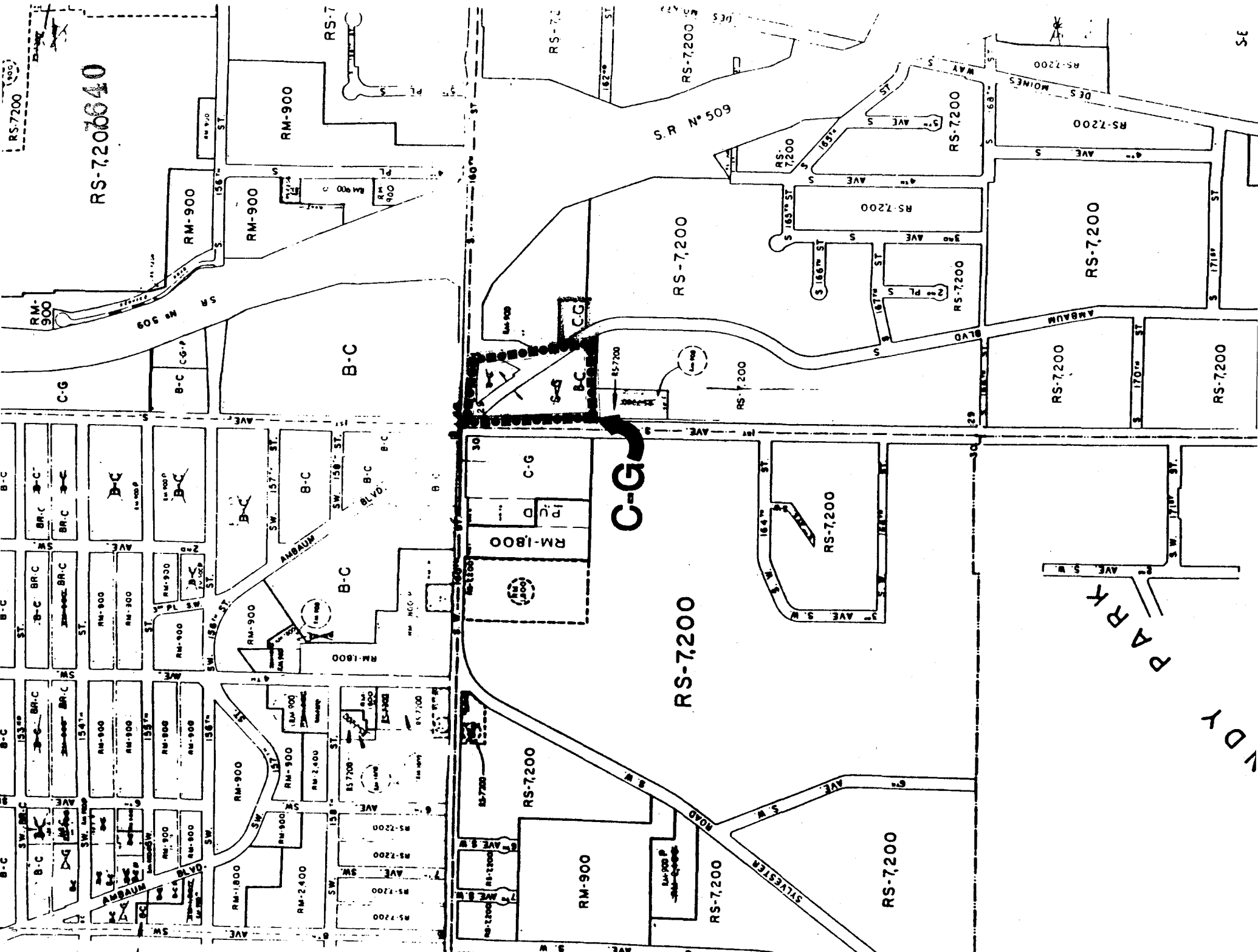
CONCLUSION AND RECOMMENDATION

The Council decision on Burien Issue #14, to retain an existing General Commercial use, and the different treatment in the Highline Area Zoning of the subject property compared to properties lying directly to the west, resulted in a decision not intended by Council and Executive action.

Based on the existing use on the site and the improvement proposed by the property owner, the request for General Commercial zoning is consistent with Highline Community Plan Policy H-14, Council action on a similar site, and the intent of the King County Comprehensive Plan which encourages a wide range of commercial uses within Urban Activity Centers.

We recommend the Highline Area Zoning be amended by reclassifying the subject property C-G.

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CP004/MH



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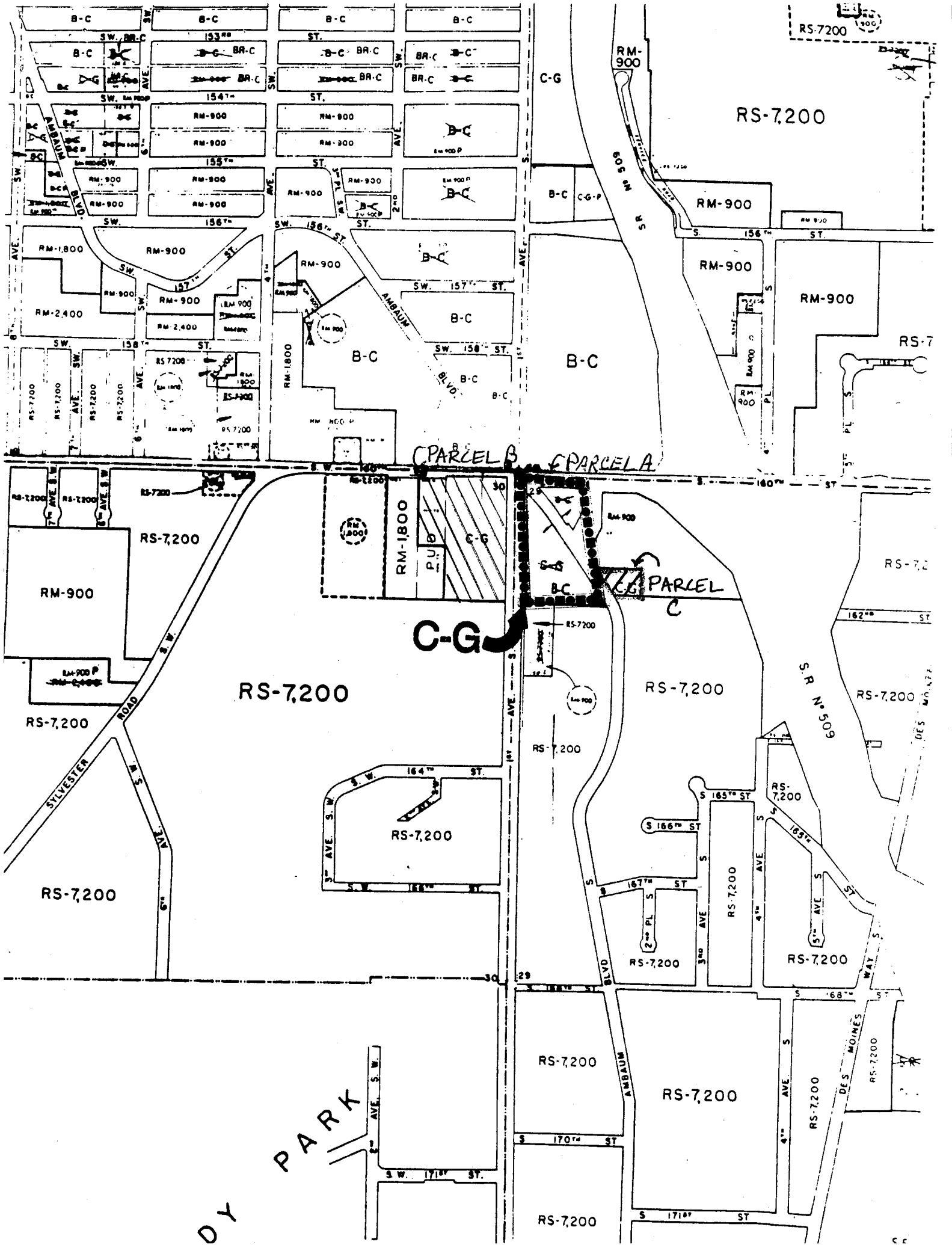
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PARCEL B

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