Introduced by: Bruce Laing
Proposed No. 87-487

## ORDINANCE NO. 3396

AN ORDINANCE granting the applicant's appeal, reversing the recommendation of the Zoning and Subdivision Examiner, and approving the reclassification of certain property petitioned by BOW LAKE, INC., Building and Land Development File No. 227-87-R.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

## SECTION 1. The council finds the following:

- A. The applicant requests reclassification of the subject .58 acre parcel from RM-900 to BN-P. The site is currently used for accessory vehicle/trailer storage by residents of the Bow Lake Mobile Home Park.
- B. The mobile home park residents surrounding the existing grocery store and the proposed grocery store location are principally elderly and desire improved mobile home park security. Non-resident patronage of the grocery/beauty/barber facilities diminishes on-site park security and increases vehicular traffic within the mobile home park. The requested reclassification is being sought to allow the grocery/barber/beauty shop to move from the interior of the mobile home park to the perimeter, at the main entrance.
- C. The existing grocery/beauty/barber use within the mobile home park began during the early 1960's. In 1967, King County issued a building permit (No. C-221580), authorizing improvements to the grocery store, thereby acknowledging the use of the building as a retail facility. On December 11, 1967, King County adopted the present zoning, RM 900. The 1981 Highline Community Plan and Area Zoning did not change the zoning designation and did not review this property. The parcel for which reclassification is requested is less than 200 feet from the existing retail location.
  - SECTION 2. The council therefore concludes the following:
- A. The applicant seeks to relocate an existing use within a contiguously owned property, 200 feet or less, without

expanding it.

- B. Approval of this request will benefit the public interest by reducing traffic conflict within the mobile home park by eliminating delivery trucks and non-resident traffic within the mobile home park.
- C. Approval of this request will benefit the public interest by improving security within the existing mobile home park.
- D. The fact that this property was not specifically reviewed at the time of the Highline Community Plan adoption is an oversight. Approval of the requested reclassification will properly classify grocery/barber/beauty shop use.
- E. The examiner made an error in judgment and conclusion in failing to find and conclude that the benefits of reduced traffic conflicts and improved security warrant granting the requested reclassification, in order to improve the public safety and welfare.
- F. This reclassification will reduce the intrusion of an existing, incompatible use within the RM 900 zone classification; it will improve the security and stability of land and improvements, thereby helping accomplish the basic purpose of the King County zoning code; and it will not be unreasonably incompatible with or detrimental to affected properties and the general public. The requested reclassification is required for the public necessity, convenience and general welfare.

SECTION 3. The King County council hereby reverses the recommendation of the zoning and subdivision examiner in his report of August 19, 1987, filed with the clerk of the council on September 3, 1987, grants the appeal of Bow Lake, Inc., and approves reclassification of the subject property (BALD File No. 227-87-R) from RM 900 to BN-P subject to the conditions Nos. B 1-7 set forth on pages 4 and 5 of the examiner's report and recommendation. INTRODUCED AND READ for the first time this 29th day , 198**7.** PASSED this 25th day of KING COUNTY COUNCIL KING COUNTY, WASHINGTON ATTEST: 

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