

December 28, 1988

INTRODUCED BY PAUL BARDEN

PROPOSED NO. 89 - 73

ORDINANCE NO. **8863**

AN ORDINANCE relating to Planning, amending the Highline Community Plan and Area Zoning - Strom Ordinance 3530, Sections 1, 2 and 3, as amended, and K.C.C. 20.12.240.

PREAMBLE:

For the purpose of effective areawide 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 and community development division on January 3, 1988.
- (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 3530, Section 1, 2 and 3 as amended 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.

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

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

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

9 G. The McMicken Heights Land Use Study, attached to Ordinance 7490 as Appendix
10 A, is adopted as an amplification of the Highline communities plan.

11 H. The McMicken Heights area zoning, attached to Ordinance 7490 as Appendix B
12 is adopted as an amplification of the Highline communities plan.

13 I. The Highline Plan Revision Study - Highline Community Hospital attached to
14 Ordinance 8138 as Appendix A, is adopted as an amendment to the Highline Community
15 Plan.

16 J. An Amendment to the Highline Area Zoning, attached to Ordinance 8138 as
17 Appendix B, is adopted as the official zoning control for that portion of unincorporated
18 King County defined therein.

19 K. The Highline Plan Revision Study - Olde Burien attached to Ordinance 8251 as
20 Appendix A, is adopted as an amendment to the Highline Plan.

21 L. An amendment to the Highline area zoning, attached to Ordinance 8251 as
22 Appendix B, is adopted as the official zoning control for that portion of unincorporated
23 King County defined therein.

24 M. The "Sea-Tac communities plan," attached to Ordinance 2883, is adopted as an
25 addendum to the comprehensive plan for King County. As an amplification and augmen-
26 tation of the comprehensive plan, it constitutes official county policy for the vicinity of
27 Sea-Tac International Airport.

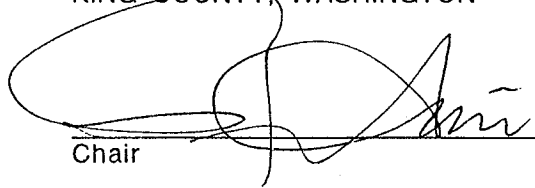
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N. The Highline Plan Revision Study - Strom attached to Ordinance as
Appendix A, is adopted as an amendment to the Highline Plan and to the Highline area
zoning as the official zoning control for that portion of unincorporated King County
defined therein.

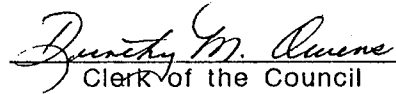
INTRODUCED AND READ for the first time this 17th day of January,
1989.

PASSED this 21st day of February, 1989.


KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

APPROVED this 1st day of March, 1989.


King County Executive

H:ORDSTRM

DEPARTMENT OF PARKS, PLANNING AND RESOURCES
PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMUNITY PLAN REVISION REPORT

HIGHLINE PLAN REVISION STUDY: SOUTH 177th PLACE AND AMBAUM BOULEVARD
SOUTH (STROM)

I. GENERAL INFORMATION

Motion No. 7364: Passed November 21, 1988 by the King County Council, directed the department to review the area west of the intersection of South 177th Place and Ambaum Boulevard South to determine if the current industrial land use and zoning should be changed to multifamily. John Strom applied for a zoning reclassification which is inconsistent with the Highline Committee Plan, which generated the need to consider if a plan ammendment was warranted.

Location: The planning area is located directly west of the intersection of So. 177th Place and Ambaum Boulevard South. Council Motion No. 7364 defined the exact boundaries of the planning area as: east of 1st Avenue South, north of Normandy Road, west of Ambaum Boulevard South and south of South 174th Street. (Map A)

Existing Land Use Designations: The planning area contains developed commercial, office, multifamily, single family and public facilities. (Map B) There is a total of 6.97 acres of undeveloped land. This undeveloped land is the area requested for reclassification from Manufacturing Park (MP) to Multifamily (RM 1800).

Zoning History and Background: The Manufacturing park zoning was placed on this property prior to the Highline Community Plan which was adopted in 1981. The Executive proposed Highline Community recommended changing the Manufacturing Park zoning to Multifamily. During Council review in 1981, the property owner requested the Council retain the existing Manufacturing Park zoning. The Council agreed (Map C).

SEPA Determination: A determining non-significant (DNS) was issued on January 3, 1989.

II. ANALYSIS:

The undeveloped land within the study area should be considered for a change in land use and zoning at this time. The developed areas have stable uses and structures and a change in land use or zoning would create nonconforming uses which could result in hardships to those property owners in the future.

The undeveloped land in the study area is the 6.97 acre Strom property. This property is divided by So. 177th Place into a 2.5 acre parcel to the north and a 4.3 acre parcel to the south. John Strom has requested Multifamily (RM-1800) land use and zoning for the property.

III. APPLICABLE POLICIES:

King County Comprehensive Plan (KCCP)

- PC-102** Residential development in urban Areas should include a full range a single-family and multifamily housing types. The overall density of urban areas should be high enough to support efficient urban services and provide affordable housing choices with a variety of high, medium, and low densities based on land form, environmental suitability, and availability or planned availability of facilities and services.
- R-101** King County should encourage and promote a wide range of residential development types and densities in various parts of King County to meet the needs of a diverse population and provide affordable housing choices for all income levels.
- R-201** King County should seek to achieve an average density of 7 to 8 dwelling units per acre for new developments in the portions of the Urban Area that are undeveloped, are served, or can be served with adequate services and are free of physical constraints. Urban areas with an existing established character of development at lower densities are not included in this policy.

The planning area is designated Urban in the King County Comprehensive Plan. These policies encourage higher density residential development in the urban parts of King County. The existing character of this planning area is higher density residential development with a significant amount of multifamily development directly adjacent to the Strom property.

HIGHLINE COMMUNITY PLAN

- H-10** Provide for a range of housing densities, both single and multifamily.

Policy H-10 is consistent with subsequently adopted KCCP policies which encourage a variety of housing types and densities.

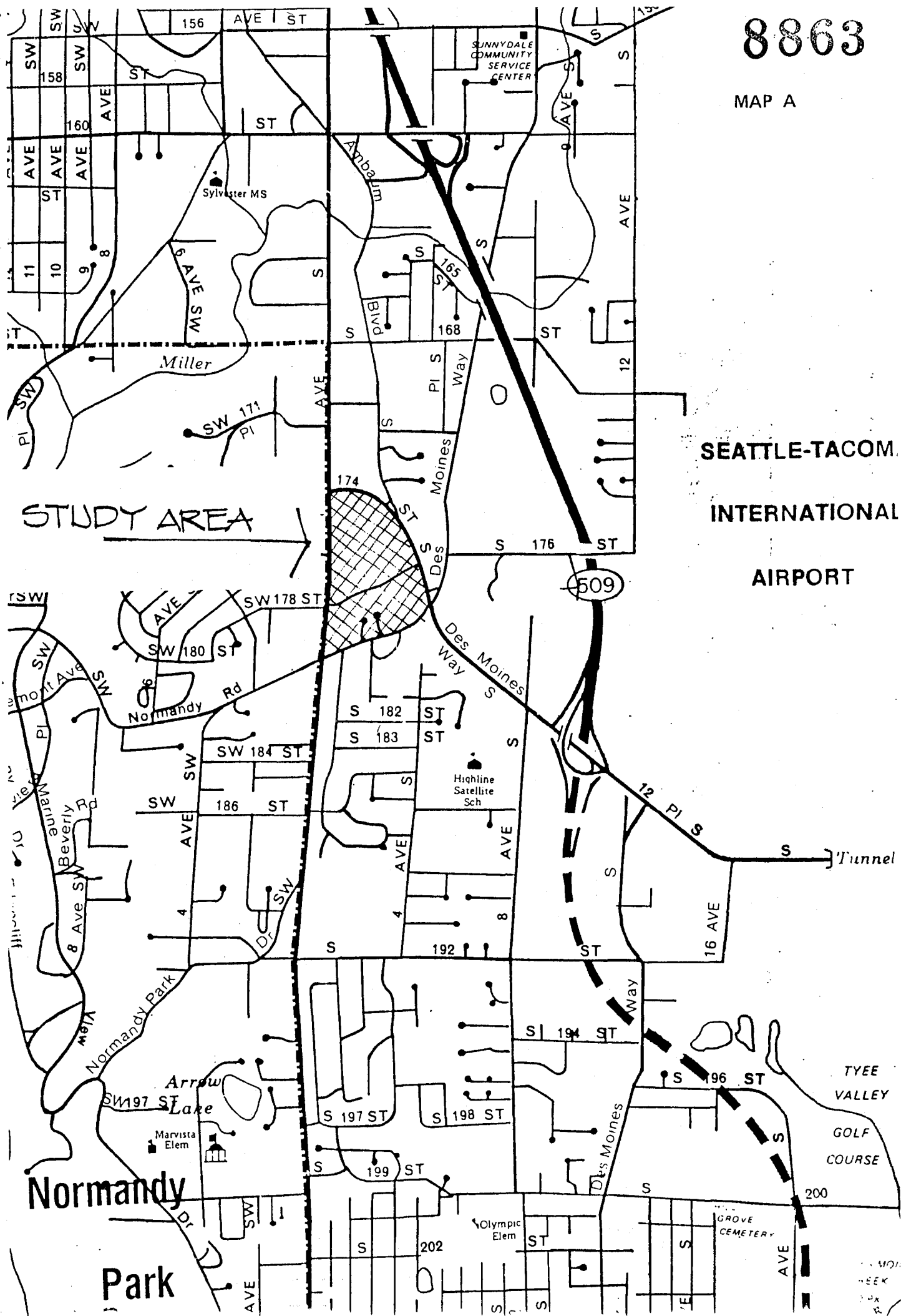
IV. CONCLUSION:

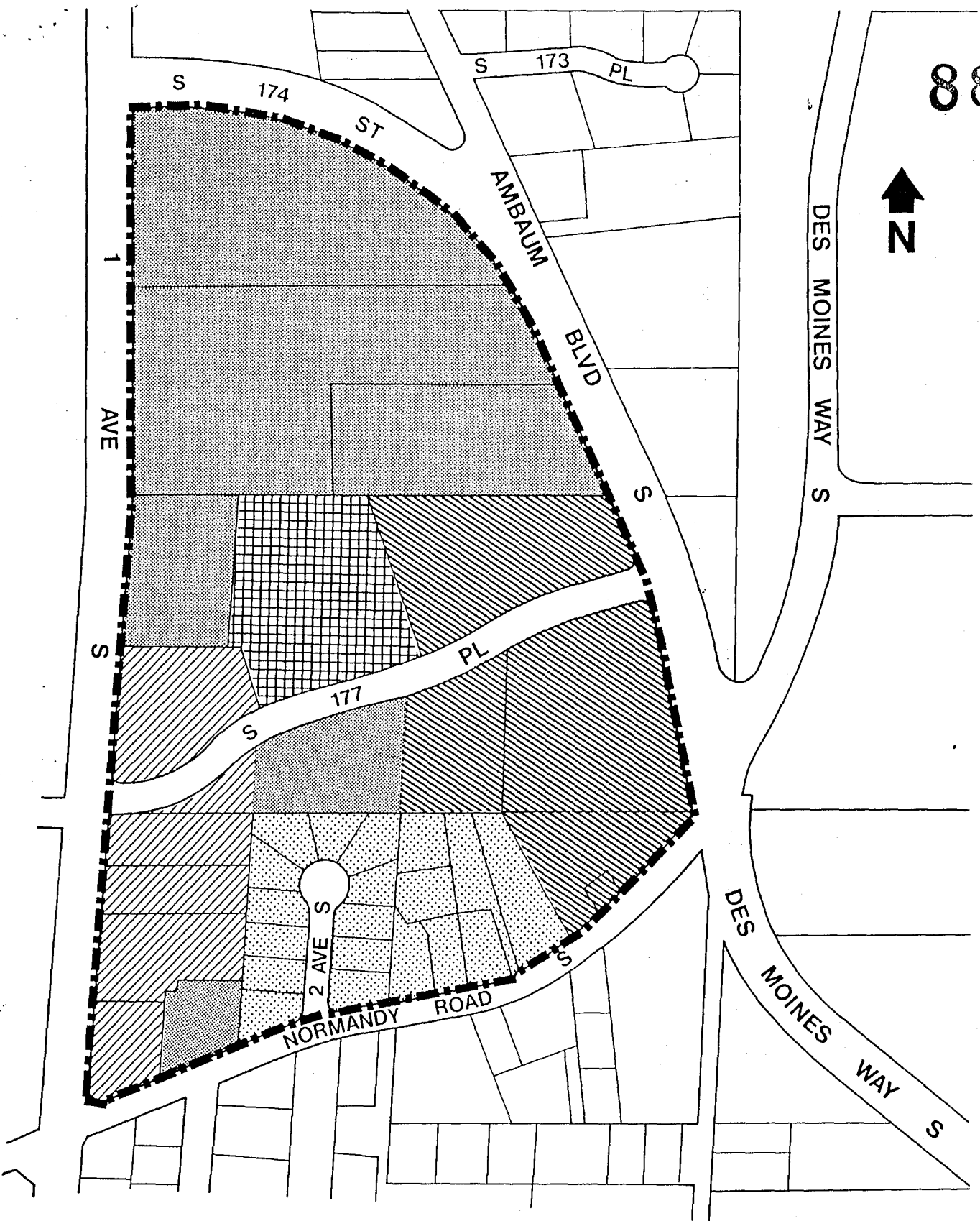
The action which precipitated this plan amendment study, the rezone request on the John Strom property, is consistent with the policies of the King County Comprehensive Plan and the Highline Communities Plan.

V. RECOMMENDATION: (See Map E)

1. The department recommends rezoning the 6.97 acre John Strom site from Manufacturing Park (MP) to Multifamily (RM-1800-P), and amending the Highline Community Plan land use map to indicate High/Maximum Density Multifamily, subject to the post-effective conditions contained in the August 25, 1988, Zoning and Subdivisions Examiners report file No. 223-88-R, which are:
 - ° Adopt the conditions of the existing grading permit (#2923-40) for the entire property.
 - ° A soils study evaluating the nature of the fill on the south portion of the property shall be submitted to BALD for review with the building permit application prior to removal of such soil for use as fill on the north portion of the property.
 - ° Provide a 25-foot buffer for the creek on the site and on-site retention/detention for stormwater runoff.

1HI.am/051










STROM PLAN REVISION STUDY
HIGHLINE COMMUNITY PLAN

MAP B

EXISTING LAND USE

- | | | | | | |
|---|---------------|---|---------------------|---|--------------------|
|  | Single Family |  | Commercial |  | Community Facility |
|  | Multi-family |  | Light Manufacturing | | |

RS-7,200 8869

RM-2,400

RS-7,200

S. 173RD ST.

S. 174TH ST.

EXISTING AREA ZONING
MAP C

UNCLASSIFIED
USE PERMIT
418-72
205-78

RM-1,800

S-R

RM-1,800

(RM-1,800)
H 267

30 29

31 32

S. 176TH

M-P

C-G

~~200~~

RM-1,800

M-P

AMBAUM BLVD.
DES MOINES WAY.

S. 177TH PL.

RM-1,800

B-C

~~C-G~~

S. 2ND AV. S.
RS-7,200

B-C

RD.

M-P

34.89°
17.94°
130°
151.62'
RM-900
218-7

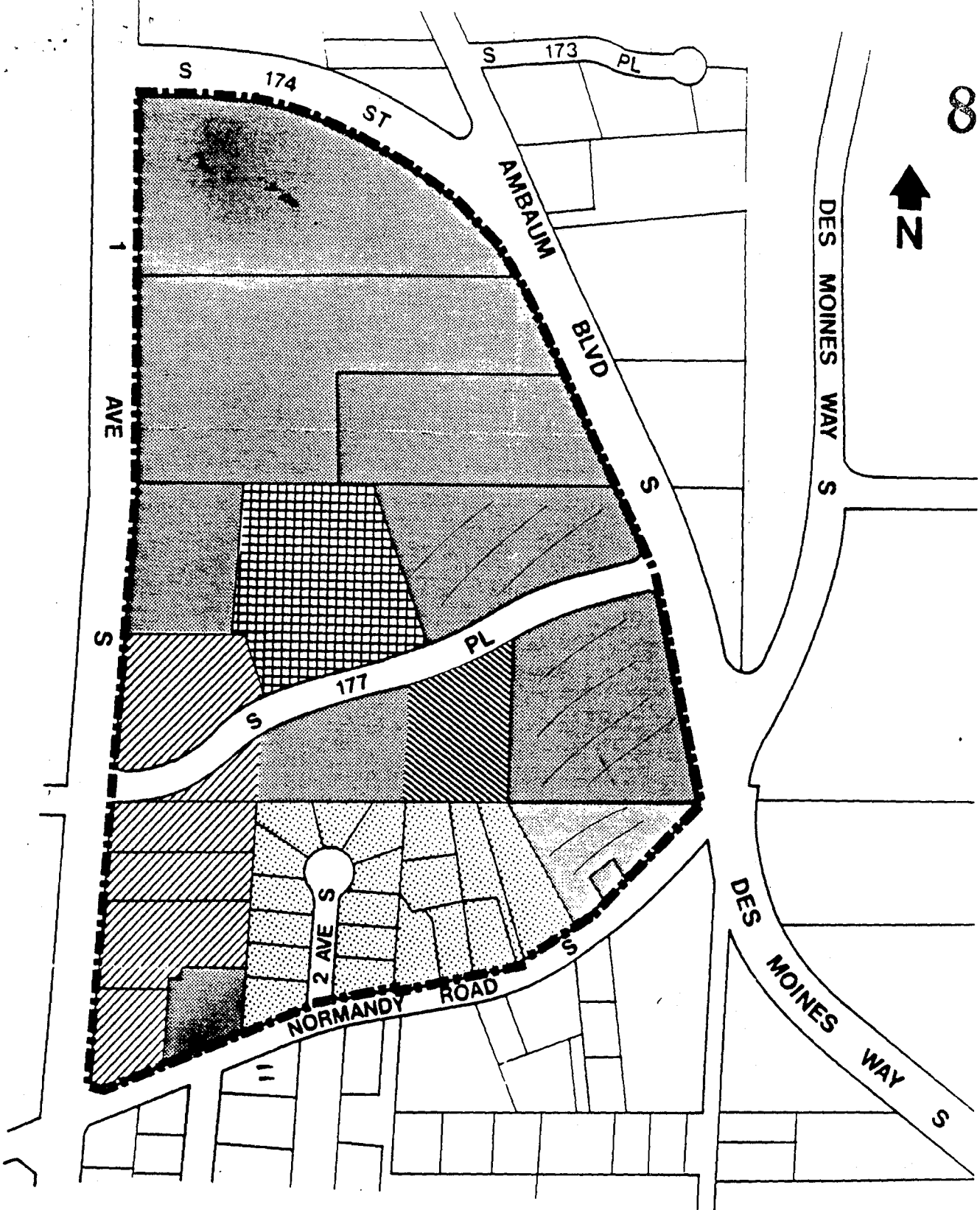
NORMANDY

272ND 83RD AVE.

RS-7,200

S.

~~1,800~~



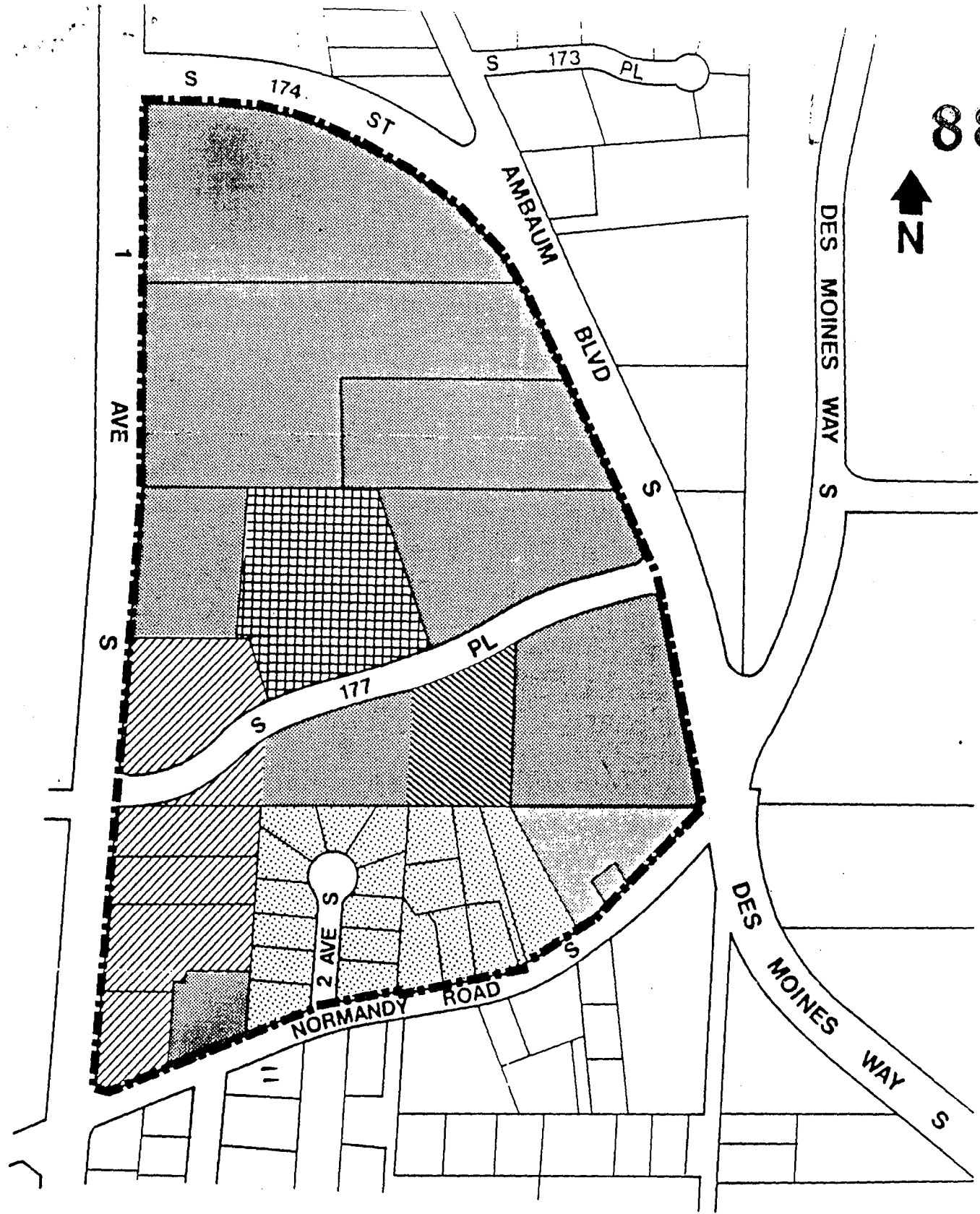
STROM PLAN REVISION STUDY
HIGHLINE COMMUNITY PLAN

MAP D

PROPOSED LAND USE

- | | | | | | |
|---|---------------|---|---------------------|---|--------------------|
|  | Single Family |  | Commercial |  | Community Facility |
|  | Multi-family |  | Light Manufacturing | | |






8863



STROM PLAN REVISION STUDY
HIGHLINE COMMUNITY PLAN

MAP D

PROPOSED LAND USE

- | | | | | | |
|---|---------------|---|---------------------|---|--------------------|
|  | Single Family |  | Commercial |  | Community Facility |
|  | Multi-family |  | Light Manufacturing | | |

PROPOSED AREA ZONING

MAP E

REVISED

RS-7,200

RM-2,400

RS-7,200

S. 173RD ST.

S. 174TH ST.

UNCLASSIFIED USE PERMIT
418-72
205-78

RM-1,800

S-R

(RM-1,800)

H 267

RM-1,800

30
31

29
32

S. 176TH

C-G

~~200~~

RM-1,800

~~M-P~~
RM-1800-P

AMBAUM BLVD.
DES MOINES WAY.

~~C-G~~

B-C

RM-1,800

S. 177TH PL.

~~M-P~~

RM-1800-P

341[±]

M-P

~~B-C~~

B-C

RS-7,200

RM-900

2ND AV. S.
NORMANDY RD.

M-P

2ND 83RD AVE.

RS-7200

S.