

3/20/79

MOTION NO. 4125

A MOTION approving a reclassification to RM 2400-P, in lieu of RM 2400, for certain land described in the application of MALMO PROPERTIES under Building and Land Development File No. 187-78-R.

WHEREAS, the Zoning and Subdivision Examiner by report dated November 8, 1978 has recommended denial of the reclassification from RM 2400, RD 3600 and RS 7200 to RM 2400 petitioned by MALMO PROPERTIES under Building and Land Development File No. 187-78-R, and

WHEREAS, the Examiner's recommendation has been appealed by the applicant, and

WHEREAS, the Council has reviewed the record and written appeal arguments, and

WHEREAS, that although the draft Shoreline Communities Plan recommends that the area on which the subject application is located be designated as a single family dwelling area, the Council finds that this area is suitable for, and should be designated as a medium density multi-family dwelling area, and

WHEREAS, the Council finds that reclassification of this property to RM 2400-P, in lieu of RM 2400, would conform to the intent of Comprehensive Plan Policies D-12, D-17, and D-18, and

WHEREAS, the Council finds that the Examiner erred when he concluded that the application does not conform to Comprehensive Plan Policies D-12 and D-17, and

WHEREAS, the Council finds that reclassification of this property to RM 2400-P would not be unreasonably incompatible with nor detrimental to affected properties and the general public if it were made subject to appropriate conditions,

NOW THEREFORE, BE IT MOVED by the Council of King County:

The reclassification petitioned by MALMO PROPERTIES under Building and Land Development File No. 187-78-R shall be approved as RM 2400-P, in lieu of RM 2400, subject to the provisions for site plan approval set forth in Sections 21.46.150 through

1 21.46.200 King County Code, and subject to the following  
2 additional conditions of site plan approval:

3 1. The only vehicular access to the site shall be from  
4 North 152nd Street, unless the Manager of the Division of  
5 Building and Land Development in consultation with the Division  
6 of Traffic and Planning shall find that an additional point of  
7 access for emergency vehicles is required, in which case a route  
8 through the adjacent CG zoned property shall be found.

9 2. The vehicular entrance on North 152nd Street shall be  
10 located at the point which provides the best sight distance  
11 along North 152nd Street.

12 3. The Manager of the Division of Building and Land  
13 Development, in consultation with the Division of Traffic and  
14 Planning, shall determine the improvements to North 152nd Street  
15 which are required adjacent to the site and between the site and  
16 Aurora Avenue North in order to accomodate the additional  
17 traffic generated by the proposed development. The applicant  
18 shall provide such improvements.

19 4. The landscape plan designed by a registered landscape  
20 architect, and as required by Section 21.46.200 King County Code,  
21 shall show a building obscuring landscaped buffer along those  
22 boundaries of the site which abut single family zones with  
23 minimal shadow impact.

24 5. The site plan shall be accompanied by a drainage plan  
25 which shall conform to the provisions of Chapter 20.50 King  
26 County Code.

27 6. A turn around, approved by the Department of Public  
28 Works shall be provided by the applicant on Stone Ave. North  
29 at the southern end of the vacation.

