

MOTION NO. 5649

1
2 A MOTION concluding that a plan revision
3 study pursuant to K.C.C. 20.12.050 for the
4 J.S. and C.J. Crosby (BALD File No. 229-82-R)
5 reclassification request for SR (Potential
RD 3600) to RM-900 on approximately 2.55
acres in the vicinity of So. 336th Street
and 20th Avenue So. is not necessary.

6 WHEREAS, J.S. and C.J. Crosby have requested reclassification
7 of 2.55 acres from SR (Potential RD 3600) to RM-900, and

8 WHEREAS, the reclassification request is located within the
9 vicinity of So. 336th Street and 20th Ave. So. in Federal Way
10 Community Plan area, and

11 WHEREAS, the Federal Way Community Plan designates the area
12 for medium density residential 3-9 units per acre, and

13 WHEREAS, the proposed high density multifamily zoning is
14 inconsistent with the adopted community plan, and

15 WHEREAS, this area was not addressed by the recent revision to
16 Federal Way Community Plan, and

17 WHEREAS, the Deputy Hearing Examiner has concluded that a plan
18 revision is justified by,

19 1) a disparity between the Federal Way Community Plan and
20 area zoning maps,

21 2) the extent of office park development on So. 336th since
22 1965, and

23 3) the potential that the large site south of the subject
24 property may be used for non-residential purposes;

25 WHEREAS, K.C.C. 20.12.050-.080 provides for a procedure to
26 consider amendments to the community plan after its adoption;

27 WHEREAS, the King County Council has held public hearings
28 pursuant to KCC 20.12.050-.080 to determine if a plan revision
29 study should be undertaken, and

30 WHEREAS, the following findings affect the Deputy Hearing
31 Examiner's Conclusions:

1 1) There is no disparity between the Federal Way Community
2 Plan and Area Zoning with respect to the subject property which is
3 zoned SR, Potential RD 3600 in conformance with the Plan. The
4 proposed rezone is to RM 900, a classification not contemplated by
5 the Plan;

6 2) The Federal Way Community Plan completed in 1976 reviewed
7 land use trends in the Federal Way plan area including the area
8 affected by the application, as reflected by the duplex
9 designation and potential zoning for the property, and

10 3) The property to the south is not currently the object of
11 any proposed non-residential use in the foreseeable future that
12 would suggest further review of the subject property is necessary
13 or desirable at this time.

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

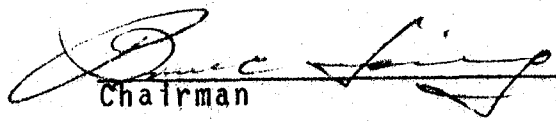
15 The Council finds the Hearing Examiner has erred in his
16 conclusion that a plan revision study pursuant to KCC
17 20.12.050-.080 should be undertaken.

18 BE IT FURTHER MOVED:


19 The Council determines a plan revision study should not be
20 carried out for the Crosby reclassification request (BALD File No.
21 229-82-R).

22 PASSED this 10th day of January, 1983.

23 KING COUNTY COUNCIL
24 KING COUNTY, WASHINGTON

25  VICE
26 Chairman

27 ATTEST:

28 
29 Deputy Clerk of the Council
30
31
32
33