

June 13, 1985  
0125E/HK:tmb

Introduced by: PAUL BARDEN

Proposed No.: 85-318

MOTION NO. 6313

A MOTION directing the Department of Planning and Community Development to prepare a community plan revision study pursuant to KCC 20.12.070C for the consideration of property depicted on a map labeled Attachment A and legally described on Attachment B.

WHEREAS, the Highline Communities Plan was adopted in December, 1977 by Ordinance 3530, and the area zoning was adopted in May, 1981 by Ordinance 5453, and

WHEREAS, the land use designation for the property depicted and legally described on Attachments A and B respectively is for community-scale business and the zoning is BC, and

WHEREAS, the area zoning adopted by Ordinance 5453 does not accurately reflect the continuous use of the property as an automobile dealership since 1970, and

WHEREAS, the CG zone was retained on two abutting parcels to the east and west to reflect their actual uses when the area zoning was adopted in 1981, and

WHEREAS, the owner of the property described in Attachments A and B is prohibited from upgrading the automobile dealership's showroom because the business is now a legal non-conforming use which cannot expand, and

WHEREAS, this situation creates a zoning inequity in light of the land use designation and zoning for the two abutting parcels, and

WHEREAS, KCC 20.12.060 through KCC 20.12.080 establish the procedures and criteria for the consideration of community plan amendments, and

WHEREAS, the criterion identified in KCC 20.12.070C has been met, and

WHEREAS, it is in the public interest to prepare a community plan revision study to further the King County goal

1 of fostering a healthy, diversified, and expanding economy;

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

3 The department of planning and community development is  
4 requested to complete a revision study for this property in the  
5 Highline Community Plan area which is mapped on Attachment A  
6 and legally described on Attachment B.

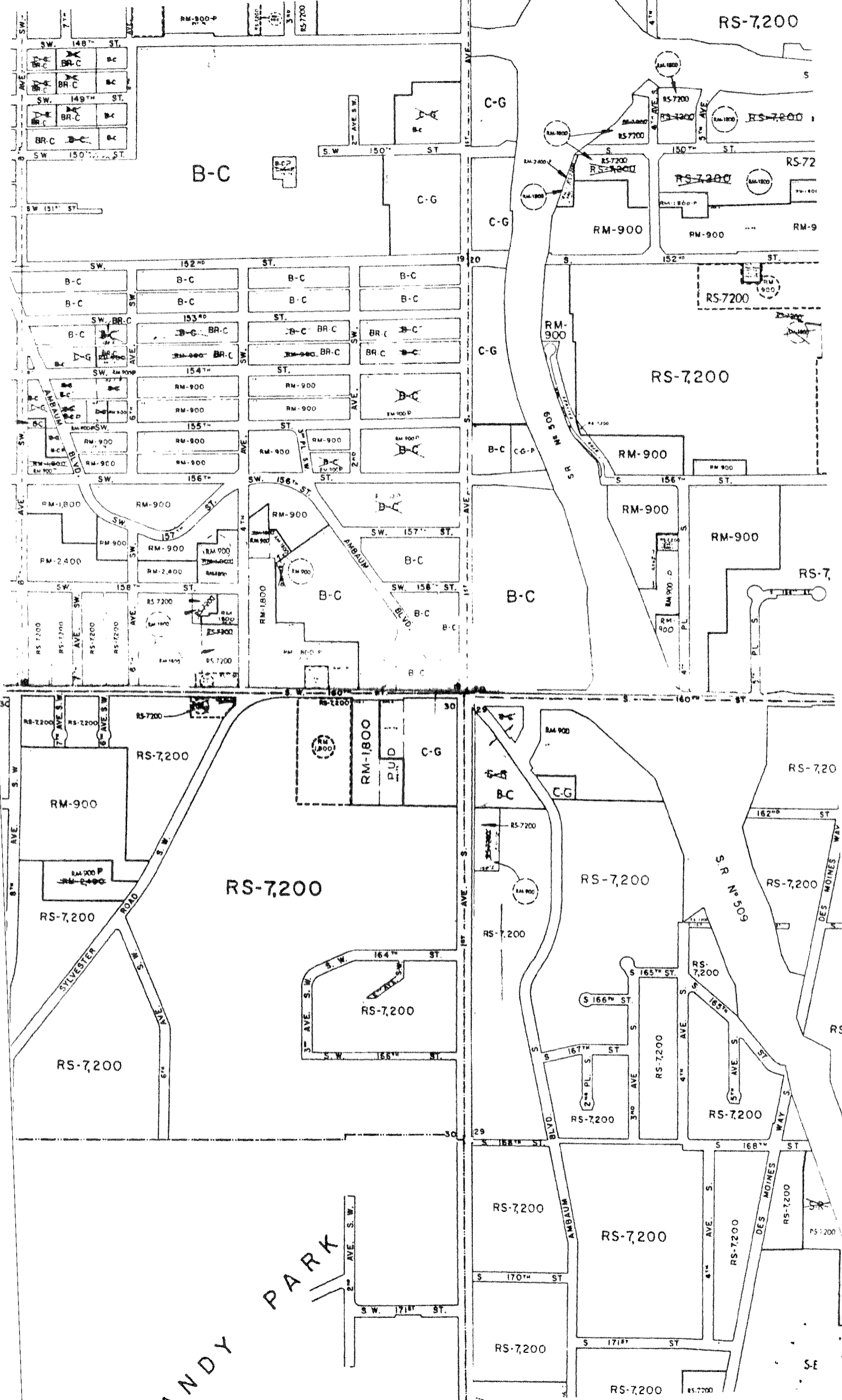
7 PASSED this 29<sup>th</sup> day of July, 1985.

8  
9 KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

10  
11 Gary Grant  
12 Chairman

13 ATTEST:

14  
15 Dorothy M. Owens  
16 Clerk of the Council



RS-7200

B-C

C-G

RM-900

RS-7200

RS-72

RS-7200

RS-7200

RM-900

RM-900

RS-7

B-C

RS-7200

RS-7200

RS-720

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ANDY PARK

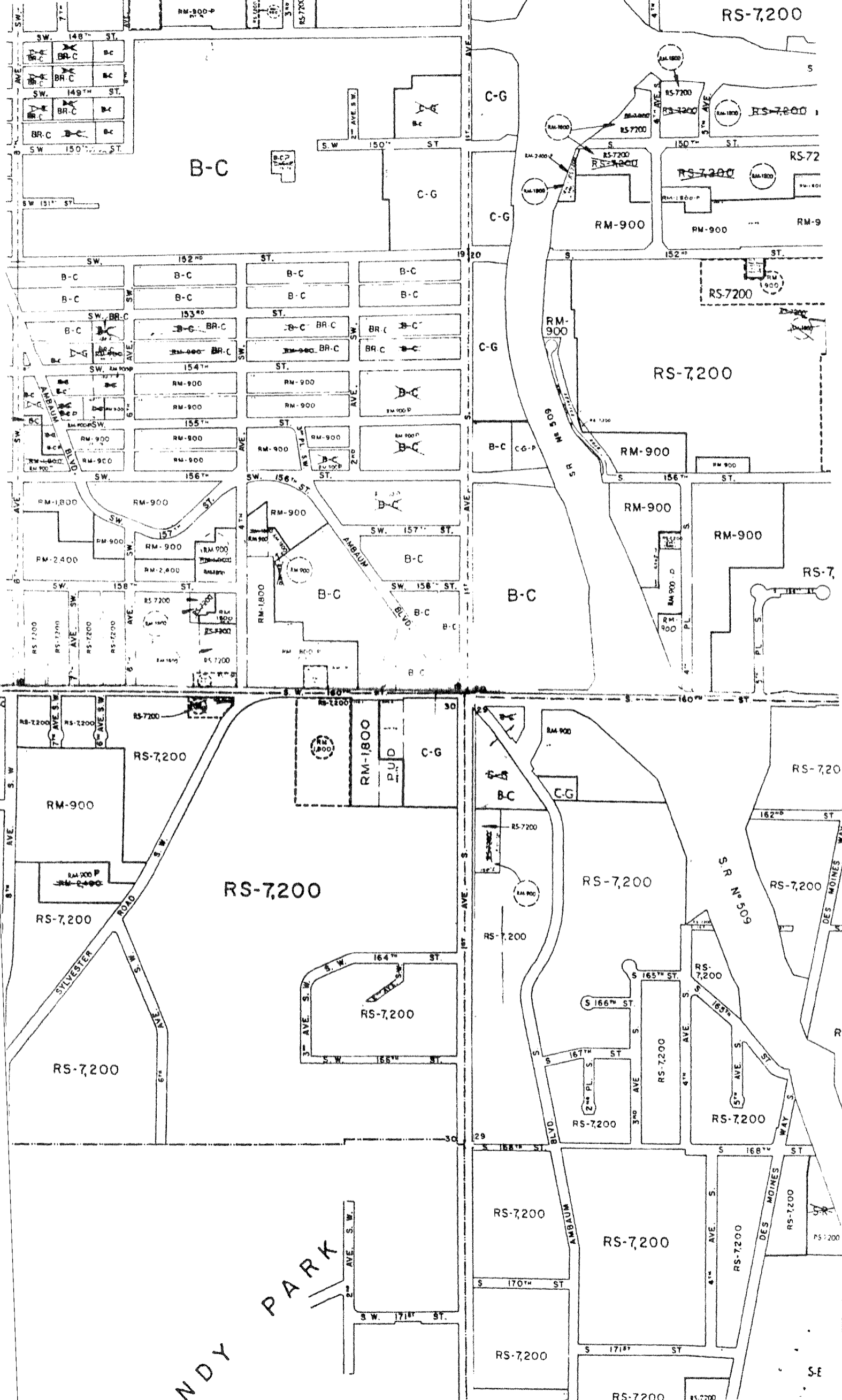
PARK

S.R. No 509

DES MOINES WAY

AMBAAUM BLVD.

SYLVESTER ROAD



DESCRIPTION

That portion of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 23 North, Range 4 East W.M., lying southwesterly of Ambaum Blvd. South (Ambaum Road), as conveyed to King County by deed recorded under Recording No. 664758 and east of 1st Ave. South, as conveyed to King County by deed recorded under recording No. 2599135, and lying north of a line extending east at right angles from a point on the east line of said 1st Ave. South, a distance of 391.0 feet, from the intersection of said east line with the southwesterly margin of said Ambaum Blvd. South (Ambaum Road);

Situate in the County of King, State of Washington