

April 21, 1998
Newport:kn

Introduced By:

Rob McKenna

Proposed No.:

98-252

MOTION NO. **10449**

A MOTION requesting the Hearing Examiner to conduct a hearing to consider the reclassification of a parcel of property located in the Newcastle Community Planning Area.

WHEREAS, parcel 1524059022 is located in the Newcastle Community Planning Area;
and

WHEREAS, pursuant to the Newcastle Community Plan, parcel 1524059022 was zoned RS 7200 (Potential RD 3600); and

WHEREAS, in 1982 this property achieved its potential zoning, subject to conditions (RD 3600-P); and

WHEREAS, in 1995 King County adopted K.C.C. Title 21A as its new zoning code and accordingly converted the zoning of all properties located in unincorporated King County; and

WHEREAS, the zoning for parcel 1524059022 was converted to R-12-P; and

WHEREAS, in 1997 King County completed the zoning conversion process, and all existing p-suffix conditions were either repealed, replaced or retained; and

WHEREAS, the p-suffix condition attached to parcel 1524059022 was retained; and

WHEREAS, one of the p-suffix conditions restricts construction of buildings fronting Newport Way to be no more than 15 feet above the grade of the road or no greater than the height of the adjacent duplex development to the east; and

WHEREAS, K.C.C. 21A.12.030 permits a base height of 60 feet for development in the R-12 zone; and

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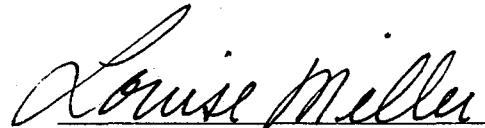
WHEREAS, King County Comprehensive Plan policy U-507 encourages innovative, quality infill and redevelopment in existing urban areas through a variety of regulatory, incentive and program strategies, one of which includes greater regulatory flexibility;

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

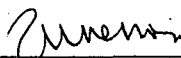
The King County council hearing examiner is directed to conduct a hearing pursuant to K.C.C. chapter 20.24 to consider amendment of the p-suffix condition identified above (condition #8) to parcel 1524059022. This hearing is to be scheduled two weeks following the completion of a staff report, by the department of development and environmental services, on this issue consistent with K.C.C. chapter 20.24. This report is to be completed no later than 90 days following adoption of this motion provided that the completion date may be altered to accommodate an Environmental Impact Statement, if one is required. No fee shall be charged for the department's review and preparation of this report.

PASSED by a vote of 11 to 0 this 27th day of April, 1998.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council