

4788

ORDINANCE NO.

AN ORDINANCE relating to zoning, extending the time between Planned Unit Development approval from eighteen to twenty-four months and providing for extensions of certain final Planned Unit Development approvals; amending Resolution 33880 (part) Resolution 25789, Section 2702, Ordinance No. 4545 Section 1, and KCC 21.56.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 33880 (part), Resolution 25789, Section 2702, Ordinance No. 4545, Section 1, and KCC 21.56.030 are each hereby amended as follows:

Procedure for approval of planned unit development projects. The approval of a planned unit development in the following steps shall be by the council upon recommendation of the examiner subject to the provisions of Chapters 21.60 and 21.62.

(1) A preliminary development plan shall be submitted to the examiner for approval. Before approval the examiner shall determine that the plans comply with the development policies of this chapter. Upon concurrence by the council, preliminary approval or subsequent revision shall be binding as to the general intent and apportionment of land for buildings, stipulated use and circulation pattern, but shall not be construed to render inflexible the ultimate design, specific uses or final plan of the project.

(2) The petitioner shall within ~~((eighteen-months))~~ twenty-four months of the date of preliminary approval submit a final development plan of the proposed development to the department for approval by the Council; provided that upon application of the petitioner, the department may grant an extension for a maximum of twelve additional months; provided that the applicant shall demonstrate that substantial progress has been made during the first twenty-four months, and that the project can reasonably be completed within the requested time extension.

A second extension for up to twelve months may be granted by motion of the County Council if the Council determines that the applicant

1 has made substantial progress in complying with the conditions of
 2 preliminary planned unit development, and that it would be
 3 inequitable to require the applicant to reapply for a new
 4 preliminary planned unit development approval. If the final
 5 development plan and all related and required information suffi-
 6 cient to grant final administration approval is not filed within
 7 ((eighteen-months)) twenty-four months or within the extended time
 8 period, if any, the planned unit development shall become void.

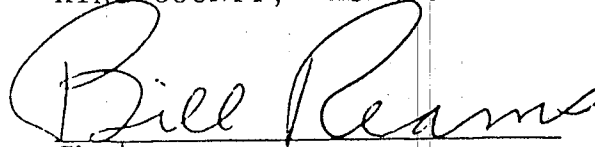
9 The planned unit development resulting from the application
 10 of the provisions of this section shall be made a part of the
 11 zoning map, identified thereon by appropriate reference to the
 12 detailed planned unit development map and explanatory text (if
 13 any) either by number or by symbol and constitutes a limitation
 14 on the use and design of the site.

15 NEW SECTION. SECTION 2. SPECIAL APPLICATION. This change is
 16 effective for any request for extension filed with the Building and La
 17 Development Division between ((October-17-1979)) January 1, 1979,
 18 and the effective date of this ordinance.

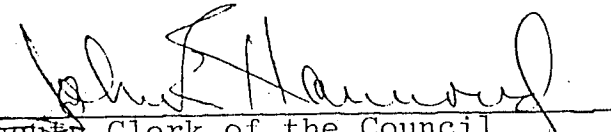
19 INTRODUCED AND READ for the first time this 19th day of
 20 February, 1980.

21 PASSED this 17th day of March, 1980.

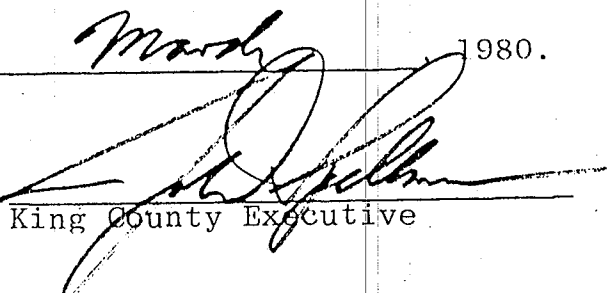
22 KING COUNTY COUNCIL
 23 KING COUNTY, WASHINGTON

24 
 25 Chairman

26 ATTEST:

27 
 28 Deputy Clerk of the Council

29 APPROVED this 31st day of March 1980.

30 
 31 King County Executive
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