

Northwest: Issue 7

Applicant: Paul B. Liao, C.T. Ting and W.S. Su

Property Location: NW 1/4 of the NW 1/4 of Section 34, Township 24N, Range 5E

Kroll Map#: 460W

Existing Zoning: SR-15000 & SR

Proposed Zoning: SC-P

Request: The applicants are requesting that their property retain the existing SR-15000 zoning classification.

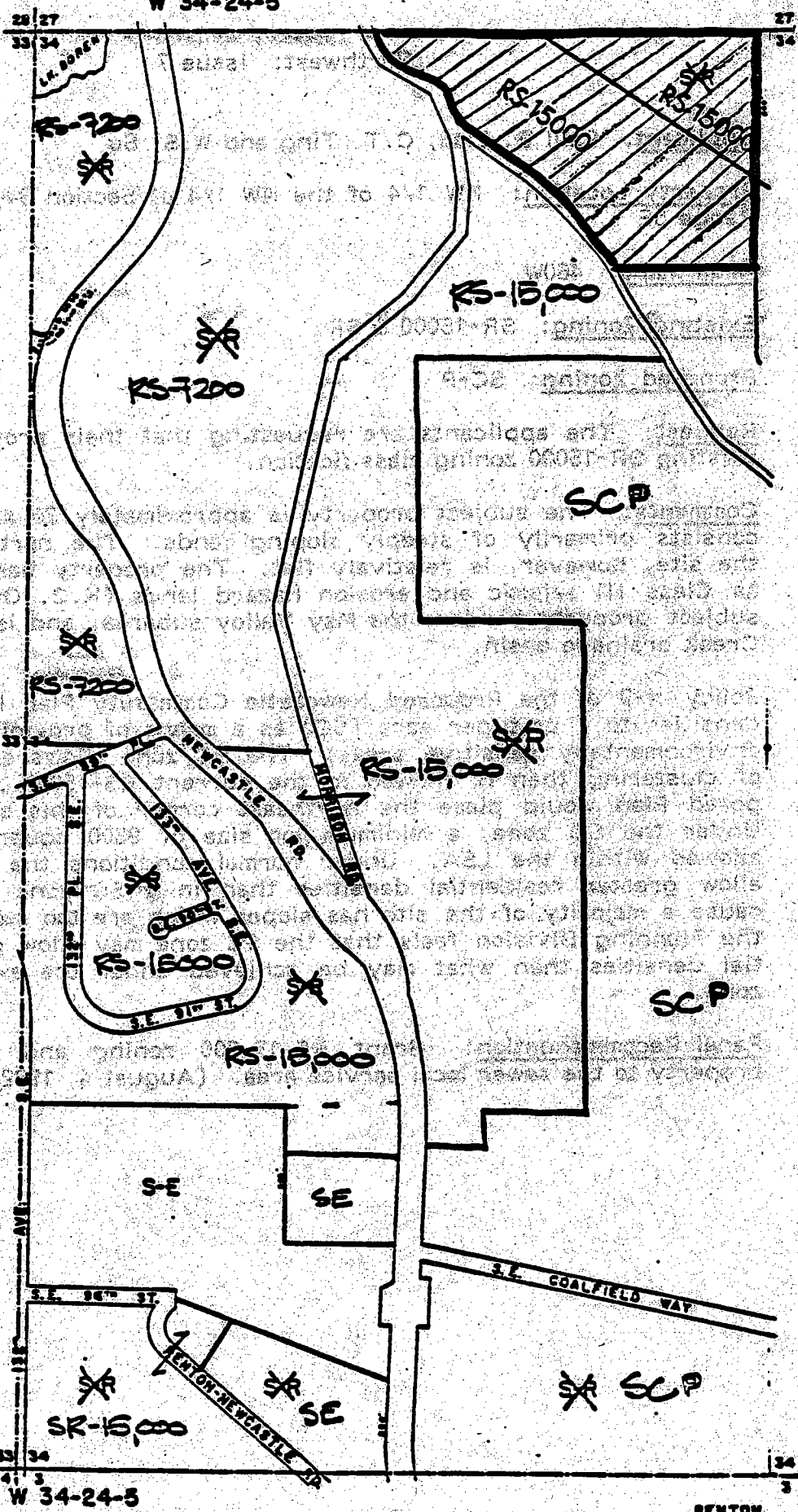
Comments: The subject property is approximately 20 acres in size and consists primarily of steeply sloping lands. The northeast corner of the site, however, is relatively flat. The property has been identified as Class III seismic and erosion hazard lands (K.C. Ord. 4365). The subject property borders the May Valley subarea, and is within the May Creek drainage basin.

Policy N-9 of the Proposed Newcastle Community Plan limits residential densities to 1 unit per acre (SC) as a means of providing protection of environmentally sensitive areas. The SC zone allows a greater degree of clustering than is allowed in the current RS-15000 zone. The Proposed Plan would place the northeast corner of this site in the LSA. Under the SC zone, a minimum lot size of 9600 square feet could be allowed within the LSA. Under normal conditions the RS-15000 could allow greater residential densities than in a SC zone. However, because a majority of the site has slopes which are too steep to build on, the Planning Division feels that the SC zone may allow greater residential densities than what may be achieved under the existing RS-15000 zone.

Panel Recommendation: Grant RS-15,000 zoning and add the entire property to the sewer local service area. (August 4, 1982)

460V

W 34-24-5



W 34-24-5

RENTON

144

Northwest: Issue 8

Applicant: Leslie A. Donner

Property Location: Two properties near the SE 72nd St. and Coal Creek Parkway business areas: a) south of Parcel 6 (Parcel 18 and property to the south on new map) and 2) east of parcels 10 and 11 (Parcel 19 on new map).

Existing Zoning: a) RS-7200 and b) Q-M

Proposed Zoning: a) RS-7200 and b) RS-15,000

Request: a) multifamily zoning and b) RS-7200 or medium-density multifamily (RM-2400). (The applicant also requests that P-suffix contains be removed on property in the same area. This request is covered in Issue 9.)

Comments: The SE 72nd St. and Coal Creek Parkway business area is primarily undeveloped. The zoning necessary to allow business development in this location, however, has been in place for several years. The Proposed Plan recommended few changes in zoning in the area other than "actualizing" potential zones. The following table compares the present zoning acreages to those recommended in the Proposed Plan.

	Present Zoning	Recommended Zoning
BC	20.66	15.64 ac.
CG	0.69	2.16 ac.
RM-900	4.98	7.37 ac.
RM-1800	14.10	15.17 ac.
MP	18.92	18.92 ac.

The Panel's tentative action on Northwest Issue 6 would add 1.2 acres to the BC category under "Recommended Zoning" and remove 1.2 acres from RM-1800.

This business area is bordered by both developed and undeveloped single-family area (zoned RS-7200) on the west, north, and south. On the east, properties would be zoned RS-15,000 under the Proposed Area Zoning. This zoning reflects the approved density of the Rainier Crest/Olympic Ridge which borders the business area. Business zoning here reflects the 1964 Comprehensive Plan designation of a portion of this area as "Industry". This designation recognizes the existing brick plant to the northeast. Business zoning here also reflects Comprehensive Plan Policy B-21 ("A community business area shall locate at the junction of a secondary and major arterial..."). However, by designating considerable BC zoning south of SE 72nd St., the zoning conflicts with B-48 ("...most of the business area should be on one (quadrant)..."). The Proposed Plan encourages a mix of retail and residential uses at this intersection (Policy N-23).

The applicant has two zoning requests. He requests a) that multi-family zoning be applied to the property south of Parcel 6 and b) that the proposed RS-15,000 zoning for the property on the eastern hillside above the business area be changed to RS-7200 or RM-2400. (The applicant also requests that P-suffix conditions be removed on property in the same area. This request is covered in Issue 9 below.)

Panel Recommendations:

Request a: The Panel concurred with the Planning Division's recommendation for several minor changes to the zoning at this intersection. These zoning changes would provide a transition between the business area and existing single-family residences to the south. It would also help orient business uses towards the northwest quadrant as directed by Comprehensive Plan Policy B-48.

The following zoning changes were recommended:

Parcel 5

Grant BC-P zoning in lieu of the RM-900-P designation shown in the Proposed Newcastle Area Zoning. See Issue 9 below for discussion of P-Suffix conditions.

Parcel 7a

Retain BC-P designation from the Proposed Newcastle Area Zoning. See discussion of P-Suffix conditions under Issue 9 below.

Parcel 7b

Grant RM-1800-P in lieu of the BC-P designation from the Proposed Newcastle Area Zoning. See Issue 9 below for discussion of P-suffix conditions.

Parcel 18 (Includes tax lots #35, 109 and the northern 275 feet of lot #14)

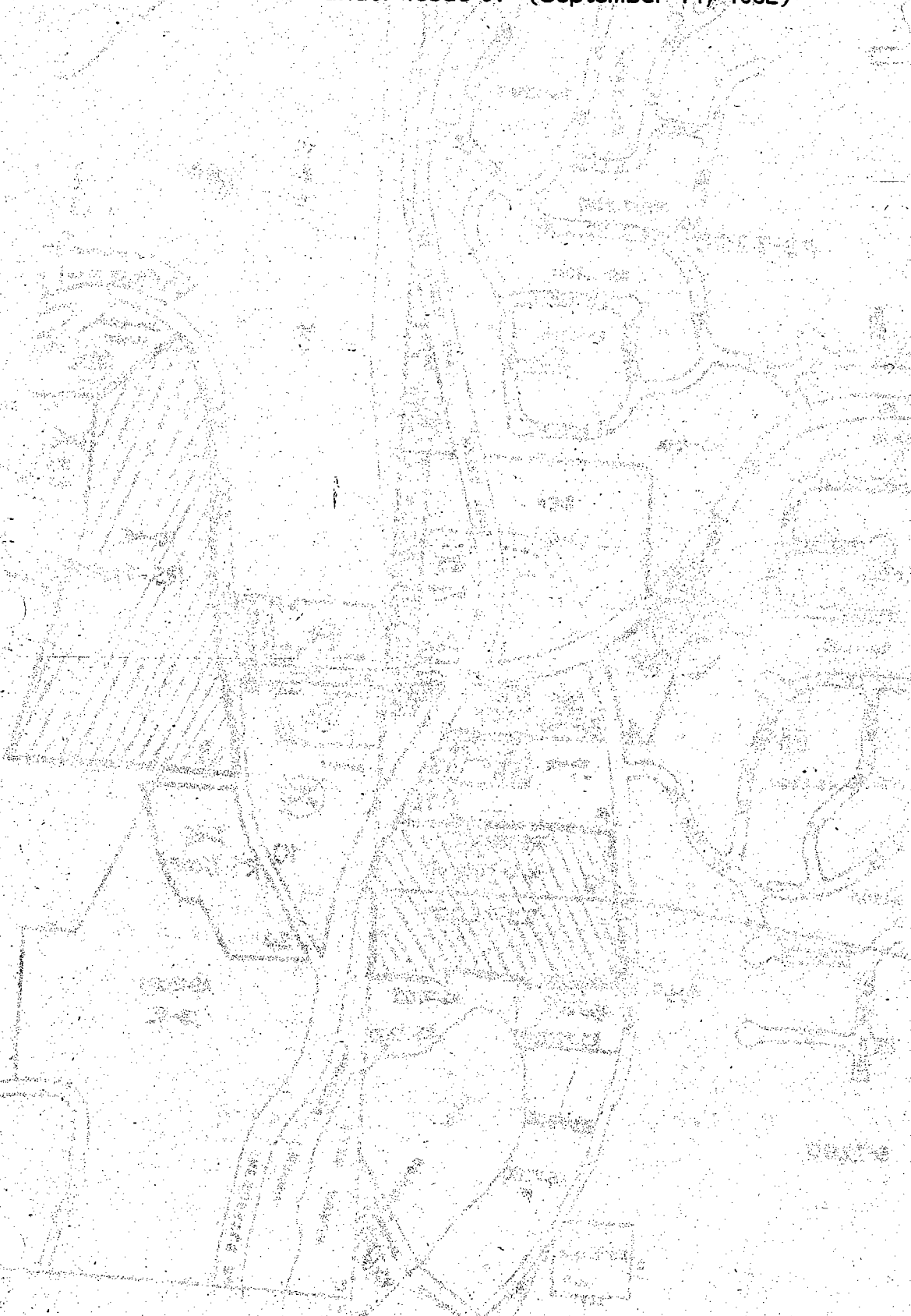
Grant RD-3600-P zoning to provide a transition between high density, Multifamily uses (RM-1800 zoning) to the north and single family areas (RS 7200 zoning) to the south. P-suffix conditions are discussed below under Issue 9.

Request b) The Panel concurred with the Planning Division's recommendation of RS-7200 for Parcels 19 and 20, property east of 133rd Avenue SE.

Parcel 19. The P-suffix conditions would require a study to determine if coal mine hazards are present on the site. Preliminary Department of Natural Resources Maps indicate a potential for coal mining hazards. See discussion of additional transportation P-suffix conditions below under Issue 9.

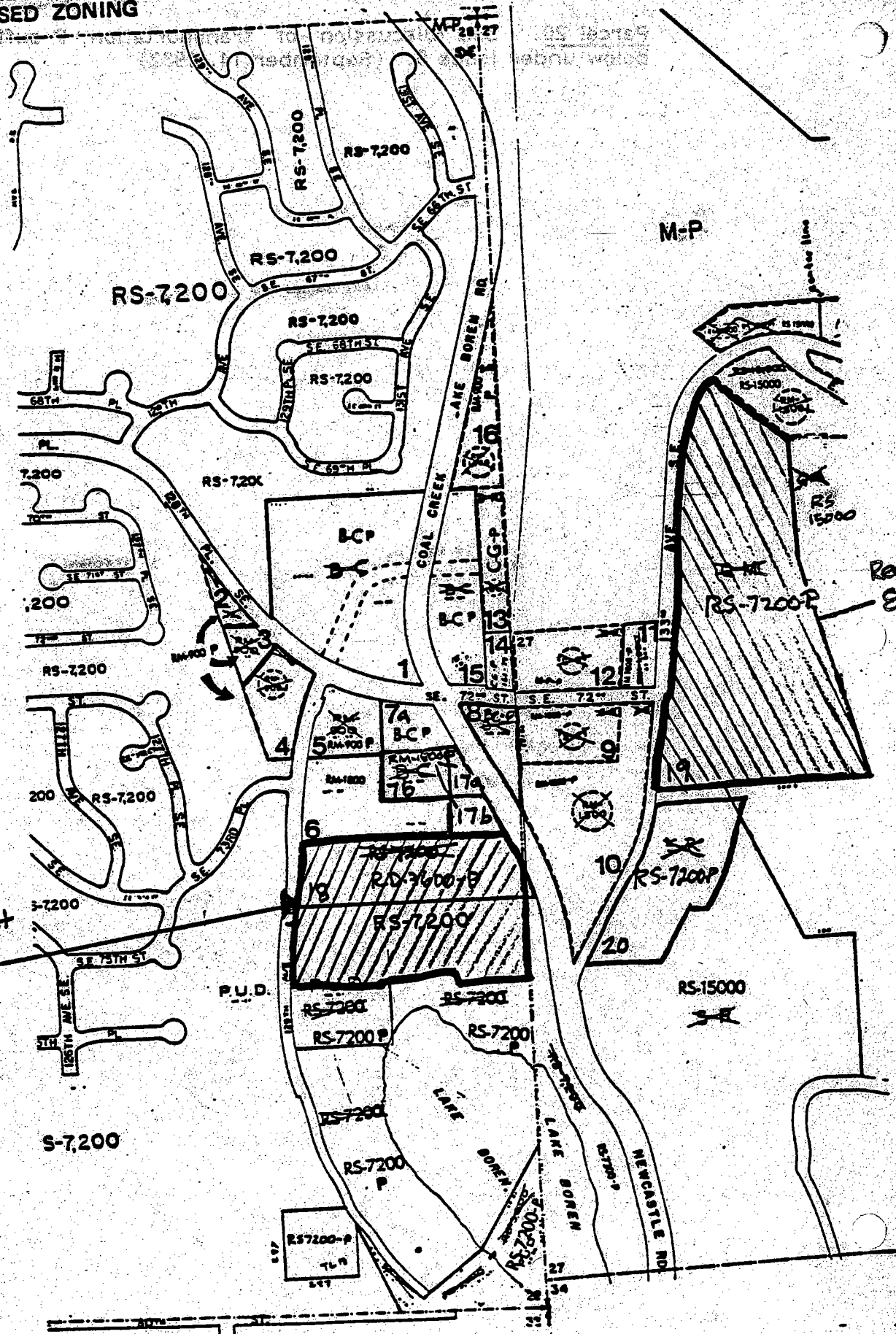
176b

AREA DESIGNATED UNWARRANTED HIGHWAY JACO...
DIMITIS...
Parcel 20. See discussion of transportation P-suffix conditions below under Issue 9. (September 14, 1982)



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SE 72nd ST AND COAL CREEK PARKWAY BUSINESS AREA PROPOSED ZONING



See
Area Zoning
Document
P. 52-53

Request
8b

Req
8c

148

Northwest: Issue 9

Applicant: Leslie A. Donner

Property Location: Property at intersection of Coal Creek Parkway and SE 72nd Street

Request: Removal of the following P-suffix conditions from area zoning

1. Conditions for parcels 3 and 4
 - a. Share common driveway access
 - b. Construct sidewalk along 128th Pl. SE
 - c. Landscaping
2. Conditions for parcel 5
 - a. Share common driveway with parcel 7a
 - b. Construct sidewalk along SE 72nd Street
3. Conditions for parcels 7a, 13, and 15
 - a. Participate in funding signal and intersection widening
 - b. Construct sidewalks
 - c. Landscaping
 - d. Participate in widening Coal Creek Pkwy.
 - e. Obtain drainage plan approval
 - f. Access locations and driveway alignments

Background:

1. The Newcastle Community Plan Committee recommended land use and policies. Planning staff developed zoning and P-suffix conditions based on land use, policies, and comments from the Committee.
2. A single property may not cause a need for improvement by itself, but cumulative growth of B-C developments at the intersection and local traffic will require improvements.

Panel Recommendation:

1. The P-suffix conditions should be retained with the following exception. Under 3 above (Conditions for Parcels 7a, 13 and 15), items a) and d) should be dropped and the following wording substituted:
 - o Participate in the funding of a signal, intersection widening, widening of Coal Creek Parkway, widening of SE 72nd St., and the addition of turn lanes as deemed necessary by the Department of Public Works. Participation to be based on a percentage of anticipated vehicle trips generated by the proposed development in relation to total traffic at the site of the improvement and to be done at such time as traffic conditions warrant improvements. (September 14, 1982)

2. Add the following statement to the introduction of development conditions for SE 72nd Street and Coal Creek Parkway (p. 50, Proposed Area Zoning):

Transportation Conditions:

TRANSPORTATION IMPROVEMENTS SHOULD BE MADE AS DEEMED NECESSARY BY THE KING COUNTY DEPARTMENT OF PUBLIC WORKS. FOR ROAD WIDENING AND TRAFFIC SIGNAL IMPROVEMENTS, PARTICIPATION BY A PROPERTY SHOULD BE BASED ON A PERCENTAGE OF ANTICIPATED VEHICLE TRIPS GENERATED BY THE PROPOSED DEVELOPMENT IN PROPORTION TO TOTAL TRAFFIC AT THE SITE OF THE IMPROVEMENT AND TO BE DONE AT SUCH TIME AS TRAFFIC CONDITIONS WARRANT IMPROVEMENT.

3. The following P-suffix conditions should be added to the Newcastle Area Zoning for specific parcels in the area of SE 72nd and Coal Creek Parkway. These conditions are based on changes recommended by the Panel on Northwest Issue 8.

Parcel 7b

- o Require site plan review for access conditions.

Parcels 17a, 17b and 18

- o Construct sidewalks along Coal Creek Parkway.
- o Participate in the widening of Coal Creek Parkway to 4-5 lanes per standards established by the King County Department of Public Works.

Parcel 19

- o Provide for the southeasterly extension of SE 72nd St. to tie into the Olympic Ridge and Rainier Crest subdivisions.

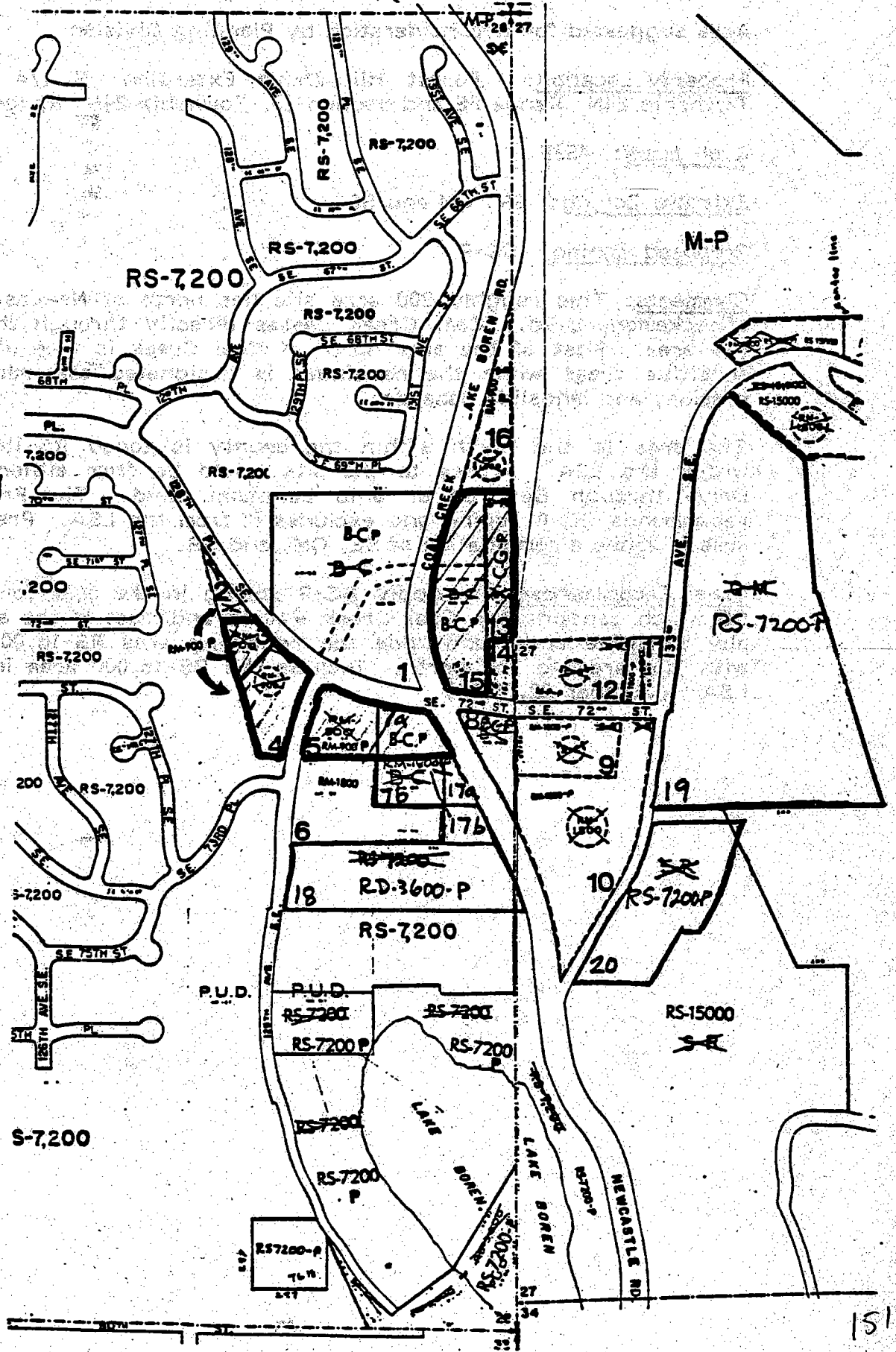
Parcel 20

- o Require site plan review for access conditions. (November 3, 1982)

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SE 72nd ST AND COAL CREEK PARKWAY BUSINESS AREA PROPOSED ZONING

See
Area Zoning
Document
pp. 52-53



Area suggested for Reconsideration by Planning Division

Property Location: Forest Hill Drive Extension, N 1/4 Section 27, Township 24N, Range 5E and Section 26, Township 24N, Range 5E.

Kroll Map#: 459E

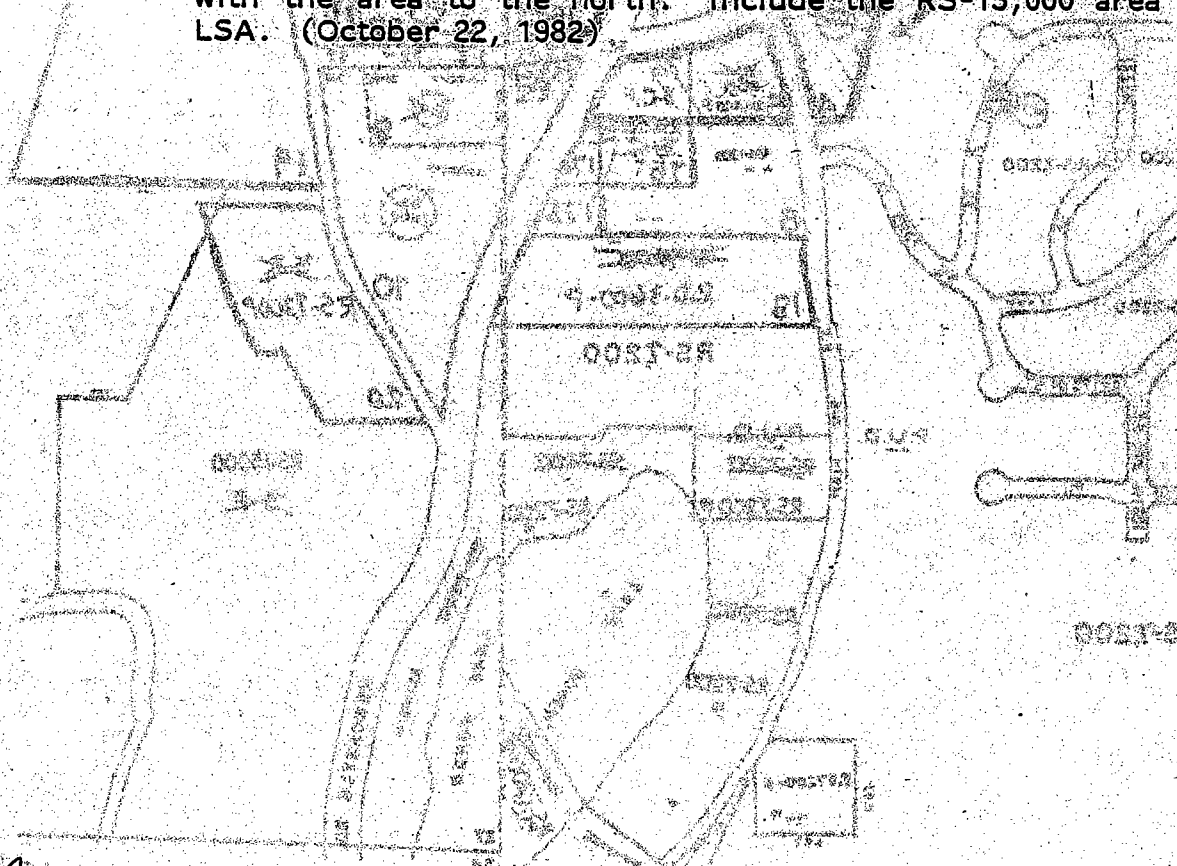
Existing Zoning: SR, QM and SE

Proposed Zoning: SC-P

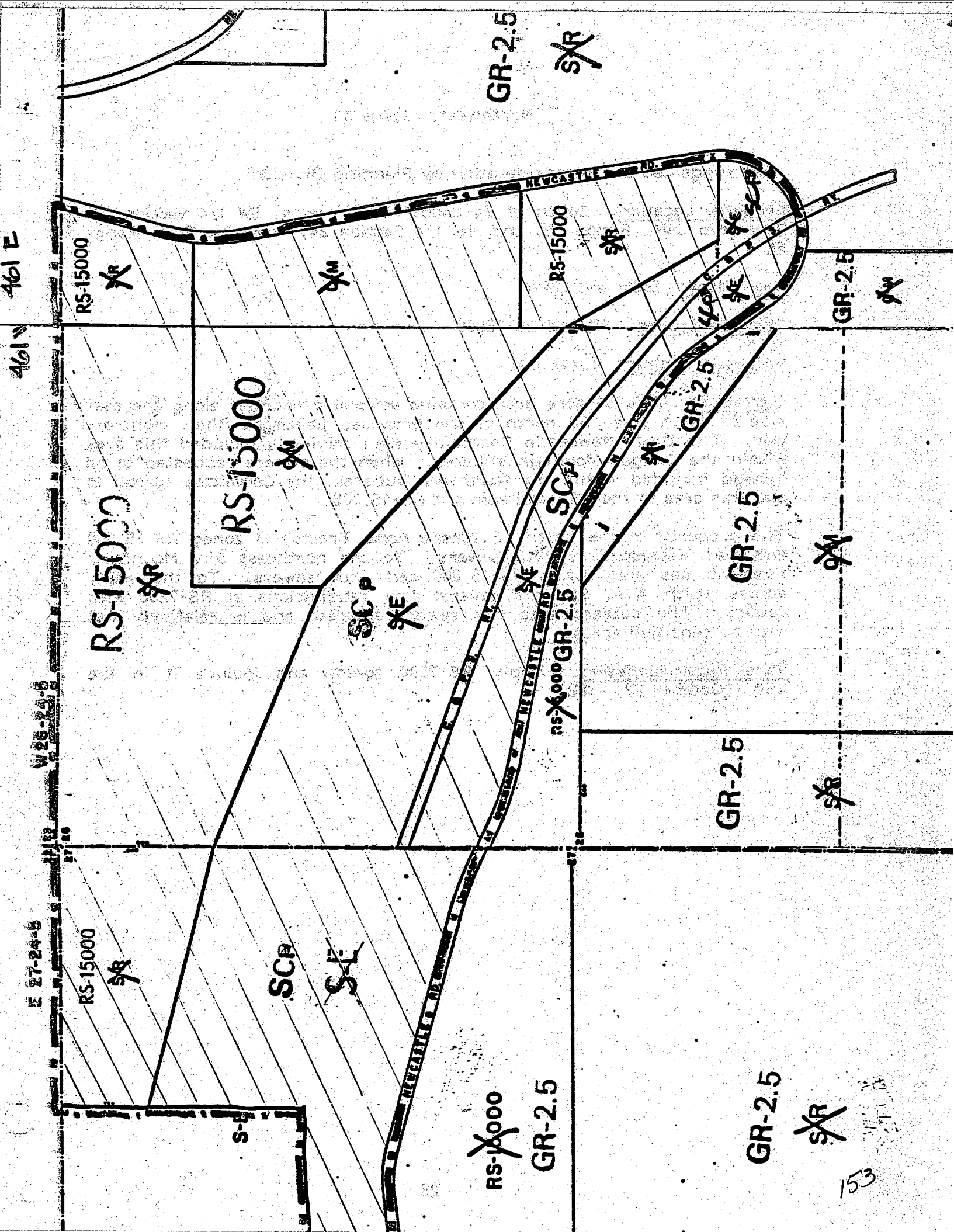
Comments: This roughly 300 acre site lies north of Newcastle and west of Lakemont Blvd. Coal Creek passes directly through the center of the area. Most of the area north of Coal Creek is free of designated sensitive areas while the remainder is designated coal mine, seismic, erosion, and landslide hazards.

The area to the north within the county is zoned RS-15,000 and is within the LSA. Access to the site would be from either Forest Hill Drive through Bellevue or onto Lakemont Blvd. The Proposed Plan recommends SC-P zoning and excludes it from the LSA. Presently, this area is zoned a combination of SE, QM, and SR.

Panel Recommendation: Apply SC-P zoning in the area formerly zoned SE which contains the Coal Creek Ravine and most of the environmentally sensitive areas and zone the remaining area RS-15,000 consistent with the area to the north. Include the RS-15,000 area in the Sewer LSA. (October 22, 1982)



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461 N

W 26-24-B

E 27-24-B

GR-2.5

~~SR~~

RS-15000

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RS-X000 GR-2.5

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RS-X000

GR-2.5

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~~SR~~

Area suggested for Reconsideration by Planning Division

Property Location: South of Eastmont Home Tracts, SW 1/4 Section 13, Township 24N, Range 5E, and NW 1/4 Section 24, Township 24N, Range 5E.

Kroll Map#: 553W and 568W

Existing Zoning: SR and R5-15000

Proposed Zoning: RS-15,000

Comments: This 61-acre area contains several properties along the east side of 164th Ave. SE north of the proposed Lakemont Blvd. right-of-way. The Draft Newcastle Community Plan originally included this area within the Cougar Mountain subarea. When the owners requested to be instead included within the Northwest subarea, the Committee agreed to add this area to the LSA and zoned it RS-15,000.

The property to the north (Eastmont Home Tracts) is zoned RS-15,000 and was developed without sewers. To the northeast Sky Mountain/Vuemont was also zoned RS-15,000 but with sewers. To the west, across 164th Ave. SE, are several new subdivisions at RS-7200 with sewers. The subject area has sewers adjacent and is relatively flat with no sensitive areas.

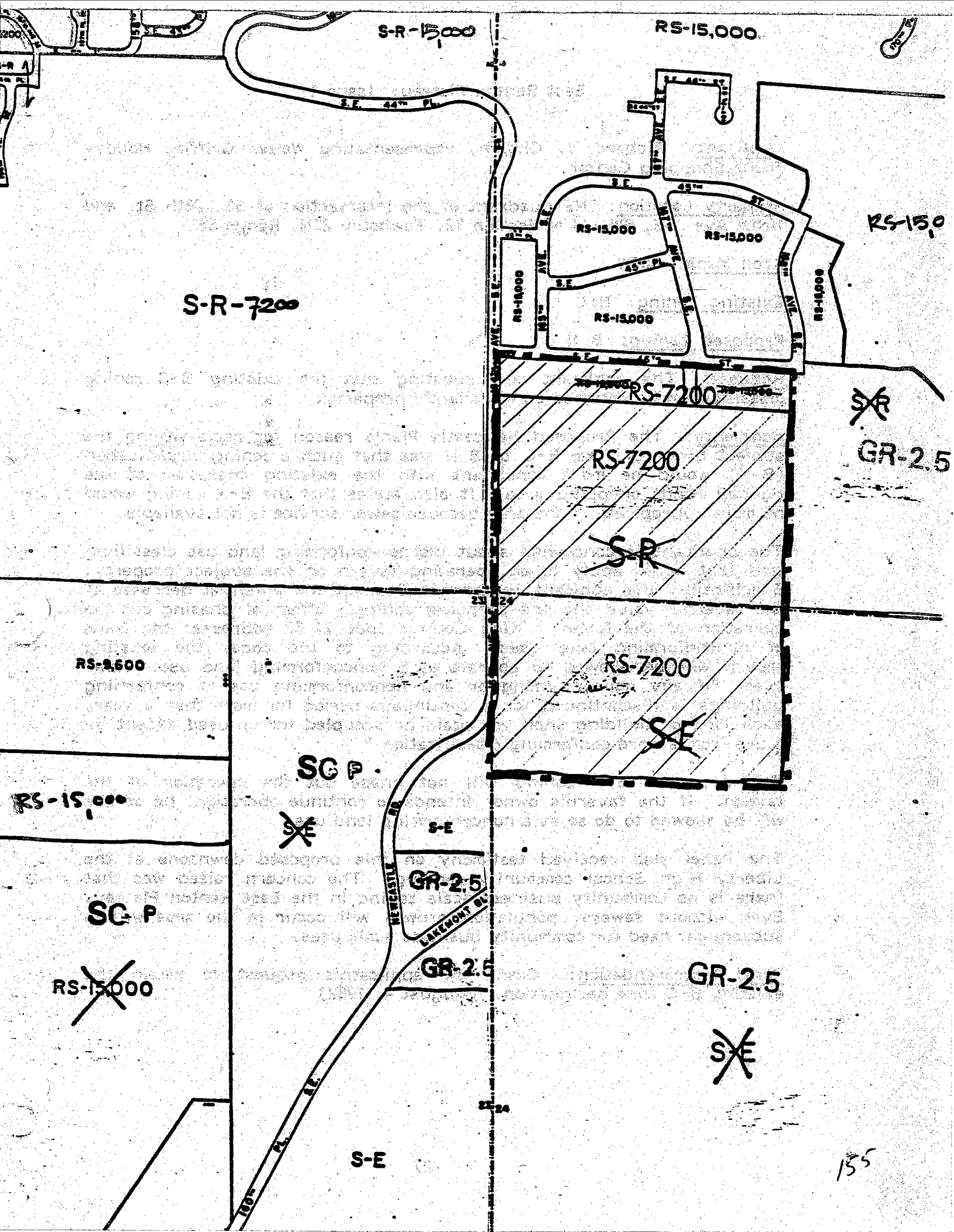
Panel Recommendation: Apply RS-7200 zoning and include it in the LSA. (October 22, 1982)

154

2032

2032

2032



S-R-15,000

RS-15,000

S-R-7200

RS-15,000

RS-15,000

RS-15,000

RS-15,000

RS-7200

RS-7200

~~SR~~
GR-2.5

RS-7200

SC P

RS-9,600

RS-15,000

~~SE~~

GR-2.5

SC P

~~RS-15,000~~

GR-2.5

GR-2.5

~~SE~~

S-E

155

East Renton Plateau: Issue 1

Applicant: Richard U. Chapin, representing Walter Griffin, Holiday Foods Shopping Center.

Property Location: NE quadrant of the intersection of SE 128th St. and 164th Ave. SE, SW 1/4 of Section 12, Township 23N, Range 5E.

Kroll Map#: 807W

Existing Zoning: B-C

Proposed Zoning: B-N

Request: The applicant is requesting that the existing B-C zoning classification be retained on his client's property.

Comments: The Proposed Newcastle Plan's reason for reclassifying the subject property from B-C to B-N was that such a zoning classification (B-N) would be more consistent with the existing character of the Holiday Foods shopping area. It also states that the B-N zoning would be more appropriate in the area because sewer service is not available.

The applicant is concerned about the nonconforming land use classification that would apply to an operating tavern on the subject property. Specifically, the applicant is concerned about the potential decrease of the tavern's value and the proposed zoning's effect of phasing out the operation of the tavern. King County Code 21.52 addresses the issue of nonconforming land uses. According to the code, the existing tavern will be allowed to operate as a nonconforming land use. However, "if any nonconforming or any nonconforming use of conforming buildings is discontinued for a continuous period for more than a year, such land or building shall not again be occupied for or used except by a use from a more conforming classification."

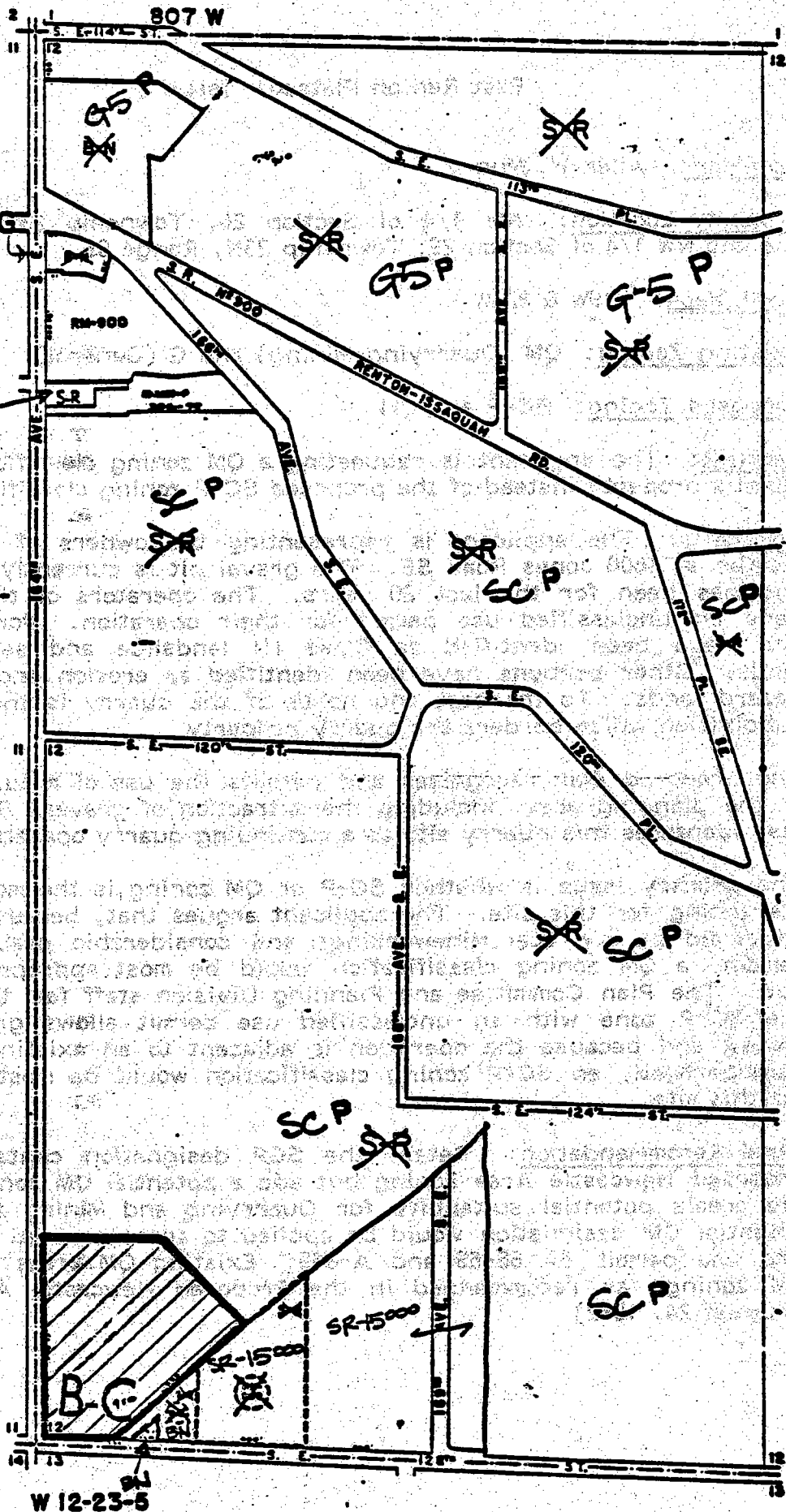
The proposed B-N zoning will not phase out the operation of the tavern. If the tavern's owner intends to continue operation, he or she will be allowed to do so as a nonconforming land use.

The Panel also received testimony on this proposed downzone at the Liberty High School community meeting. The concern raised was that there is no community business scale zoning in the East Renton Plateau. Even without sewers, population growth will occur in the area with a subsequent need for community business scale uses.

Panel Recommendation: Grant the applicant's request to retain the existing B-C zone designation. (August 4, 1982)

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see
Area-Zoning
document
pp 58-59



see
Area-Zoning
document
pp. 60-61

W 12-23-5

RENTON

157

East Renton Plateau: Issue 2

Applicant: Allen W. Munro

Property Location: NW 1/4 of Section 20, Township 23N, Range 6E, and the NW 1/4 of Section 29, Township 23N, Range 6E

Kroll Map#: 819W & 824W

Existing Zoning: QM (Quarrying-Mining) and G (General)

Proposed Zoning: SC-P and QM

Request: The applicant is requesting a QM zoning classification for his client's property instead of the proposed SC-P zoning classification.

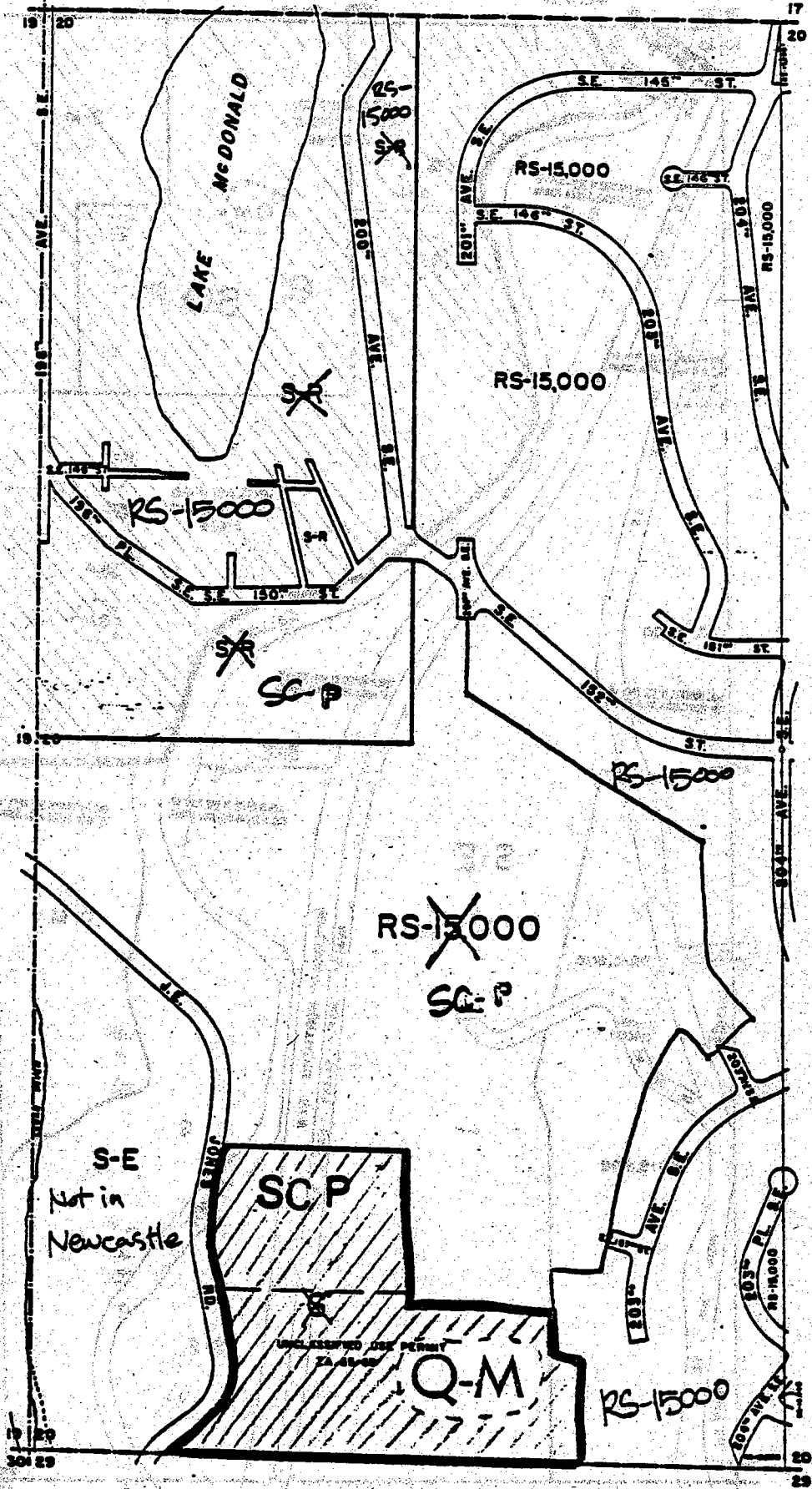
Comments: The applicant is representing the owners of a gravel pit located at 1600 Jones Road SE. The gravel pit is currently in operation and has been for the last 20 years. The operators of the gravel pit have an unclassified use permit for their operation. Portions of the site have been identified as Class III landslide and seismic hazard lands. Other portions have been identified as erosion and coal mining hazard lands. To the east and north of the quarry is the Maple Hills subdivision which borders the quarry property.

The Proposed Plan recognizes and permits the use of natural resources in the planning area, including the extraction of gravel. The Proposed Plan identifies this quarry site as a continuing quarry operation.

The primary issue is whether SC-P or QM zoning is the most appropriate zoning for this site. The applicant argues that, because the site is underlaid by old coal mineworkings and considerable gravel resources remain, a QM zoning classification would be most appropriate for this site. The Plan Committee and Planning Division staff feel that, because the SC-P zone with an unclassified use permit allows greater public review and because the operation is adjacent to an existing residential neighborhood, an SC-P zoning classification would be most appropriate for this site.

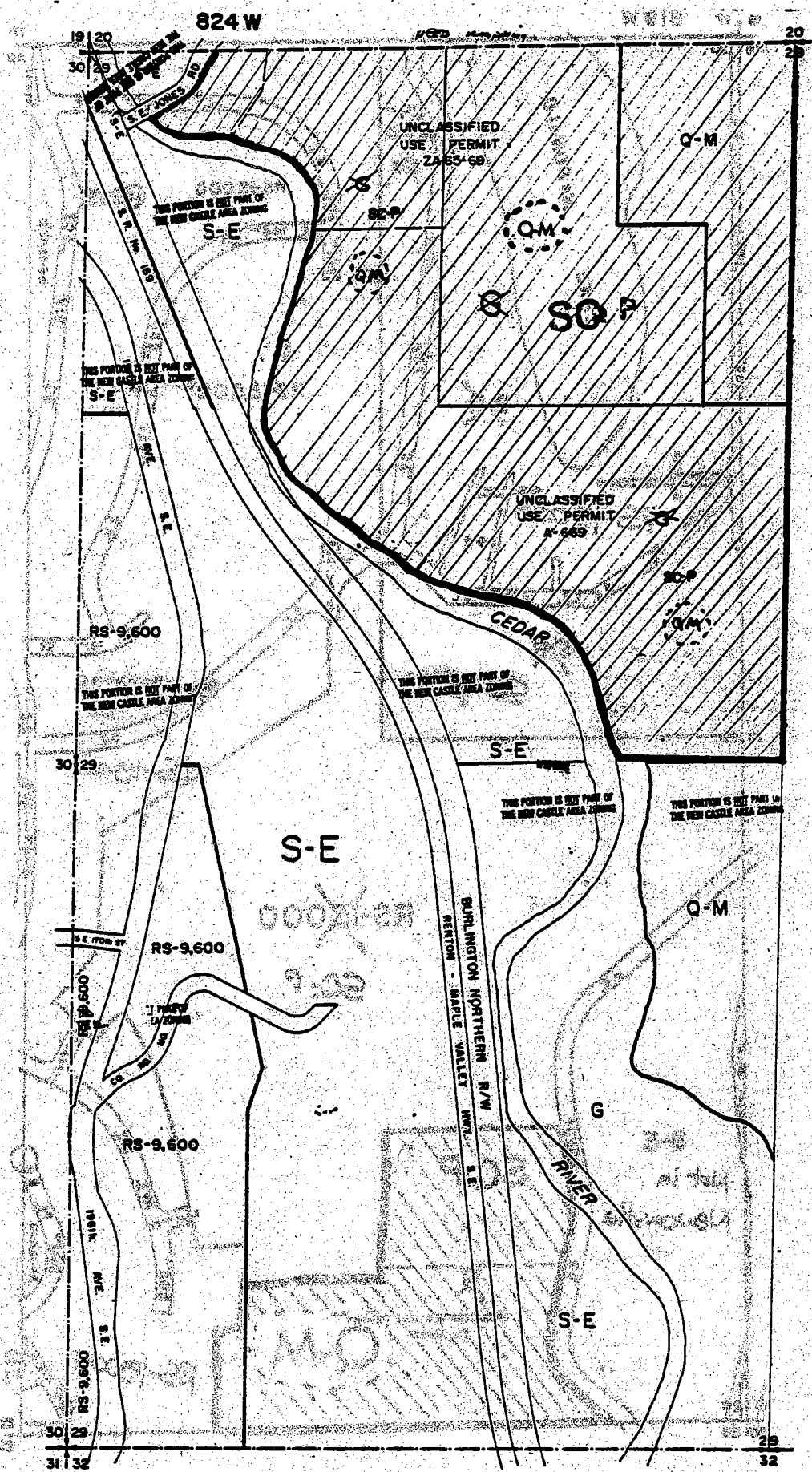
Panel Recommendation: Retain the SCP designation contained in the Proposed Newcastle Area Zoning but add a potential QM zone to identify the area's potential suitability for Quarrying and Mining zoning. The potential QM designation would be applied to areas covered by unclassified use permit ZA 65-69 and A-669. Existing QM areas would retain QM zoning, as recommended in the Proposed Newcastle Area Zoning. (August 24, 1982)

18 17 819 W



W 20-23-6

159



W29-23-6

East Renton Plateau: Issue 3

Applicant: Richard G. Williams

Property Location: N 1/2 of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 17, Township 23N, Range 6E

Kroll Map#: 814W

Existing Zoning: SR

Proposed Zoning: SC-P

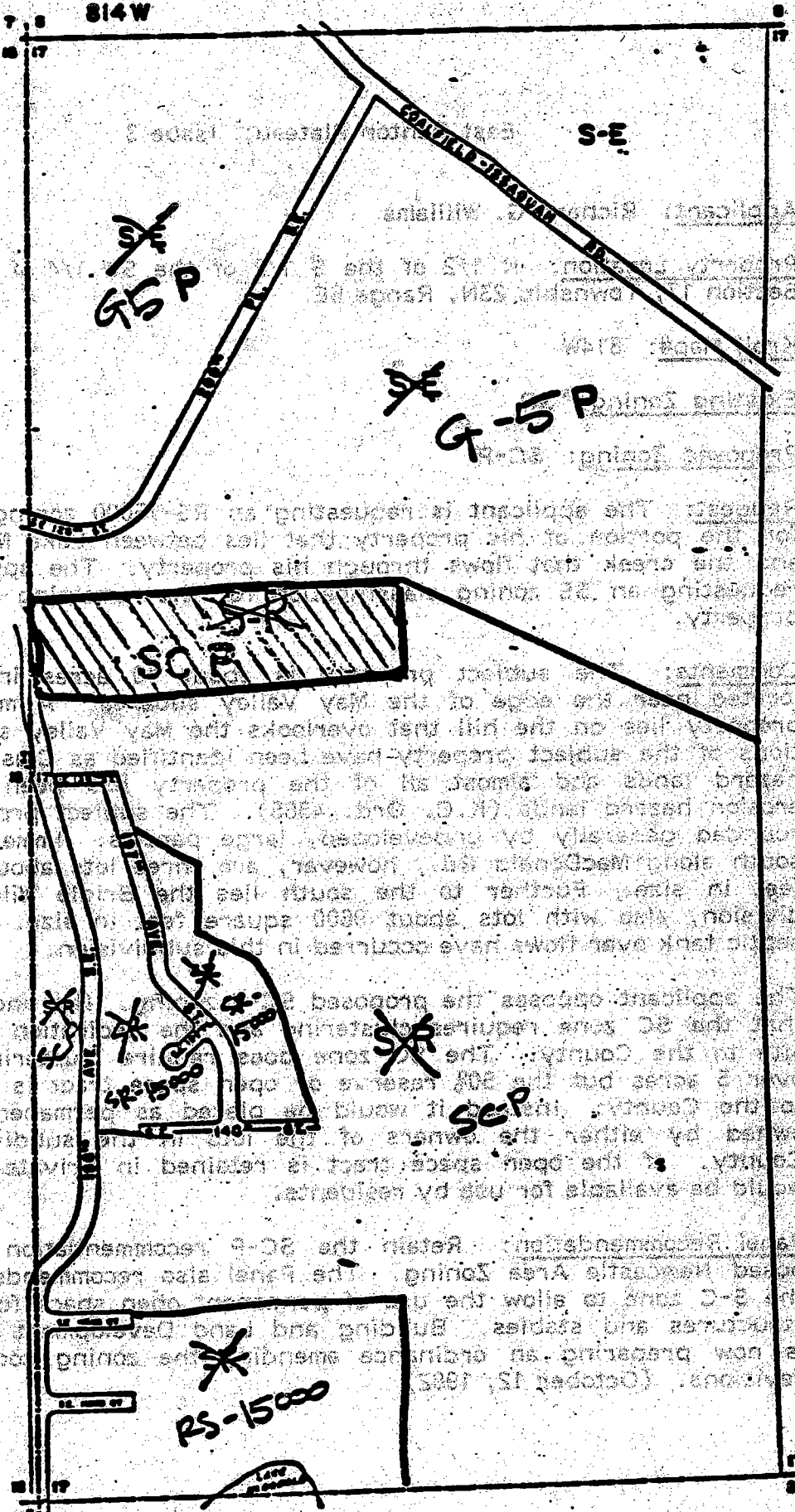
Request: The applicant is requesting an RS-15000 zoning classification for the portion of his property that lies between Lake MacDonald Rd. and the creek that flows through his property. The applicant is also requesting an SE zoning classification for the remaining portion of his property.

Comments: The subject property is about 10 acres in size and is located near the edge of the May Valley subarea. A majority of the property lies on the hill that overlooks the May Valley subarea. Portions of the subject property have been identified as Class III landslide hazard lands and almost all of the property has been identified as erosion hazard lands (K.C. Ord. 4365). The subject property is surrounded generally by undeveloped, large parcels. Immediately to the south along MacDonald Rd., however, are three lots about 9600 square feet in size. Further to the south lies the Bridle Wilde Park subdivision, also with lots about 9600 square feet in size. A number of septic tank over flows have occurred in this subdivision.

The applicant opposes the proposed SC-P zoning. His understanding is that the SC zone requires clustering and the dedication of 50% of the site to the County. The SC zone does require clustering on parcels over 5 acres but the 50% reserve or open space tract is not dedicated to the County. Instead it would be placed as permanent open space owned by either the owners of the lots in the subdivision or the County. If the open space tract is retained in private ownership it would be available for use by residents.

Panel Recommendation: Retain the SC-P recommendation of the Proposed Newcastle Area Zoning. The Panel also recommends revisions to the S-C zone to allow the use of permanent open space for recreational structures and stables. Building and Land Development Division staff is now preparing an ordinance amending the zoning code with these revisions. (October 12, 1982)

814 W



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SC R

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SC R

RS-15000

W 17-23-8

62

E. SAUNDERS

East Renton Plateau: Issue 4

Applicant: Clarence M. Marvich

Property Location: SE quadrant of the Renton-Issaquah Highway and 164th Ave. SE

Existing Zoning: BN

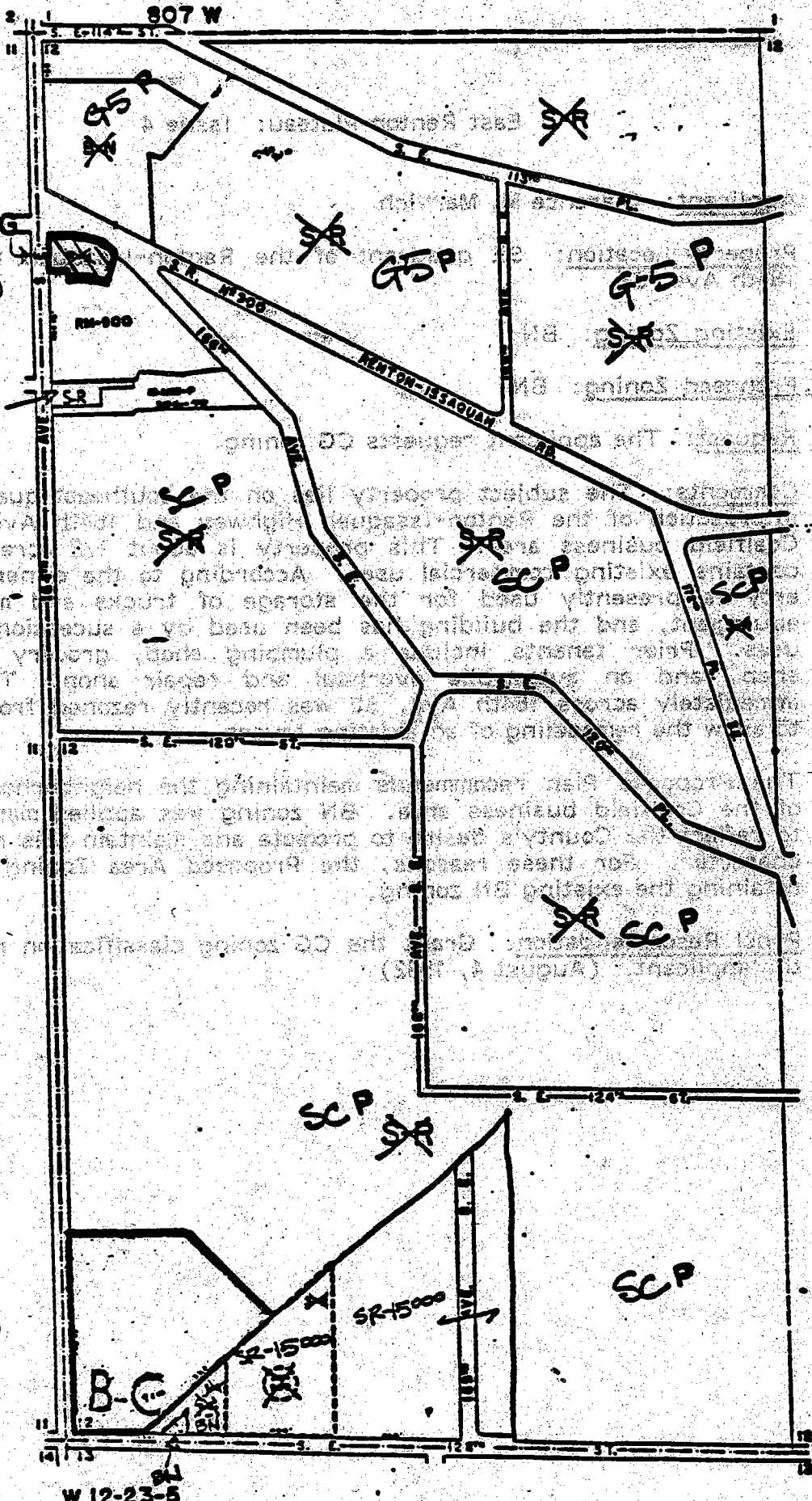
Proposed Zoning: BN

Request: The applicant requests CG zoning.

Comments: The subject property lies on the southeast quadrant of the intersection of the Renton-Issaquah Highway and 164th Ave. SE in the Coalfield business area. This property is about 1/2 acre in size and contains existing commercial uses. According to the owner, the property is presently used for the storage of trucks and machine shop equipment, and the building has been used by a succession of CG-type uses. Prior tenants include a plumbing shop, grocery store, rock shop, and an automobile overhaul and repair shop. The property immediately across 164th Ave. SE was recently rezoned from BN to BC to allow the remodeling of an existing tavern.

The Proposed Plan recommends maintaining the neighborhood character of the Coalfield business area. BN zoning was applied many years ago to reflect the County's desire to promote and maintain this neighborhood character. For these reasons, the Proposed Area Zoning recommends retaining the existing BN zoning.

Panel Recommendation: Grant the CG zoning classification requested by the applicant. (August 4, 1982)



see
Area Zoning
document
pp 58-59

see
Area Zoning
document
pp. 60-61

W 12-23-5

RENTON

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Squak Mountain: Issue 1

Area suggested for reconsideration by Planning Division based on comments at public hearing.

Property Location: Upper May Valley area, North of Coalfield-Issaquah Road (May Valley Road) and East of SR 900 (Renton - Issaquah Road). NW 1/4 of Section 7, Township 23N, Range 6E and SW 1/4 of Section 6, Township 23N, Range 6E.

Kroll Map#: 808W and 803W

Existing Zoning: SE

Proposed Zoning: G-5-P, S-E

Comments: The Proposed Newcastle Area Zoning designates the upper May Valley downstream of Old May Valley Road as G-5. Those areas in the floodplain also were designated with the P-suffix. The rationale for this density included: existing large lot sizes, severe flooding problems during even small storms, and the need to maintain floodplain storage to protect downstream areas. A small area north of Old May Valley Road was also designated as G-5 because it was well known that flooding occurred regularly on those parcels. It was not extended farther upstream or to the east because at the time no detailed topography maps could be found to relate calculated flood elevations to ground surface features. It was also known that there were no regular complaints of flooding from these property owners.

During the review of the proposed zoning, it was pointed out that flooding conditions exist on other properties north of Old May Valley Road. Further investigations disclosed that recent detailed information was available from three short plat applications and a Water District 90 topography map of the vicinity. A more detailed look at the hydrologic information provided by these short plats indicated that flood conditions in this upper area are similar to those farther downstream. For example, the building setback lines for SP-779038 define almost half of the total area as undevelopable. Similarly, the setback area for SP 379136 eliminates almost 30% of the land for development. Both of these estimates were based on 25 year storm calculations instead of the 100 year storm flows used for the lower portions of the valley. Using 100 year flows would undoubtedly further decrease developable area on these lots.

Additional topographic information for SP-478060 and SP-379136, with one foot contour elevations, showed that less land was impacted by the 100 year flood than was suspected from the original five foot contour data. However, the fact remains that the land is poorly drained during the winter. Pond areas and saturated soils which showed up in our infra-red aerial photography on this property were probably not directly caused by flood waters from the creek, but rather from poor drainage to the creek and from the property itself. Any future development on this property would therefore still be severely restricted by these hydraulic conditions. It was also noted during the field investigation

that this property (SP-478060 and SP-379136) is higher than the property to the west which is adjacent to the creek.

Panel Recommendation:

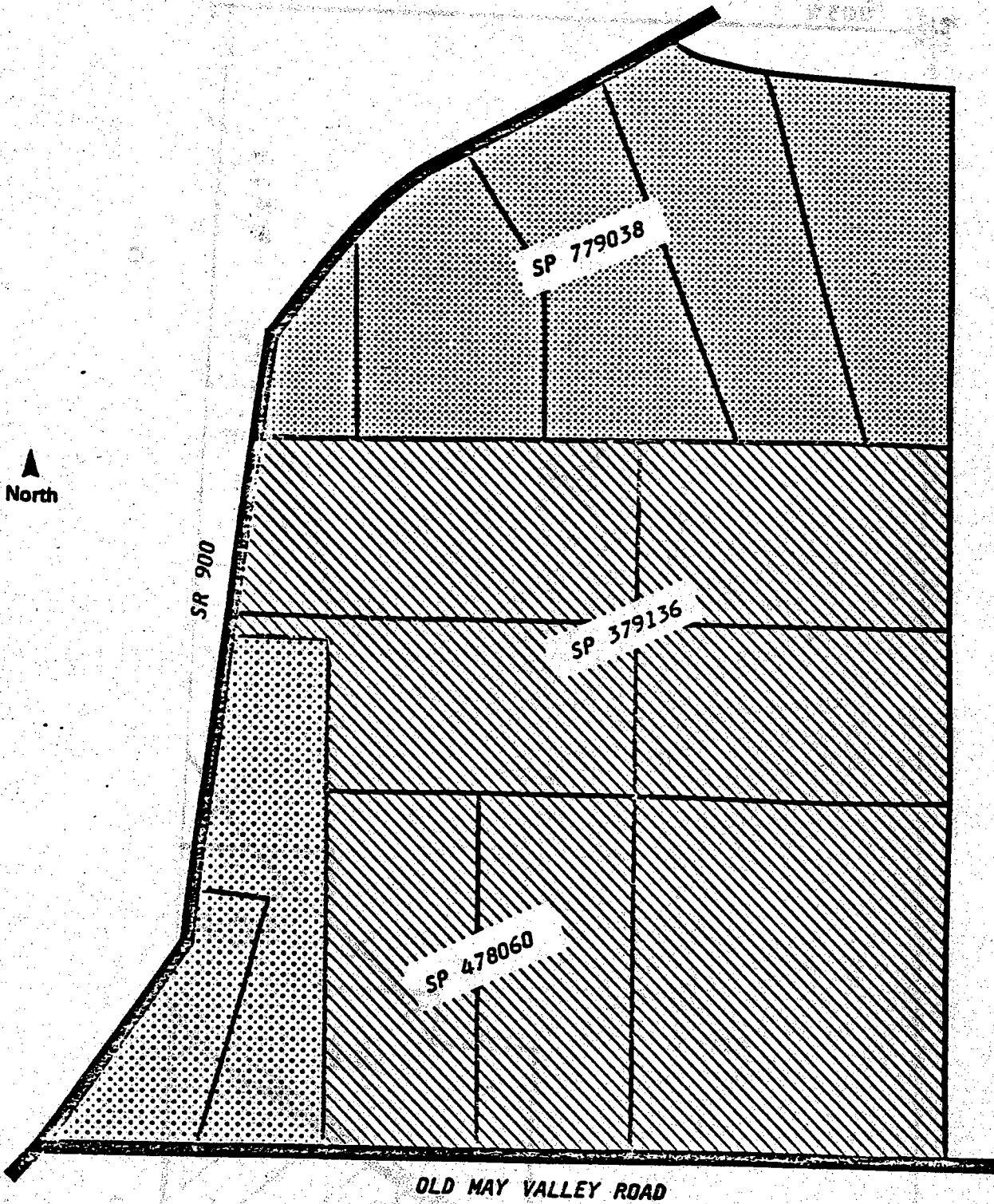
a) Apply G-5-P zoning designation to lots within short plat SP-779038. (See attached map) These P-suffix conditions should contain the same floodplain development and stream fencing requirements as the G-5-P zone in the lower May Valley (see policy N-38, p. 64 and Floodplain Guidelines, p. 70, Proposed Newcastle Community Plan). Also, the conditions should state that lots within SP-779038 should revert to SE-P zoning if new data show that these lots are outside the area subject to flooding.

b) Apply S-E-P zoning designation to lots within short plats SP-478060 and SP-379136 and adjacent lots within the valley floor. The P-suffix conditions for the SE-P zone in this area should include all of the G-5-P conditions as well as an additional condition for septic tank approval. Because of the poor winter drainage in this area, approval for any further subdivision of the existing lots should be based on Health Department approval of mid-winter percolation tests for septic tank drainfields. (October 12, 1982)

During the review of the proposed zoning it was pointed out that floodplain conditions exist on other properties north of Old May Valley. Further investigations disclosed that recent detailed information was available from three staff past applications and a Water District 90 topographic map of the vicinity. A more detailed topographic information provided by these staff indicated that flood conditions in the upper area are similar to those further downstream. For exam- ple the existing setback lines for SP-779038 define almost half of the total area as undevelopment. Similarly, the setback area for SP 379136 defines almost 30% of the land for development. Both of these set- backs were based on 25 year return calculations instead of the 100 year return used for the lower portion of the valley. Using 100 year flows which undoubtedly further decrease developable area of these lots.

Additional topographic information for SP 478060 and SP 379136, which are lot contour elevations, showed that the land was mapped by the 100 year flow line was suggested from the original 25 year contour line. However, the fact remains that the land is heavily drained during the winter. Flood areas are extensive which showed up in our internal aerial photograph on the property were provided and directly caused by flood waters from the creek, but rather from over bank- ing of the creek and from the property itself. Any future development on this property would therefore still be severely restricted by those hydraulic conditions.

166b



Proposed G-5-P Zone



Proposed SE-P Zone



Proposed Additional G-5-P Zone

167

36 31

803 W

31

SCP



SCP



G 5 P



SCP

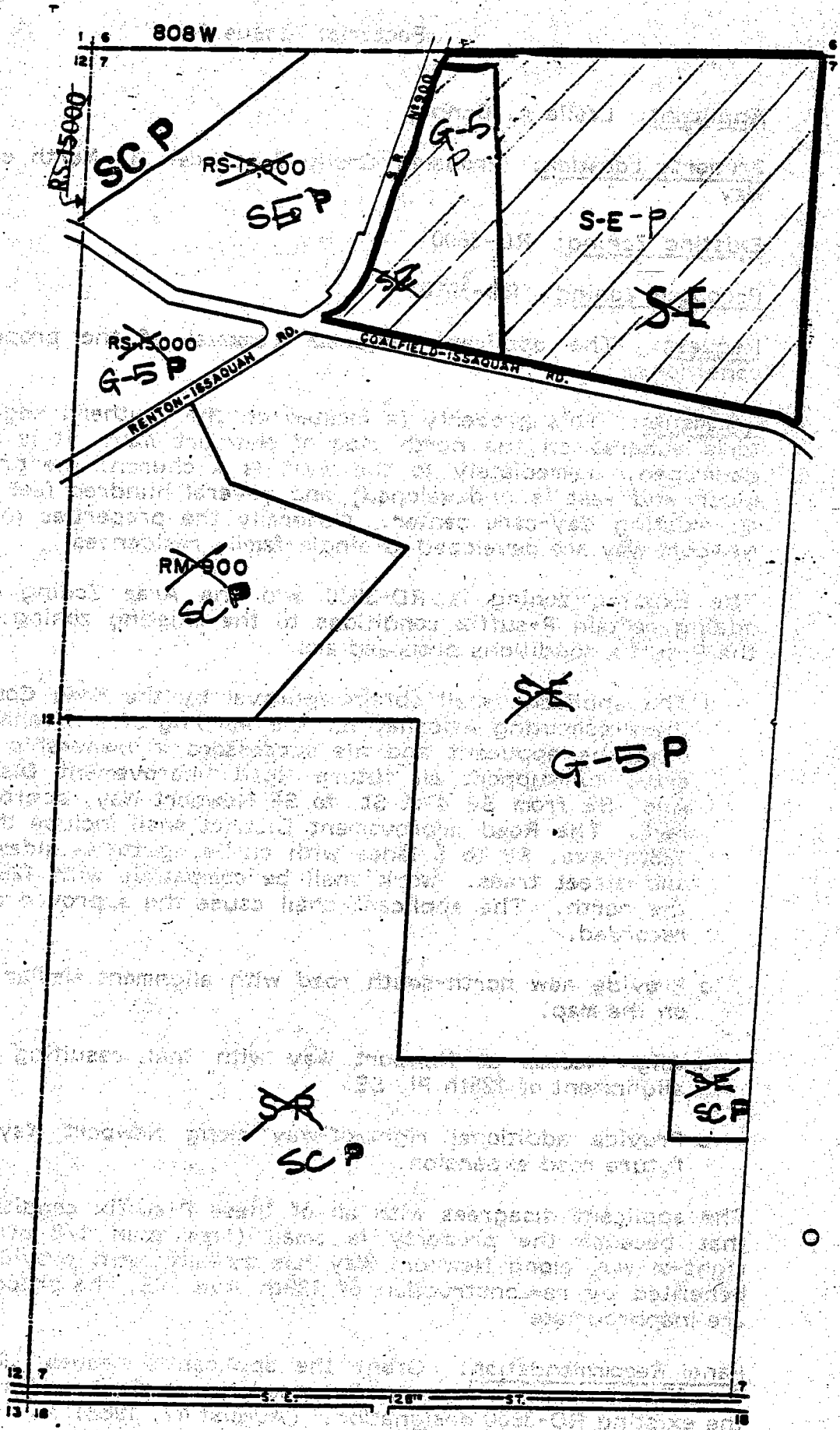


12 7

W 6-23-6

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1967 12 23 1966



Applicant: Leslie A. Donner

Property Location: Property Group 7, parcel 11, North of SE Newport Way

Existing Zoning: RD-3600

Proposed Zoning: RD-3600P

Request: The applicant requests removal of the proposed P-suffix conditions.

Comments: This property is located on the southern edge of the Factoria subarea on the north side of Newport Way. It is presently undeveloped. Immediately to the west is a church; the property to the north and east is undeveloped; and several hundred feet to the east is an existing day-care center. Generally the properties to the south of Newport Way are developed as single-family residences.

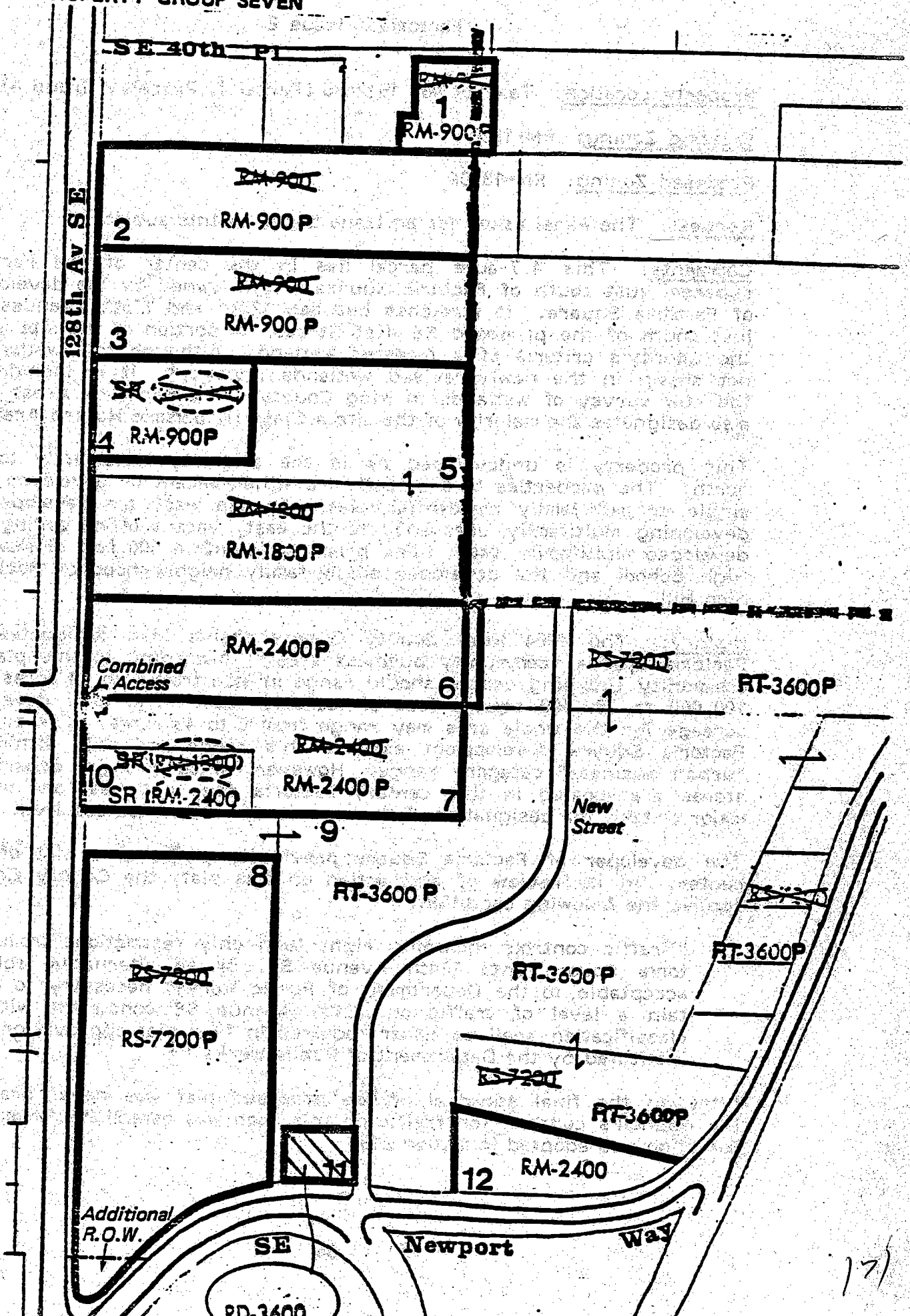
The existing zoning is RD-3600 and the Area Zoning only proposes adding certain P-suffix conditions to the existing zoning. Specifically, the P-suffix conditions proposed are:

- o The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128 Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.
- o Provide new north-south road with alignment similar to that shown on the map.
- o Align access at Newport Way with that resulting from the new alignment of 129th Pl. SE.
- o Provide additional right-of-way along Newport Way to allow for future road expansion.

The applicant disagrees with all of these P-suffix conditions. He feels that because the property is small (less than 1/2 acre), additional right-of-way along Newport Way has already been provided, and is not benefited by re-construction of 128th Ave. SE, the proposed conditions are inappropriate.

Panel Recommendation: Grant the applicant's request and remove the P-suffix recommended in the Proposed Newcastle Area Zoning and retain the existing RD-3600 designation. (August 17, 1982)

FACTORIA
PROPERTY GROUP SEVEN



Factoria: Issue 2

Property Location: Tax Lot 48, 16-24-5 (Parcel 1, Property Group 4)

Existing Zoning: RM-1800

Proposed Zoning: RM-1800P

Request: The Panel asked for an issue paper on this subject.

Comments: This 4.7-acre parcel lies in the center of the Factoria subarea, just south of Factoria Square. It is owned by the developers of Factoria Square. It stretches between 124th and 128th Avenues SE, just south of the proposed SE 41st Street. A portion of the site meets the County's criteria of a forested wetland. Although this wetland is not shown in the newly-revised wetlands inventory, it is included in the new survey of wetlands in King County. The Sensitive Areas Folio also designates the majority of the site a Class III Seismic Hazard Area.

This property is undeveloped as is the property immediately to the north. The properties to the south are either vacant or developed with single or multifamily residential uses. To the west are developed or developing multifamily uses and, to the east, vacant office zoning and developed multifamily uses. The property is within 500 feet of Newport High School and the developed single-family neighborhood of Mockingbird Hill.

History: The 1964 King County Comprehensive Plan designates the Factoria area a "community business area." According to this plan, a community shopping center should range in size from 9 to 24 acres with 100,000 to 200,000 square feet of leasable area. The total developed acreage for the whole area may range from 9 to 40 acres. The present Factoria Square development exceeds this range and falls within the "urban business" category range. However, since no major department stores are located in this center, Factoria does not meet one of the major criteria for designation of the area as an urban business area.

The developer of Factoria Square previously proposed a plat of this center. In its review of and action on this plat, the County Council applied the following condition:

"Traffic controls including right turn only restrictions from Factoria Square onto 124th Avenue SE, or an alternative solution acceptable to the Department of Public Works, necessary to maintain a level of traffic on 124th Avenue SE consistent with its classification shall be either required in final plat approval or later instituted by the Department of Public Works."

Although the final approval of the proposed plat was never granted, the Council's concern for traffic on this road was established when this condition was adopted in Motion 2195.

The subject property was rezoned to RM-1800P (100-76R) around the time of the development of Factoria Square. About two years after the approval of this rezone, the owners of Factoria Square requested a rezone of the property immediately to the north from SR (Potential RM-1800) to BC (File No. 109-78R). The applicants requested this rezone to allow the expansion of Factoria Square.

Rezone 109-78R was one of several rezoning requests made in Factoria at that time. These rezoning actions prompted the development of the Factoria Development Report. This report -- requested by the County Council and prepared by the Planning Division -- was based on the recommendations of the Newcastle Community Plan Committee and the Factoria Planning Committee. The Report recommended office use for the property subject to rezone 109-78R and high-density multifamily residential use for the property which is the subject of this issue paper.

The Newcastle Community Plan contains the policies upon which the Factoria Development Report based its recommendation, particularly policies N-14 and N-20. In addition, the Report noted these concerns:

"Encroachment upon single family neighborhoods, lack of cohesiveness, concern for scale and land use transitions, and adverse impacts upon public facilities and the transportation system."

Although the County Council approved rezone 109-78R, it did so with two important conditions. First, the Council required that any buildings associated with Factoria Square not to extend into the southern half of this property and that landscaping be provided to buffer adjacent properties to the south and west. These conditions were designed to buffer the existing and potential multifamily areas south of SE 41st Street and west of 124th Avenue SE. This setback was intended to function as a substitute buffer instead of the office use recommended in the Factoria Development Report. And second, the Council required the design of the intersection of SE 41st Street and 124th Avenue SE to prevent the use of 124th Avenue SE as a route between Newport Way and Factoria Square. This design would ensure that 124th Avenue SE remains a local access street. In addition, the Examiner's report recommends that the property to the south (the subject of this issue paper) be allowed to develop with office uses if: 1) proposed in the Newcastle Community Plan, 2) limited to 50,000 square feet of building area, and 3) the western half of the site is dedicated as a park.

After the approval of rezone 109-78R, the owners applied for a rezone of this southern property from RM-1800 to RM-900 (159-80R). As noted above, this rezone request conflicted with both the Factoria Development Report and the Newcastle Community Plan. The County Council voted to deny rezone 159-80R primarily based on its impacts on the local access character of 124th Avenue SE.

Proposed Plan: The Proposed Plan supports high-density multifamily residential use and RM-1800P zoning for this site. As stated above, concern about conflicts with nearby single-family uses and school facilities, maintenance of a balance of commercial, office, and residential uses in Factoria, and traffic impacts prompted this recommendation.

In addition, the Proposed Plan recommends the acquisition and development of a neighborhood park in the Factoria area.

Panel Recommendation: No action, retain the zoning recommended in the Proposed Area Zoning. (Discussion on August 14, 1982)

Region 109-188 was one of several rezoning requests made in Factoria in 1981. This rezoning request was prepared by the Planning Division and was based on the Factoria Development Report. The report was prepared by the County Planning Commission. The report recommended that the rezoning be approved for Region 109-188 and 109-189. The rezoning would maintain the use of the property which is the subject of this report.

The rezoning request was prepared by the Planning Division and was based on the Factoria Development Report. The report was prepared by the County Planning Commission. The report recommended that the rezoning be approved for Region 109-188 and 109-189. The rezoning would maintain the use of the property which is the subject of this report.

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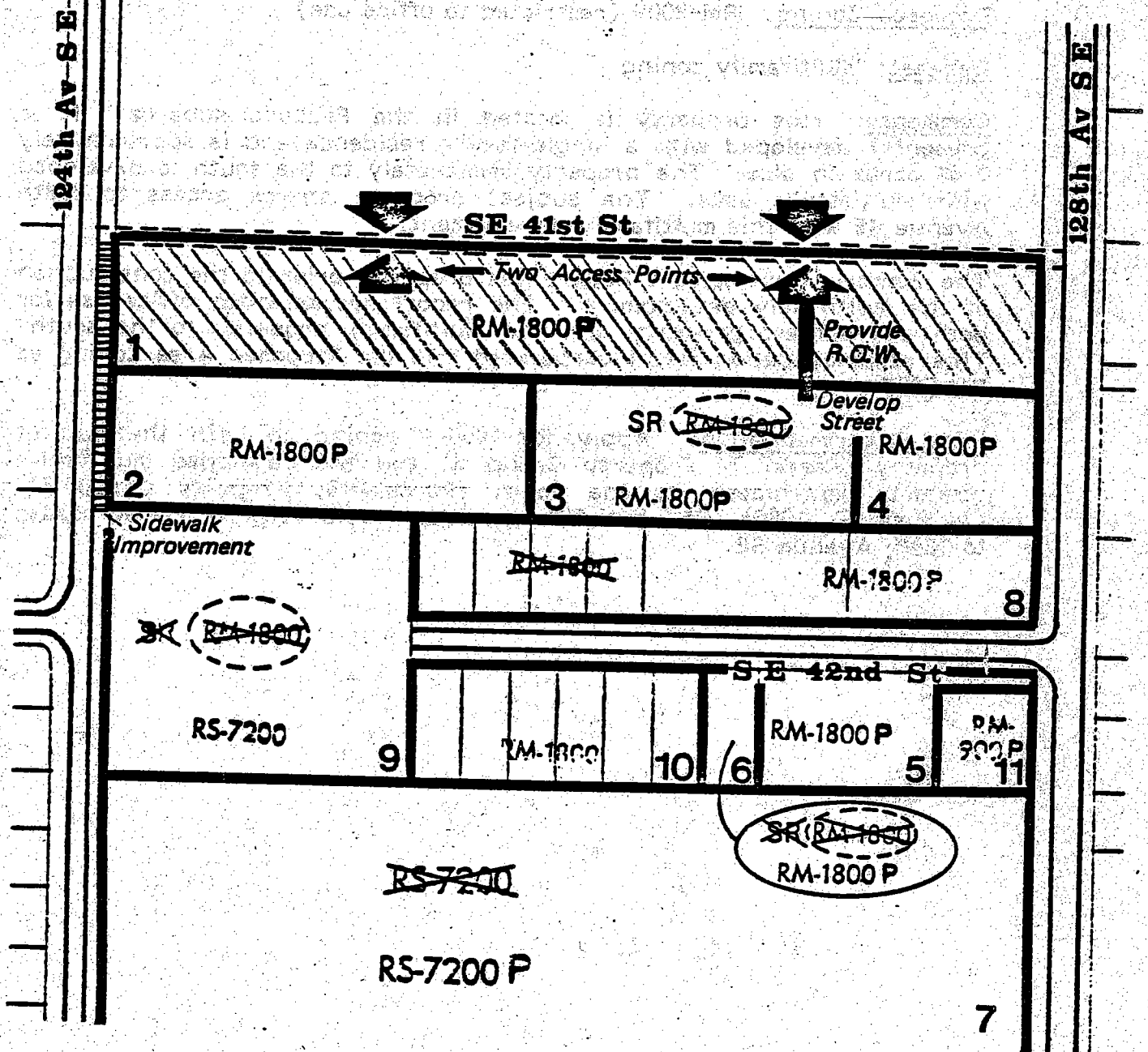
Through the County Council, Region 109-188 is not as well served as other areas. The rezoning request was prepared by the Planning Division and was based on the Factoria Development Report. The report was prepared by the County Planning Commission. The report recommended that the rezoning be approved for Region 109-188 and 109-189. The rezoning would maintain the use of the property which is the subject of this report.

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The rezoning request was prepared by the Planning Division and was based on the Factoria Development Report. The report was prepared by the County Planning Commission. The report recommended that the rezoning be approved for Region 109-188 and 109-189. The rezoning would maintain the use of the property which is the subject of this report.

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**FACTORIA
PROPERTY GROUP FOUR**



Factoria: Issue 3

Applicant: Leong

Property Location: Parcel 7, Property Group 6

Existing Zoning: RM-900

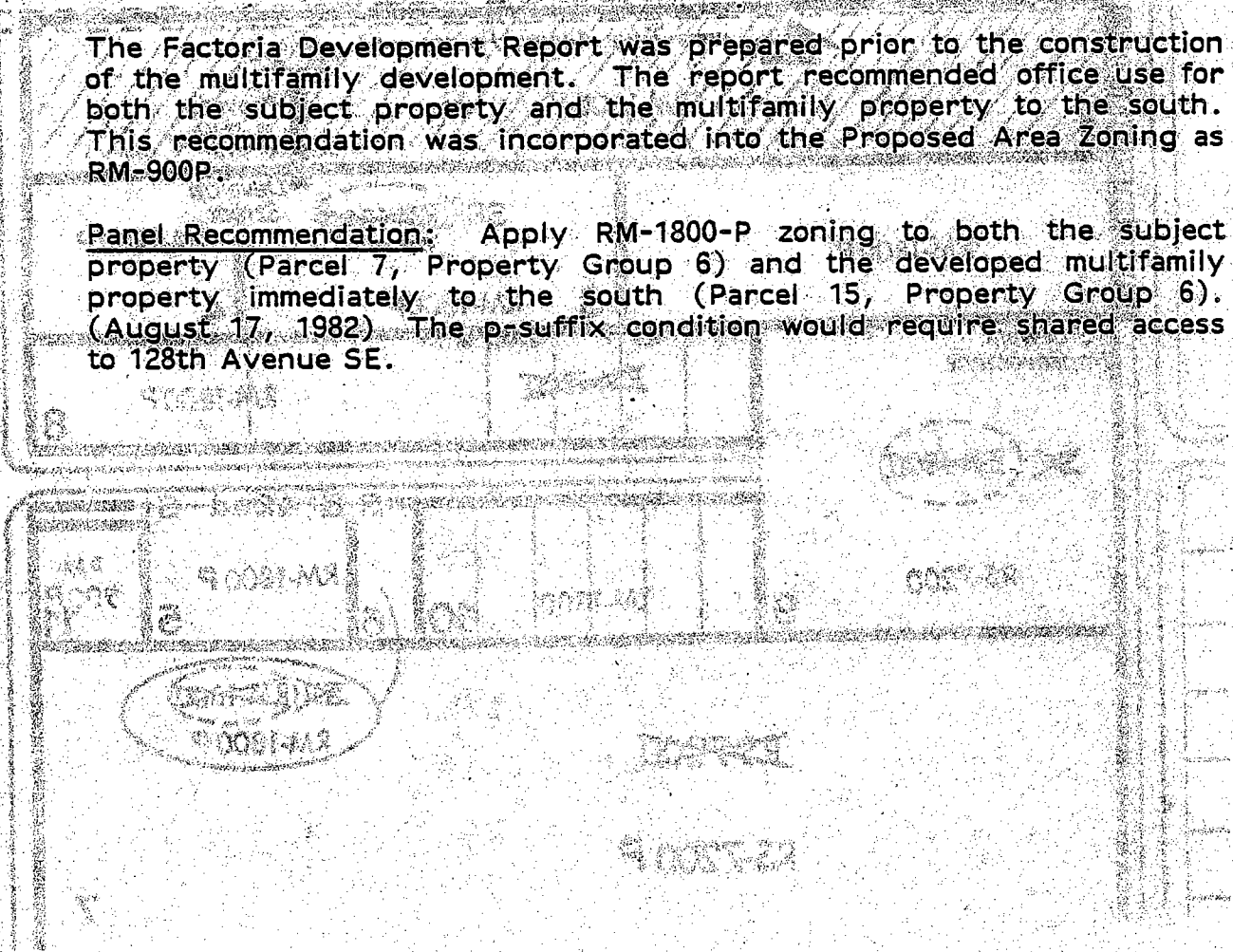
Proposed Zoning: RM-900P (restricted to office use)

Request: Multifamily zoning

Comments: This property is located in the Factoria subarea. It is presently developed with a single-family residence and is approximately 0.62 acres in size. The property immediately to the south is developed with multifamily uses. The subject property shares access to 128th Avenue SE with this multifamily development.

The Factoria Development Report was prepared prior to the construction of the multifamily development. The report recommended office use for both the subject property and the multifamily property to the south. This recommendation was incorporated into the Proposed Area Zoning as RM-900P.

Panel Recommendation: Apply RM-1800-P zoning to both the subject property (Parcel 7, Property Group 6) and the developed multifamily property immediately to the south (Parcel 15, Property Group 6). (August 17, 1982) The p-suffix condition would require shared access to 128th Avenue SE.



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FACTORIA
PROPERTY GROUP SIX

