

ORDINANCE NO. 6645

AN ORDINANCE relating to Planning amending the Revised Northshore Community Plan; Amending Ordinance No. 6532, Section 1, Ordinance No. 6274, Section 1, Ordinance No. 5534, Section 1, Ordinance 3325, Section 2 and K.C.C. 20.12.210.

PREAMBLE:

For the purpose of effective area-wide planning and regulation, the King County Council makes the following legislative findings:

(1) The Revised Northshore Community Plan, adopted June 22, 1981 by Ordinance 5534, augments and amplifies the King County Comprehensive Plan.

(2) King County has studied a portion of the Revised Northshore Community Plan and determined the need to amend the plan pursuant to K.C.C. 10.12.050 - 20.12.080.

(3) A Declaration of Non-significance was filed by the Planning Division on December 2, 1983.

(4) This amendment of the Northshore Community Plan will provide for the coordination and regulation of public and private development and bears a substantial relationship to, and is necessary for the public health, safety and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3325, Section 2, Ordinance 5534, Section 1 and K.C.C. 20.12.210 are hereby amended to read as follows:

A. The Northshore Community Plan, attached to Ordinance 3325 as Appendix A, is adopted as an augmentation of the comprehensive plan for King County, and as such constitutes official county policy for the geographic area defined therein.

B. The Northshore Community Plan Revision, attached to Ordinance 5534 as Appendix A, is adopted as an amplification to the comprehensive plan for King County. Where there are differences between these two documents the Northshore Community Plan Revision governs.

C. The Northshore Community Plan Area Zoning, attached to Ordinance 5534 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

1 D. A Northshore Community Plan amendment, attached to
2 Ordinance 6274 as Appendix A, is adopted as an amplification
3 of the comprehensive plan for King County.

4 E. A Northshore Community Plan amendment attached to
5 Ordinance 6532 as Appendix A, is adopted as an amplification of
6 the comprehensive plan for King County.

7 F. A Northshore Community Plan amendment, attached to
8 Ordinance 6645 as Appendix A, is adopted as an amplification
9 of the comprehensive plan for King County.

10 G. An amendment to the Northshore Community Plan Area
11 Zoning, attached to Ordinance 6645 as Appendix B, is adopted
12 as the official zoning control for that portion of unincorporated
13 King County defined therein.

14 INTRODUCED AND READ for the first time this 5th day of
15 December 1983.

16 PASSED this 9th day of January, 1984.

17 KING COUNTY COUNCIL
18 KING COUNTY, WASHINGTON

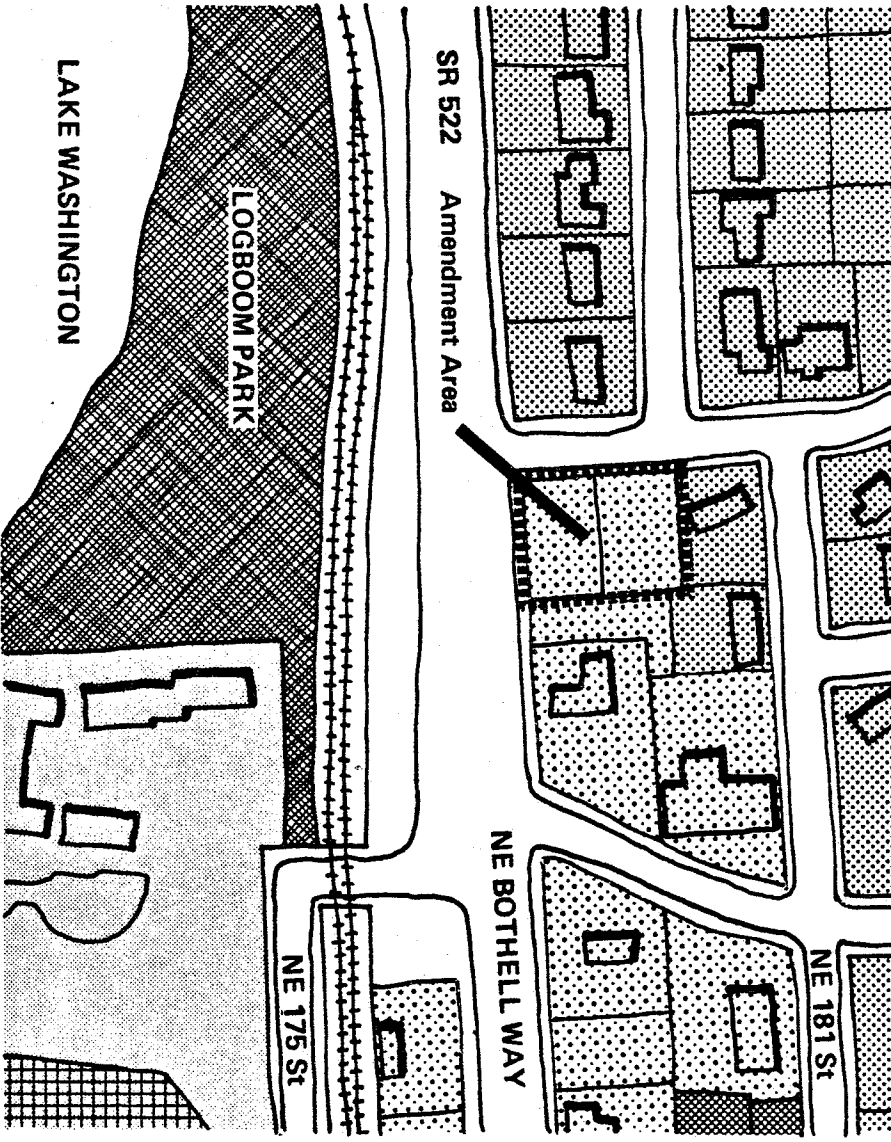
19 Gary Grant
20 Chairman

21
22 ATTEST:

23
24 Dorothy M. Owens
25 Clerk of the Council

26 APPROVED this 18th day of January, 1984.

27 Randy R. Well
28 King County Executive
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30
31
32
33



SR 522 Amendment Area

LOGBOOM PARK

LAKE WASHINGTON

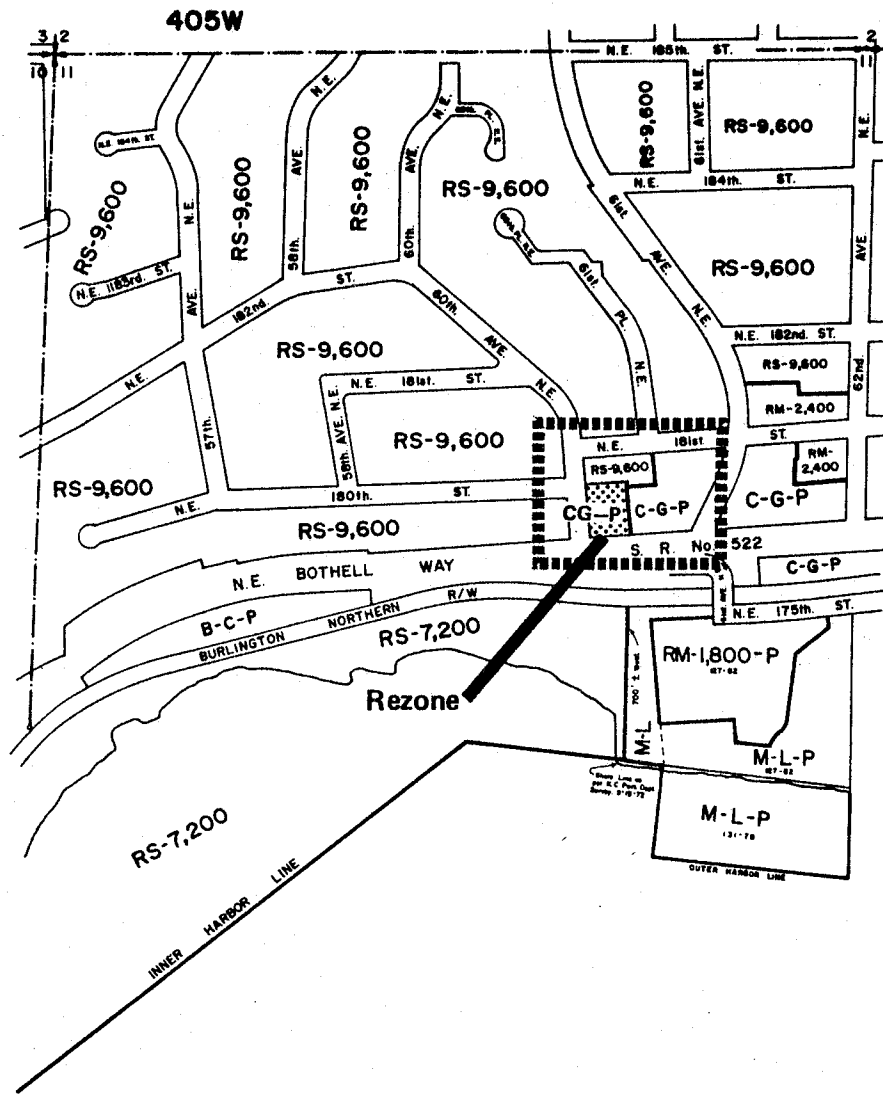
NE BOTHELL WAY

NE 181 St

NE 175 St

APPENDIX B
 AREA ZONING

6645



W11-26-4

LAKE WASHINGTON

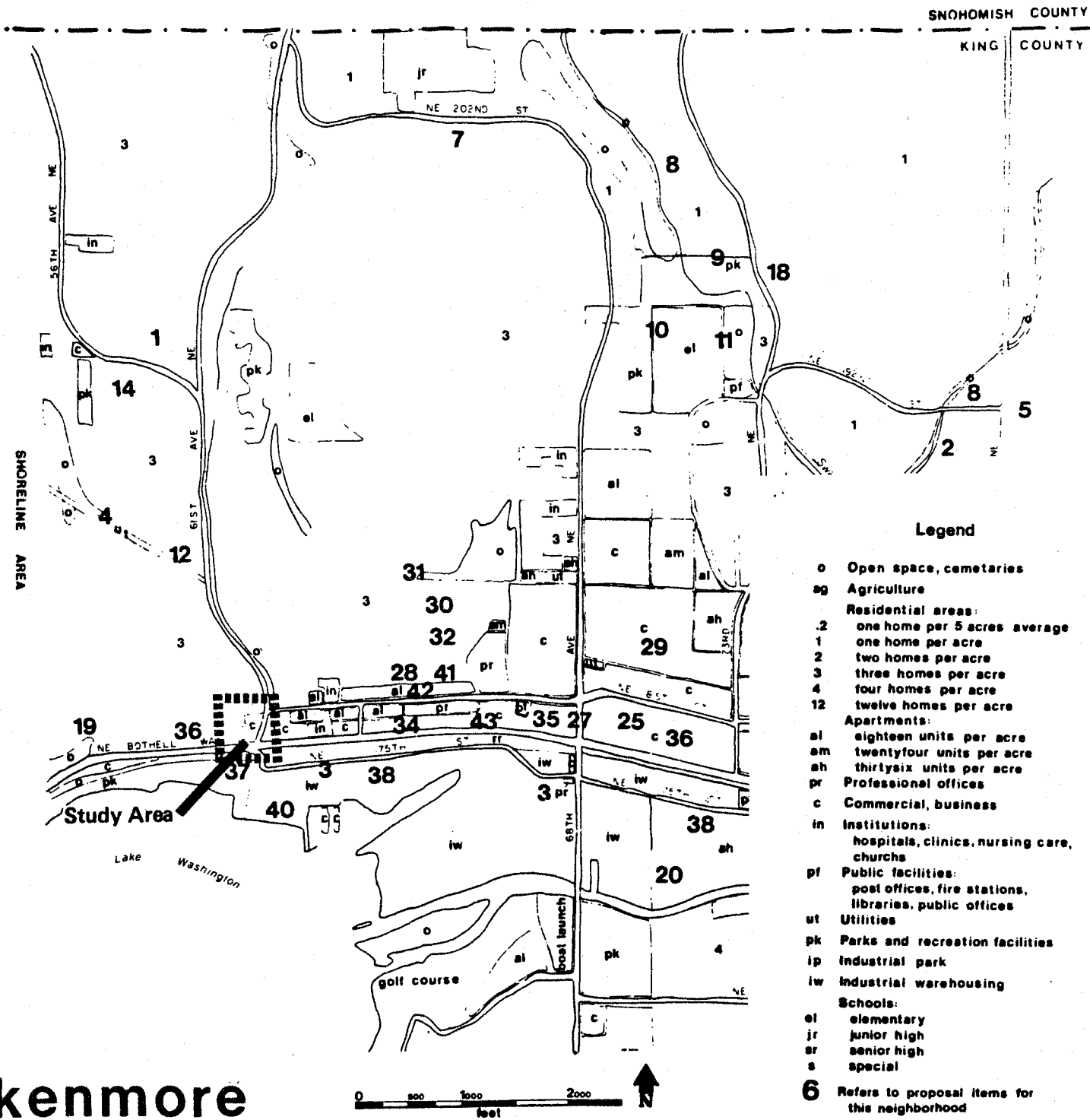
The following P-suffix conditions apply to the subject property:

1. The westerly boundary of the site is to contain a combination of evergreen trees and shrubs, berming and fencing as required to fully screen the intended uses on the property from 60th Avenue Northeast.
2. The highway frontage is to contain a low landscaping berm where driveway exits are not located.
3. The present slope and natural growth at the north boundary is to be retained unless a specifically authorized alternative is approved by the Building and Land Developmet Division.

FIGURE 1

NORTHSHORE COMMUNITIES DEVELOPMENT PLAN
1977

6645









Legend

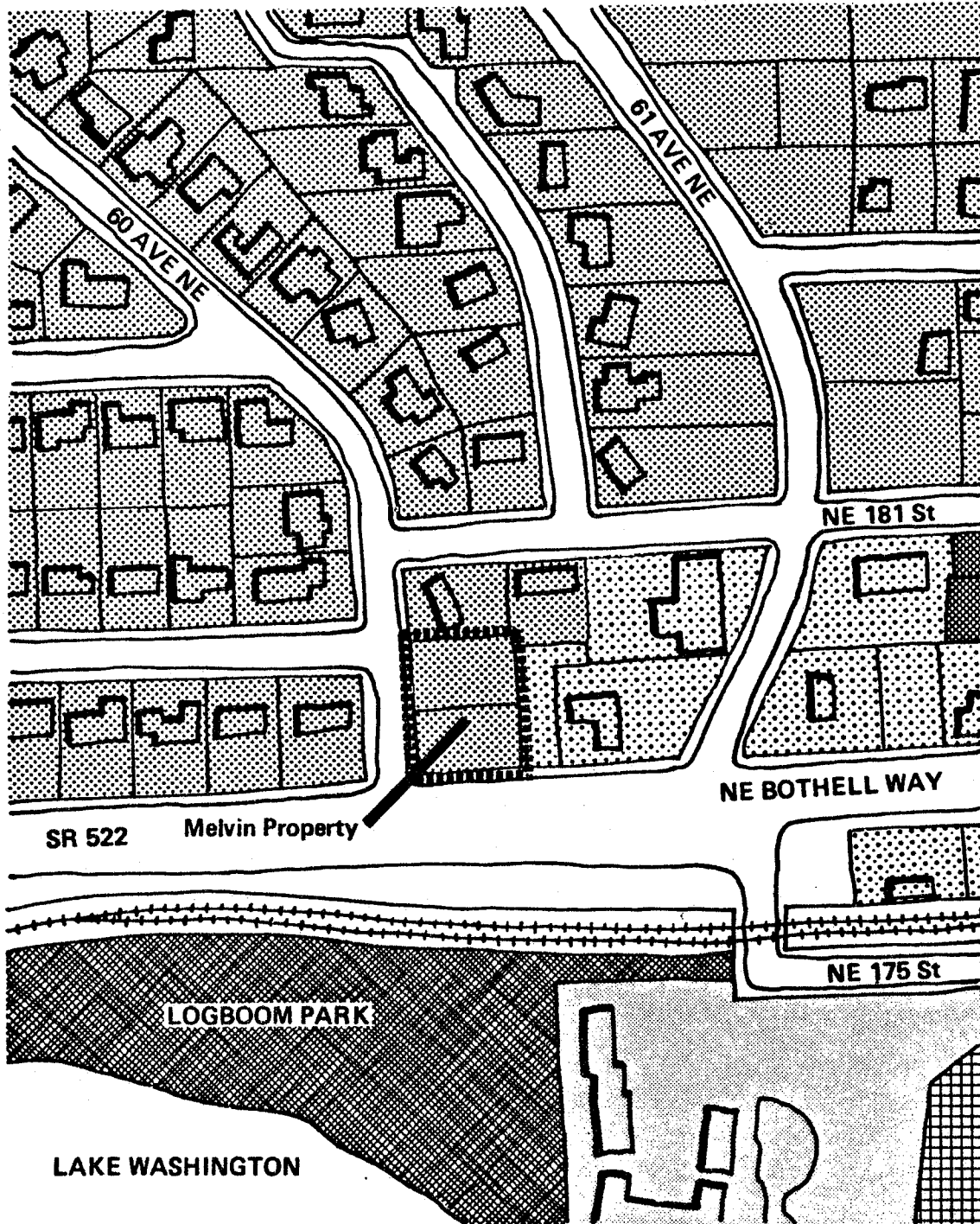
- o Open space, cemeteries
- ag Agriculture
- Residential areas:
- .2 one home per 5 acres average
- 1 one home per acre
- 2 two homes per acre
- 3 three homes per acre
- 4 four homes per acre
- 12 twelve homes per acre
- Apartments:
- al eighteen units per acre
- am twentyfour units per acre
- ah thirty-six units per acre
- pr Professional offices
- c Commercial, business
- in Institutions: hospitals, clinics, nursing care, churches
- pf Public facilities: post offices, fire stations, libraries, public offices
- ut Utilities
- pk Parks and recreation facilities
- ip Industrial park
- lw Industrial warehousing
- Schools:
- el elementary
- jr junior high
- sr senior high
- s special
- 6 Refers to proposal items for this neighborhood

kenmore

FIGURE 2
 NORTSHORE COMMUNITY PLAN
 1981

6645

- | | |
|---|--|
|  Single Family, 3-4 units/acre |  General Commercial |
|  Medium Density Multifamily |  Light Manufacturing |
|  High Density Multifamily |  Parks and Recreation |



NORTHSHORE COMMUNITY PLAN REVISION STUDY
KENMORE (MELVIN PROPERTY)

This study was prepared as required by King County Code 20.12.050 - 20.12.080, to determine the need for a revision to the Revised Northshore Community Plan. The study was initiated by the County Council Motion 5785 on July 25, 1983.

The Melvin property is located on the western edge of the Kenmore business district on the northeast corner of the intersection of NE Bothell Way and 60th Ave. N.E. The site has been cleared and leveled and is separated from the single-family home behind it by a substantial topographical break. Surrounding land uses include single-family residential to the west and north, a service station to the east and Logboom Park and Harbor Village Condominiums to the south across Bothell Way.

In 1976, the property was rezoned from RS-9600 to CG-P. The Zoning Examiner concluded the property was not suitable for residential development. The following P-suffix conditions were attached to the rezone:

- o The westerly boundary of the site is to contain a combination of evergreen trees and shrubs, berming and fencing as required to fully screen the intended uses on the property from 60th avenue N.E.
- o The highway frontage is to contain a low landscaping berm where driveway exits are not located.
- o The present slope and natural growth at the north boundary is to be retained unless a specifically authorized alternative is approved by the Building and Land Development Division.

In August, 1977, the Northshore Communities Development Plan was adopted (Ordinance 3325). As shown in Figure 1, the plan map was somewhat conceptual and did not delineate land use boundaries based on property lines. Based on this map, the subject property could be considered either "Commercial, Business" or "Residential, 3 homes per acre". No area zoning was adopted to accompany the Community Plan.

In June, 1981, the Revised Northshore Community Plan and Area Zoning were adopted by Ordinance 5534 (see Figure 2). Instead of being comprehensive revision, the Revised Plan addressed specific issue areas that had been identified by the County Council and Executive.

The Area Zoning included zone changes that were intended to make the zoning consistent with the land use plan designations of the 1977 plan as well as the recommended zoning for the revision issues. The Melvin property, which was not one of the issue areas, was included in the zoning changes that the Planning Division recommended in order to make zoning and land use designations consistent. It appears that the Planning Division overlooked the revised commercial boundaries determined through the rezone process in 1976 for the Melvin property.

The Melvin property was downzoned from CG to RS-9600 based on the Planning Division's interpretation of the 1977 Plan map and Kroll maps showing property lines. However, because the Plan map did not show property lines or local roads, it can also be interpreted to support CG zoning on this site.

RECOMMENDATION

The Planning Division recommends that the Revised Northshore Community Plan be amended to clearly designate this property General Commercial, and that the Area Zoning be amended to designate this property CG-P as shown in Figures 3 and 4. This recommendation is made for the following reasons:







1. The 1981 downzoning of the property from CG-P to RS-9600 was a mapping error.
2. There has been little change in the immediate vicinity since the 1976 rezone from RS-9600 to CG-P. The property was not specifically addressed in the policies of either the 1977 Plan or the 1981 Revision. Therefore, the Examiner's conclusion that this property is not appropriate for residential use should still be considered valid.
3. Development of the property with CG uses will not result in significant land use or circulation impacts to the surrounding area.

The amendment to the Area Zoning should include the following P-suffix conditions as adopted by the Council when they approved BALD File No. 135-76-R:

- o The westerly boundary of the sites to contain a combination of evergreen trees and shrubs, berming and fencing as required to fully screen the intended uses on the property from 60th Avenue NE.
- o The highway frontage is to contain a low landscaping berm where driveway exits are not located.
- o The present slope and natural growth at the north boundary is to be retained unless a specifically authorized alternative is approved by the Building and Land Development Division.

**FIGURE 3
PROPOSED AMENDMENT
REVISED NORTHSORE COMMUNITY PLAN**

6645

- | | |
|---|--|
|  Single Family, 3-4 units/acre |  General Commercial |
|  Medium Density Multifamily |  Light Manufacturing |
|  High Density Multifamily |  Parks and Recreation |

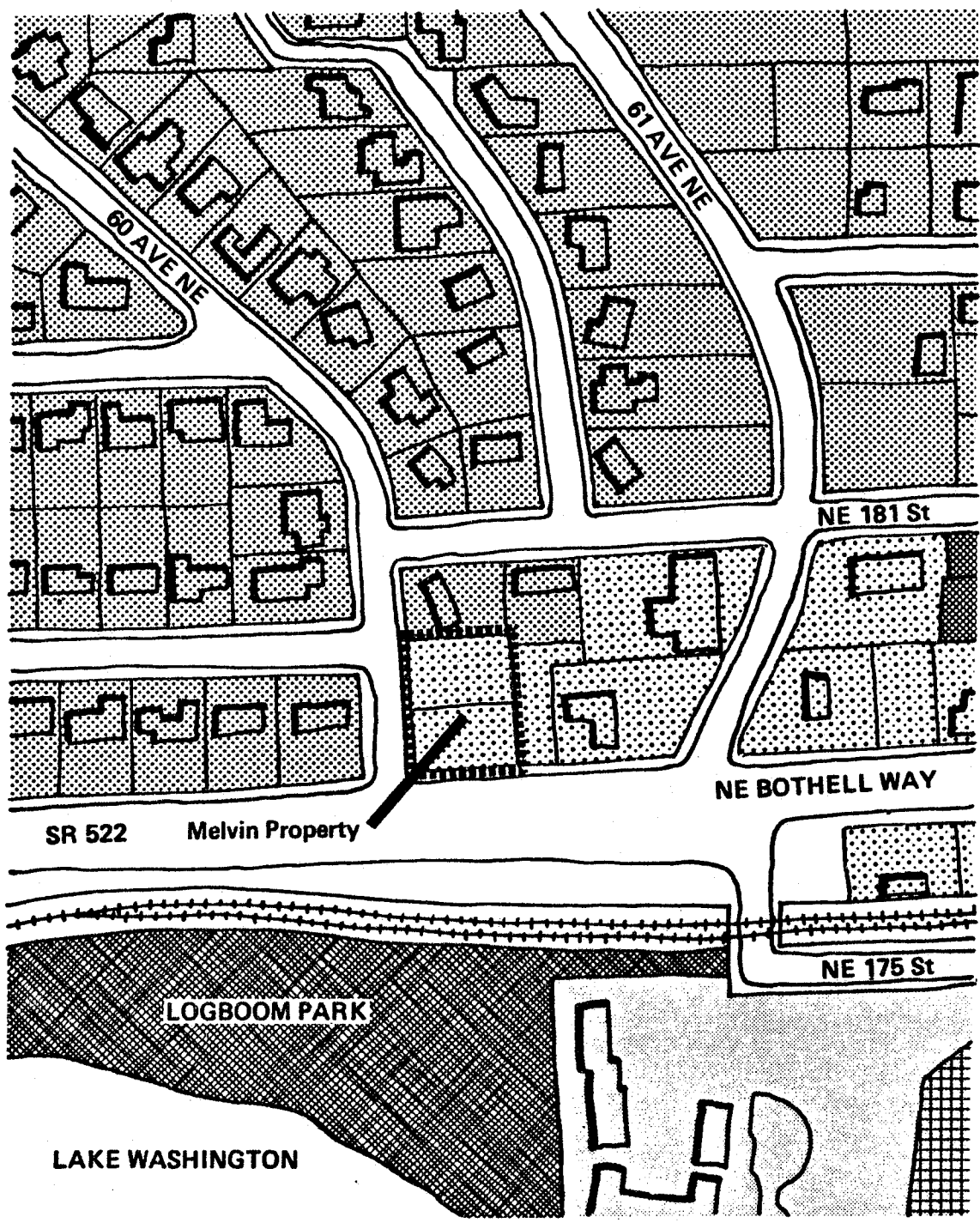
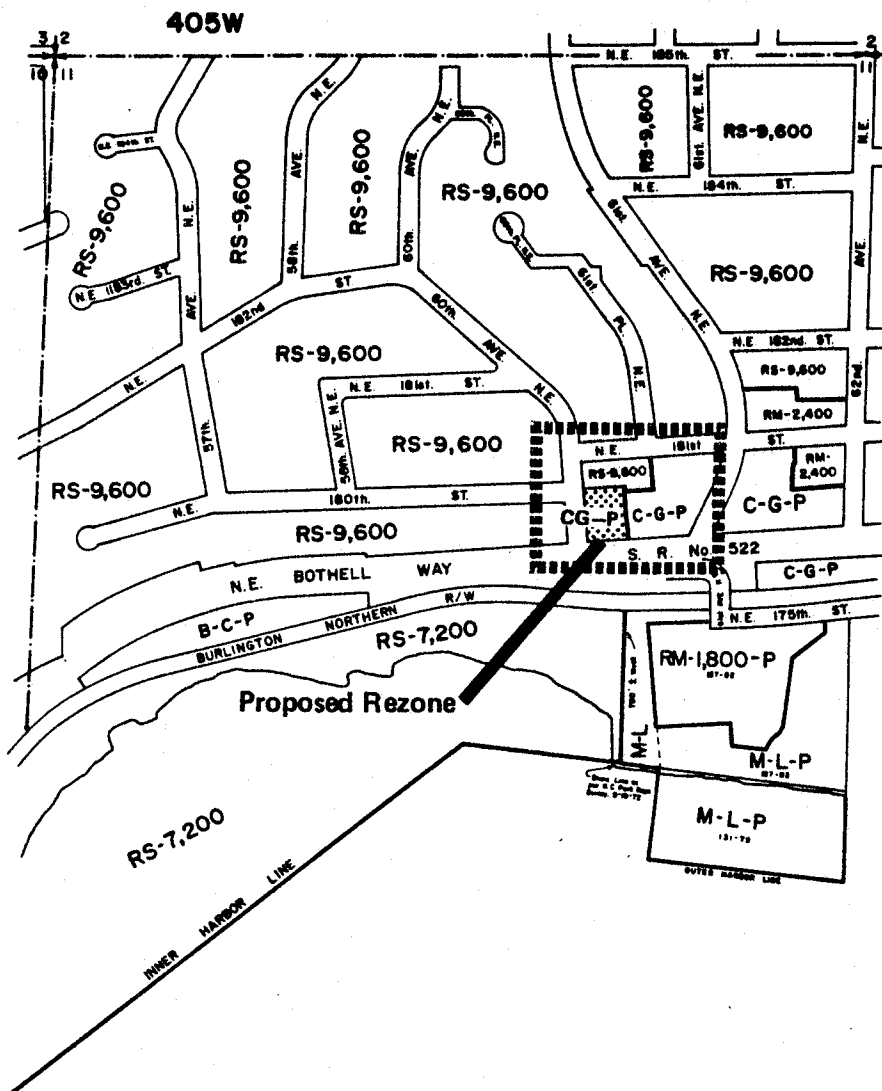


FIGURE 4
AREA ZONING

6045



W11-26-4

LAKE WASHINGTON