

November 5, 1984
5417A:McF:ml's

Introduced by: Gary Grant

Proposed No. 84-584

6995

ORDINANCE NO. _____

AN ORDINANCE amending Ordinance 6785, and modifying pre-effective condition No. 4 to the approval of reclassification of property petitioned by ROBERT M. SHAY, ET AL., to RD 3600-P, designated File No. 111-83-R.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Section 2 of Ordinance 6785 is amended as follows:

The King County council does hereby reclassify the subject property from SR to RD 3600-P, subject to the following conditions. Those conditions, if any, which must be satisfied before this ordinance becomes effective must be satisfied within two years of council approval, or all authority granted by this ordinance shall expire and this ordinance shall be of no further force or effect. Upon this ordinance becoming effective, the building and land development division shall amend the official zoning maps of King County to reflect this action.

Pre-effective conditions:

1. The applicant shall dedicate to King County the necessary right-of-way along N.E. 70th Street as requested by the King County traffic and planning division, department of public works and the King County planning division, transportation section.

2. The City of Kirkland determines that adequate downstream capacity of the sewer sytem is available to handle the proposed development.

3. The City of Kirkland has an approved sewer comprehensive plan pursuant to K.C.C. 13.24.

~~((4. The traffic control light proposed by Washington State Department of Transportation at the southbound ramp of N.E. 72nd Place and I-405 is under contract for installation.))~~

1 Post-effective conditions:

2 4. The traffic control light proposed by Washington State
3 Department of Transportation at the southbound ramp of N.E.
4 72nd Place and I-405 must be under contract for installation
5 prior to occupancy of any units.

6 5. The applicant shall submit to the building and land
7 development division for their approval, a site plan in
8 conformance with the provisions of K.C.C. 21.46.150-21.46.200
9 (P Suffix site plan approval) and as modified below.

10 6. No removal of any evergreen trees on the site unless
11 specifically approved by the building and land development
12 division and upon a showing by the applicant that said trees to
13 be removed are either diseased, a hazard, or cannot possibly be
14 integrated into the landscaping plan required under K.C.C.
15 21.51 (landscaping ordinance).

16 7. The site shall be development within the general
17 character of the concept plan received by the building and land
18 development division on June 10, 1983, prepared by the Mithun
19 Associates.

20 8. Storm drainage plans shall be approved by the
21 department of public works, surface water management division.
22 Said drainage plans shall comply with the provisions of Chapter
23 20.50 of the King County Code.

24 9. The applicant shall provide the necessary road
25 improvements to N.E. 70th Street and 130th Avenue N.E. adjacent
26 to the subject property, as indicated within attachments A and
27 C.

28 10. The applicant is encouraged to work with METRO to
29 explore the possibility of a passenger shelter with the
30 development of the site.

1 11. Based upon the previous filling activities on the
2 site, structural analysis of foundations, relative to soil
3 capacity, for any buildings to be placed on the site may be
4 required at the time of building permit review.

5 12. The maximum density on the site shall be 92 units.

6 13. The storm drainage plans required by condition 8 shall
7 assure that additional detrimental impacts to the existing
8 retention system and the plats lying southeast of 132nd N.E.
9 and N.E. 70th Street do not occur, and additional standards
10 above those specified in K.C.C. 20.50 may be applied to achieve
11 this result.

12 INTRODUCED AND READ for the first time this 8th day
13 of October, 1984.

14 PASSED this 5th day of November, 1984.

15 KING COUNTY COUNCIL
16 KING COUNTY, WASHINGTON

17 Gary Grant
18 Chairman

19 ATTEST:

20
21 Dorothy M. Owens
22 Clerk of the Council

23 APPROVED BY 16th day of November, 19 84.

24 Randy Revell
25 King County Executive
26
27
28
29
30
31
32
33