

July 7, 1986
CP011/Misc/3

Introduced by LOIS NORTH
Proposed No. : 86-416

ORDINANCE NO. 7304

AN ORDINANCE relating to planning; amending the Shoreline Community Plan; amending Ordinance 5080, Sections 1 and 2, Ordinance 6337, Sections 1 and 2, and KCC 20.12.300.

PREAMBLE:

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

- (1) The Shoreline community plan, adopted August 1980 by Ordinance 5080, augments and amplifies the King County Comprehensive Plan.
- (2) King County has studied a portion of the Shoreline community plan and determined the need to amend the plan pursuant to KCC 20.12.070-20.12.080.
- (3) A Declaration of non-significance was filed by the planning division on June 17, 1986.
- (4) Amending the Shoreline community plan will provide for 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 5080, Sections 1 and 2, Ordinance 6337, Sections 1 and 2, and KCC 20.12.300 are hereby amended to read as follows:

A. The Shoreline community plan, attached to Ordinance 5080 as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

The Shoreline community plan area zoning, attached to Ordinance 5080 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

B. The North City business district development guide, attached to Ordinance 6337, is adopted as an amplification of the Shoreline community plan. The purpose of the North City business district development guide is to provide recommendations for capital improvement projects and development guidelines and aid in improving the function and appearance of the North City Business District.

1 C. The land use plan amendment attached to Ordinance 7804 as Appendix
2 A, is adopted as an amendment to the Shoreline community plan. An amendment
3 to the Shoreline community plan area zoning, attached to Ordinance 7804
4 as Appendix B, is adopted as the official zoning control for that portion
5 of unincorporated King County defined therein.

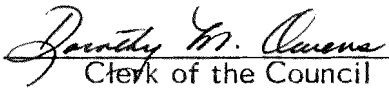
6 INTRODUCED AND READ for the first time this 11th day of August,
7 19 86.

8 PASSED this 6th day of October, 1986

9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

11 
12 CHAIR

13 ATTEST:

14
15 
16 Clerk of the Council

17 APPROVED this 16th day of October, 19 86.

18
19 
20 King County Executive

21
22
23
24
25
26
27
28
29
30
31
32

SHORELINE COMMUNITY PLAN AMENDMENT STUDY

KING COUNTY PLANNING DIVISION

June 23, 1986

7804

The study area is located south of Northwest 195th and east of 20th Avenue Northwest, and includes three properties (numbered 1, 2 and 3 on maps A, C and D). Properties numbered 1 and 2 are zoned RS-7200 on the western portion and B-N on the eastern portion. Property number 3 is zoned B-N and has its only access through the RS-7200 property onto 20th Avenue Northwest (Map A). The complainants, who own property number 1, wish to rezone the B-N portion of their land to RS-7200, a request that is inconsistent with the Shoreline Community Plan land use map and Area Zoning which designates this area as Neighborhood Business (BN).

The Shoreline Area Zoning of 1956, which reaffirmed land use designations of 1938, indicates commercial zoning was originally extended south to provide additional parking for the businesses along Richmond Beach Road (Northwest 195th Street-Map B). Commercial zoning was extended into the middle of the block to keep access on to 195th, rather than 20th Avenue South, a residential street. At that time, the lot lines conformed with the zoning lines and were oriented in a north-south direction.

In 1958, new area zoning was adopted. Between 1956 and 1958 property in the area was re-subdivided resulting in changed property lines. These new property lines changed the lot-line orientation from north-south to east-west (Map C). Consequently, the new 1958 zoning bisected two lots, numbered 1 and 2, resulting in each being zoned for both residential and business use. One isolated back lot was zoned B-N. The back lot, property number 3, is currently surrounded by residential zoning on three sides. The only access to the B-N zoned property is through a narrow easement across RS-7200 zoned land (Map A). This access is substandard and the BN zoned property cannot be developed for commercial use.

The 1980 Shoreline Community Plan and Area Zoning did not recommend any change in this area and thus continued this zoning/lot line discrepancy.

The plan amendment will change the B-N zoned properties (portions of properties 1 and 2, and all of property 3) to RS-7200 zoning as shown on map "D" and "E". This 0.5 acre change is consistent with the Shoreline Community Plan and will allow all property owners to develop their land.

Department Recommendation

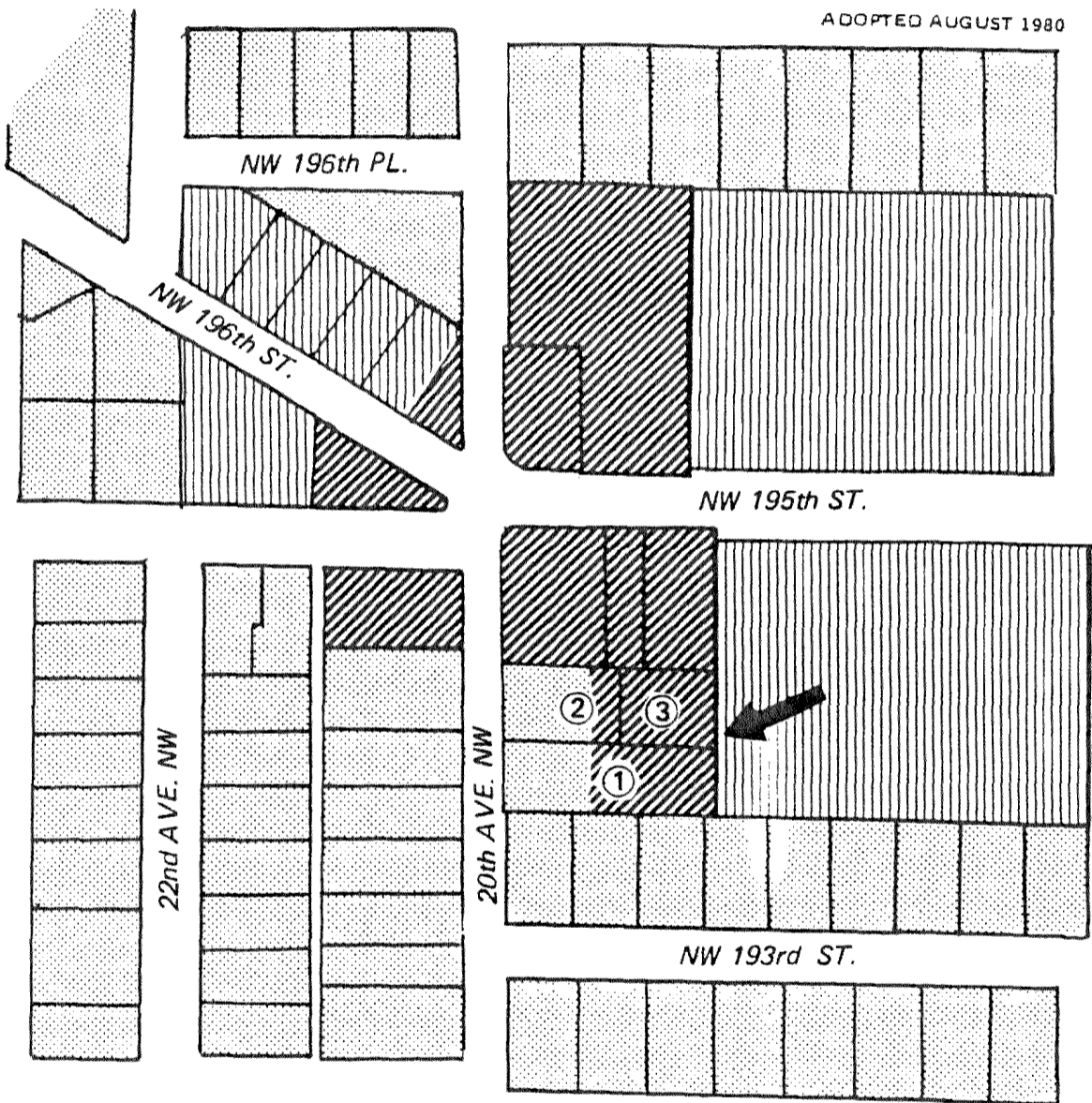
Based on the Planning Division study, we recommend that the Shoreline Community Plan and Area Zoning be amended as described.




7804

MAP A

CURRENT AREA ZONING AND LAND USE

ADOPTED AUGUST 1980



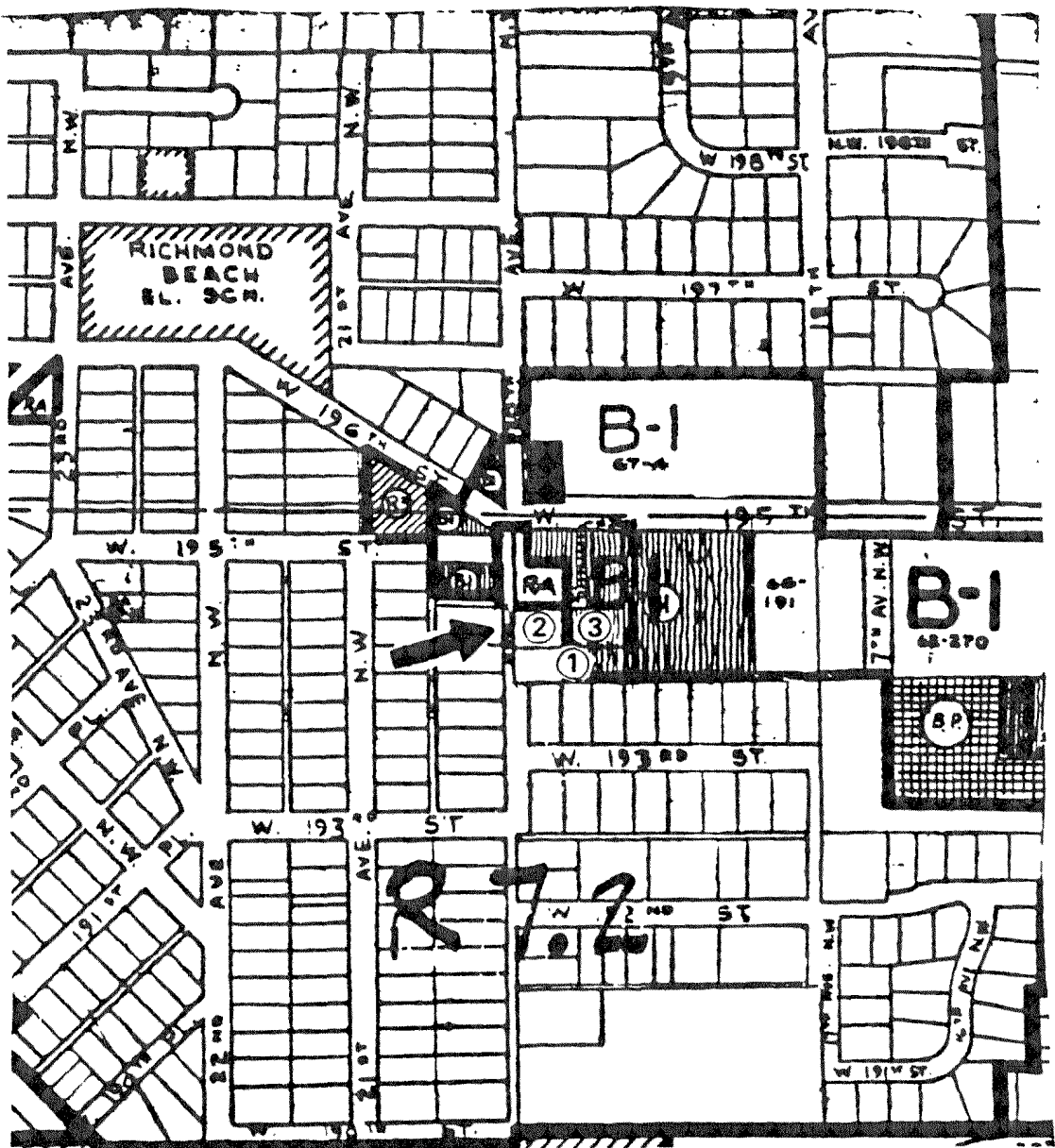
-  RS-7200 ... SINGLE FAMILY RESIDENTIAL
-  RM-2400 ... MULTIFAMILY RESIDENTIAL
-  BN NEIGHBORHOOD BUSINESS

MAP B
1956 AREA ZONING AND LAND USE



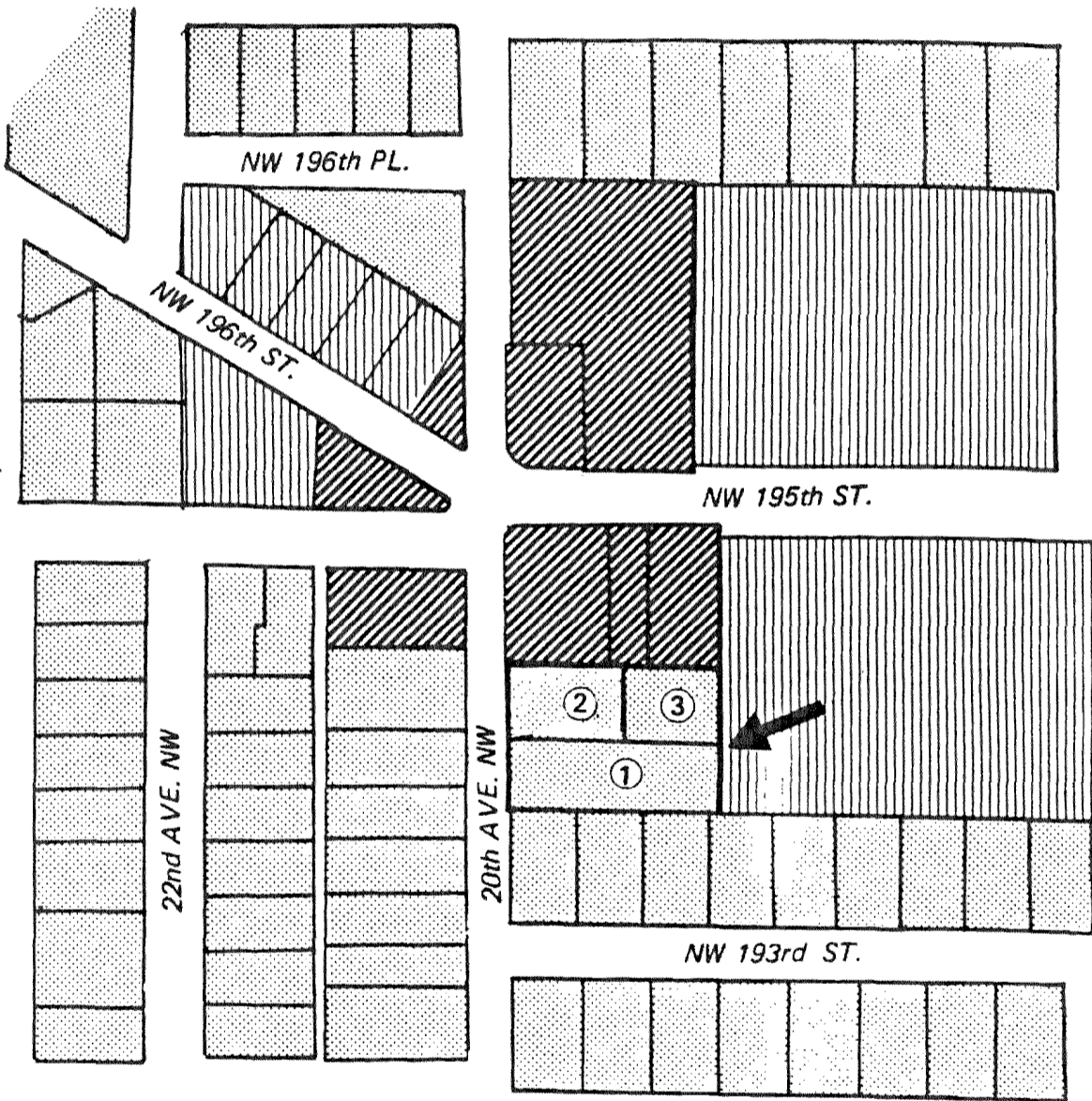
- B1..... BUSINESS DISTRICT*
- BP..... BUSINESS PARKING DISTRICT*
- R1..... URBAN SINGLE FAMILY DISTRICT*
- R3..... RESIDENTIAL MULTIFAMILY DISTRICT*
- R7.2..... RESIDENTIAL SINGLE FAMILY DISTRICT*
- S1..... SUBURBAN SINGLE FAMILY DISTRICT*




MAP C
1958 AREA ZONING AND LAND USE

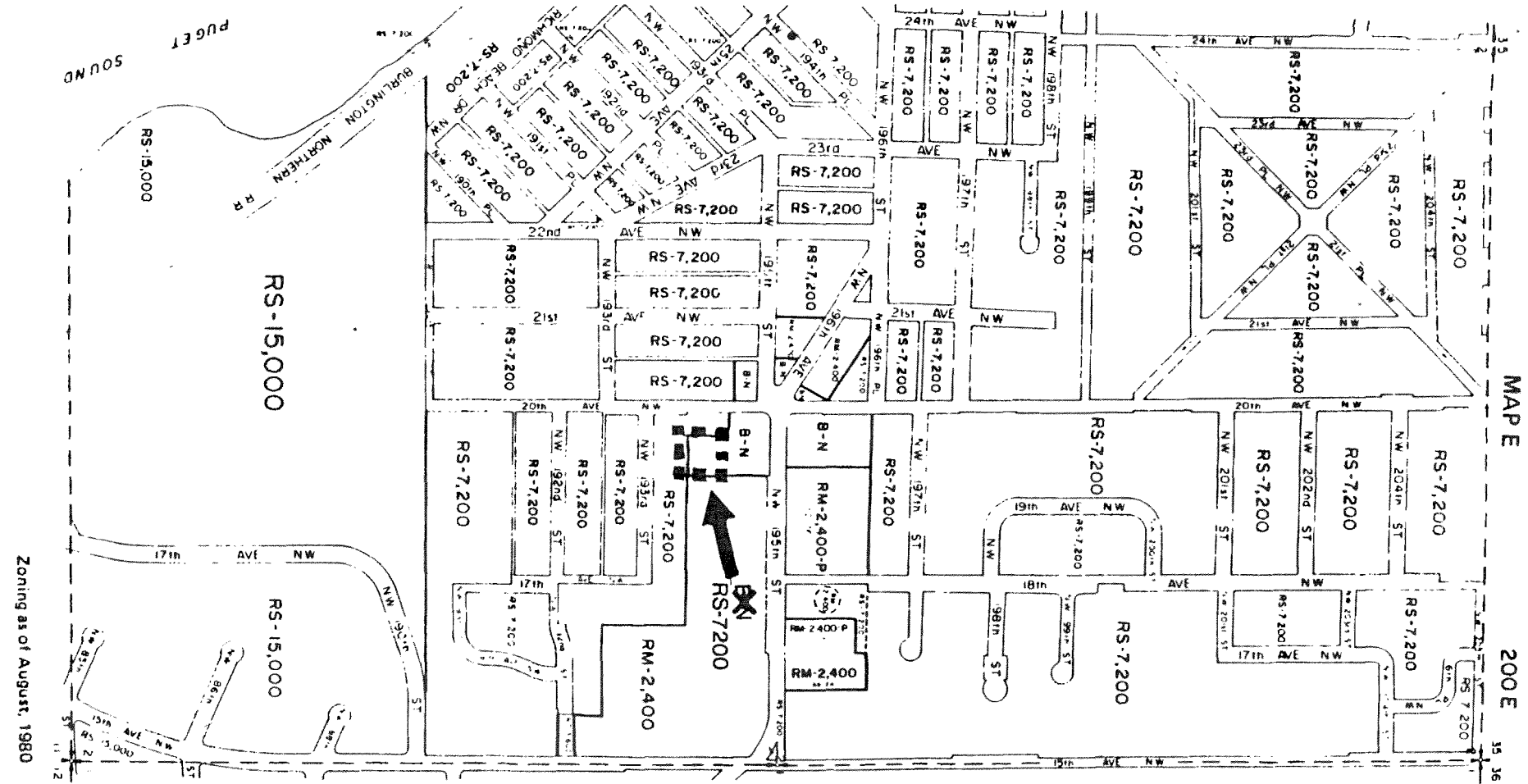


- B1..... BUSINESS DISTRICT
- RA..... RESIDENTIAL AREA
- BP..... BUSINESS PARKING DISTRICT
- R7.2..... RESIDENTIAL SINGLE FAMILY DISTRICT

MAP D
RECOMMENDED AREA ZONING AND LAND USE



-  RS-7200 ... SINGLE FAMILY RESIDENTIAL
-  RM-2400 ... MULTIFAMILY RESIDENTIAL
-  BN NEIGHBORHOOD BUSINESS



MAP E

200 E

E 2-26-3

1804

Zoning as of August, 1980