

July 2, 1987

INTRODUCED BY: AUDREY GRUGER

PROPOSED NO. 87-522

ORDINANCE NO. 8386

AN ORDINANCE relating to planning, amending the Northshore community plan and area zoning, Ordinance 5534 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 Northshore community plan and area zoning, adopted June 22, 1981, by Ordinance 5534, is the official land use and zoning control for that portion of unincorporated King County defined therein.
2. Amending the Northshore community plan and area zoning 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 welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION SECTION 1. The King County planning division, as directed by council motion _____, has studied a portion of the Northshore community plan and area zoning pursuant to K.C.C. 20.12.070-20.12.080 and determined the need to amend the area zoning. The amendment to the area zoning corrects a mapping error and is consistent with the intent of Northshore community plan policies. The amendment affects portions of lots 30 and 31, Block 13, Alderwood Manor No. 14 located in the Northeast 1/4 of Section 12, Township 26N, Range 4E.

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

Northshore community plan.

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.

1 C. The Northshore community plan area zoning, attached to Ordinance 5534 as
2 Appendix B, is adopted as the official zoning control for that portion of unincorporated
3 King County defined therein.

4 D. A Northshore community plan amendment, attached to Ordinance 6274 as
5 Appendix A, is adopted as an amplification of the comprehensive plan for King County.

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

8 F. A Northshore community plan amendment, attached to Ordinance 6739 as
9 Appendix A, is adopted as an amplification of the comprehensive plan for King County.

10 G. An amendment to the Northshore community plan area zoning, attached to
11 Ordinance 6739 as Appendix B, is adopted as the official zoning control for that portion
12 of unincorporated King County defined therein.

13 H. The Northshore transportation plan, attached to Ordinance No. 7077 as Appendix
14 A, is adopted as an amplification to the comprehensive plan for King County.

15 I. An amendment to the Northshore community plan area zoning, attached to
16 Ordinance 7641 as Appendix A, is adopted as the official zoning control for that portion
17 of unincorporated King County defined therein with the following additional conditions:

18 1. The site shall be subject to the noise standards for a commercial source and
19 commercial receiver, as defined in K.C.C. Chapter 12.88.

20 2. The property owner shall install additional or new "cyclones" or other similar
21 equipment to minimize the amount of dust generated by the mill.

22 J. A Northshore community plan amendment, attached to Ordinance 8386 as
23 Appendix A, is adopted as an amplification of the comprehensive plan of King County.
24
25
26
27
28
29
30
31
32

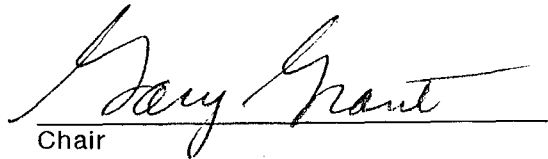
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

K. An amendment to the Northshore community plan area zoning, attached to Ordinance 8386 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

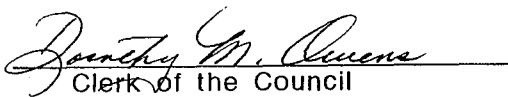
INTRODUCED AND READ for the first time this 10th day of August, 1987.

PASSED this 19th day of January, 1988.

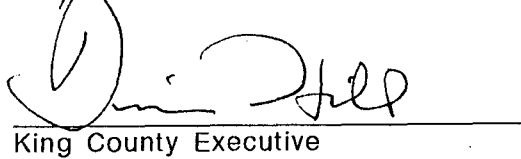
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

APPROVED this 28th day of January, 1988.


King County Executive

APPENDIX A

**NORTHSHORE PLAN REVISION STUDY
KENMORE SQUARE SHOPPING CENTER**

This study is the result of a Council Motion directing the Parks, Planning and Resources Department to prepare a community plan revision study pursuant to K.C.C. 20.12.070. The study area identified by the Council Motion is shown on Attachment A.

Issues/History

In 1981, with the adoption of the Revised Northshore Community Plan and Area Zoning, a portion of Kenmore Square Shopping Center was reclassified from General Commercial (CG) to Maximum Density Multi-Family and Professional Office (RM-900) without a change being proposed by either the property owner, the County Council, or Community Planning staff. As a result of that reclassification, a portion of the existing Kenmore Square Shopping Center became a legal nonconforming use.

In late 1986, the current property owner, unaware the reclassification had taken place, submitted a building permit application to Building and Land Development (BALD). BALD denied the application because the use was not consistent with the RM-900 zone. After review of this issue, Community Planning determined a mapping error had been made and that there was no intention to make a portion of an existing commercial development, Kenmore Square Shopping Center, a legal nonconforming use.

Findings

The plan amendment changes 1.7 acres of land zoned for multifamily/office uses (RM-900) to community business, (CG-P). This zoning will control development of the site to assure compatibility with surrounding use and will promote a healthy business environment. The plan amendment corrects a mapping error in the Northshore Community Plan while meeting Comprehensive Plan policies for assuring the economic health of commercial areas.

Conclusions

The division feels that there is a clear need to correct the mapping error prior to the update of the Northshore Community Plan.

Amending the Northshore Community Plan and Area Zoning for the subject site would be consistent with the following Comprehensive Plan policies:

CI-212 Urban Activity Centers should be functional, vital and attractive environments for businesses, employees and shoppers. Design of Urban Activity Centers should reflect the following principles:

Compatible uses should be grouped to reduce conflicts among uses and to increase convenience for businesses and users;

CI-214 Stores and services should be grouped to encourage pedestrian travel in retail areas; mixed retail/residential use should be encouraged. Other uses may be

included within retail groupings when designed to encourage pedestrian travel.

Recommendation

Amend the Northshore Community Plan Land Use Map by designating the subject area general commercial (Attachment B). Amend the Northshore Area Zoning by designating the subject site general commercial, CG-P (Attachment C).

The following P-suffix condition shall apply:

Development of this property may result in significant traffic impacts. Specific policy and project recommendations may be included in the Northshore Transportation Plan.

This P-suffix condition was applied to all properties in the Kenmore business district and, although the property is already developed, its application here treats all properties equally.

Applicable policies are:

Northshore Community Plan -- Kenmore 41

(see page A 20 for complete policy)

APPENDIX B

Northshore Community Plan
Area Zoning Amendment

E 12-26-4

RM-900 to CG-P

The following P-suffix conditions shall apply:

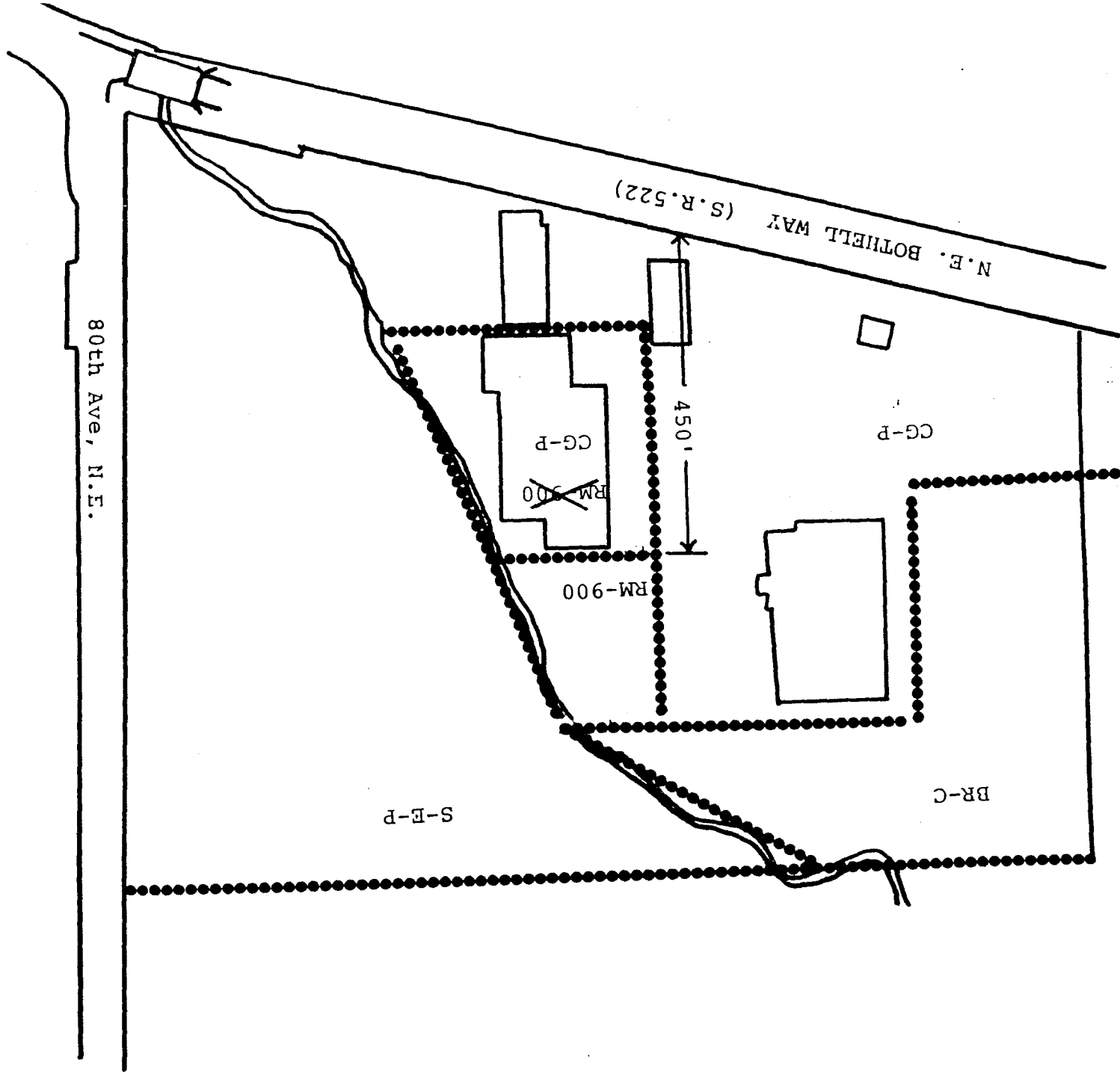
- Development of this property may result in significant traffic impacts. Specific policy and project recommendations may be included in the Northshore Transportation Plan.

Applicable policies are:

Northshore Community Plan -- Kenmore 41
(see page A20 for complete policy)

CP008/PI

0838



80th Ave, N.E.

N.E. BOTHELL WAY (S.R. 522)

CG-P

~~RM-900~~

RM-900

CG-P

BR-C

S-E-P

450'