

ORDINANCE NO. **9204**

AN ORDINANCE approving the application for rezone from SR (Potential RD-3600) to BC petitioned by PETER J. MODDE, ET AL, designated Building and Land Development File No. 229-88-R.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The Council finds that recent improvements to S.E. 208th Street and development of the Panther Lake shopping center constitute substantial and material changes in circumstances not anticipated in the Soos Creek plateau community plan. The new Panther Lake shopping center abuts the subject property along its entire south boundary. To the north and west, this property faces multi-family development. Washington State Department of Transportation widening of SR 515 is scheduled to occur in front of this property.

SECTION 2. The council concludes that the unanticipated changes in circumstances affect the subject property in a manner and to a degree different from other properties in the vicinity; that the requested reclassification is consistent with KCC 20.24.190.D, the Soos Creek community plan, and the King County comprehensive plan; and, that SR 515 traffic congestion in the vicinity of the subject property may be worsened unless occupancy of the proposed development is delayed until planned WSDOT

1 improvements to SR 515 are assured. It is no longer in the public interest  
2 to maintain single family residential zoning on the subject property.

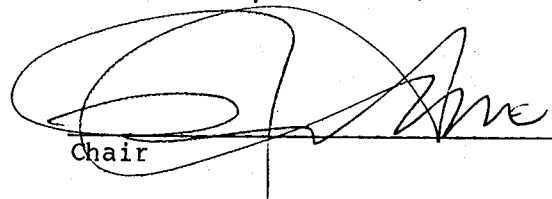
3 The examiner's recommendation dated June 16, 1989 in this matter is  
4 based on errors in conclusion and is therefore reversed by this action.

5 SECTION 3. The zone reclassification from SR (potential RD 3600) to BC  
6 petitioned by Peter J. Modde, et al, designated building and land development  
7 division file no. 229-88-R, is hereby approved, with the condition that no  
8 certificates of occupancy will be authorized for this rezone until such time  
9 as authorization of contracts for widening of SR 515 by WSDOT have been  
10 provided.

11 INTRODUCED AND READ for the first time this 26<sup>th</sup> day  
12 of September, 19 88.

13 PASSED this 6<sup>th</sup> day of November, 19 89.

14 KING COUNTY COUNCIL  
15 KING COUNTY, WASHINGTON

16   
17 Chair

18 ATTEST:

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20 Clerk of the Council