

ORDINANCE O-4626

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE AS A RESULT OF THE LEE JOHNSON CITIZEN AMENDMENT REQUEST AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, AND THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING MAP CONFORMS TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM16-02885.

1           WHEREAS, the City Council has received a recommendation  
2 from the Kirkland Planning Commission to amend certain portions of the  
3 Comprehensive Plan for the City, Ordinance 3481, as amended, and a  
4 portion of the Zoning Map, Ordinance 3710, to ensure the zoning map  
5 conform to the Comprehensive Plan and the City complies with the  
6 Growth Management Act, as set forth in the report(s) and  
7 recommendation(s) of the Planning Commission dated November 30,  
8 2017, and bearing Kirkland Planning and Building Department File No.  
9 CAM16-02885 (hereinafter the "Lee Johnson Amendment Request");  
10 and

11  
12           WHEREAS, prior to making the recommendation on the Lee  
13 Johnson Amendment Request the Planning Commission, following  
14 notice as required by RCW 35A.63.070, held on October 19, 2017, a  
15 public hearing, on the amendment proposal and considered the  
16 comments received at the hearing; and

17  
18           WHEREAS, pursuant to the State Environmental Policy Act  
19 (SEPA), there has accompanied the legislative proposal (the Lee  
20 Johnson Amendment Request) and recommendation through the entire  
21 consideration process, a SEPA addendum to Existing Environmental  
22 Documents, issued by the responsible official pursuant to WAC  
23 197-11-625; and

24  
25           WHEREAS, in a public meeting on December 12, 2017, the City  
26 Council considered the environmental documents received from the  
27 responsible official, together with the report and recommendation of the  
28 Planning Commission; and

29  
30           WHEREAS, RCW 36.70A.130, requires the City to review all  
31 amendments to the Comprehensive Plan concurrently and no more  
32 frequently than once every year;

33  
34           WHEREAS, the Growth Management Act (GMA), RCW  
35 36.70A.130, mandates that the City of Kirkland review, and if needed,  
36 revise its official Zoning Map; and

37  
38           WHEREAS, the Zoning Map implements the Comprehensive  
39 Plan (Ordinance 3481 as amended).

40 NOW, THEREFORE, the City Council of the City of Kirkland do  
41 ordain as follows:

42  
43 Section 1. Comprehensive Plan Figures amended. The  
44 Comprehensive Plan land use figures in the South Rose Hill  
45 Neighborhood and NE 85<sup>th</sup> Street Subarea Plans, and the City-wide Land  
46 Use Map in the Land Use Element are amended. The Comprehensive  
47 Plan, Ordinance 3481, as amended, is amended in accordance with  
48 Exhibit A attached to this Ordinance and incorporated by reference.

49  
50 Section 2. Zoning Map Amended: The official City of Kirkland  
51 Zoning Map as adopted by Ordinance 3710, as amended, is amended in  
52 accordance with Exhibit B attached to this Ordinance and incorporated  
53 by reference.

54  
55 Section 3. Official Map Change: The Director of the Planning  
56 and Building Department is directed to amend the official City of Kirkland  
57 Zoning Map to conform with this ordinance, indicating thereon the date  
58 of the ordinance's passage.

59  
60 Section 4. If any section, subsection, sentence, clause,  
61 phrase, part or portion of this Ordinance, including those parts adopted  
62 by reference, is for any reason held to be invalid or unconstitutional by  
63 any court of competent jurisdiction, such decision shall not affect the  
64 validity of the remaining portions of this Ordinance.

65  
66 Section 5. This Ordinance shall be in full force and effect five  
67 days from and after its passage by the City Council and publication,  
68 pursuant to Section 1.08.017, Kirkland Municipal Code in the summary  
69 form attached to the original of this Ordinance and by this reference  
70 approved by the City Council.

71  
72 Section 6. A complete copy of this Ordinance shall be  
73 certified by the City Clerk, who shall then forward the certified copy to  
74 the King County Department of Assessments.


75  
76 Passed by majority vote of the Kirkland City Council in open  
77 meeting this 12th day of December, 2017.

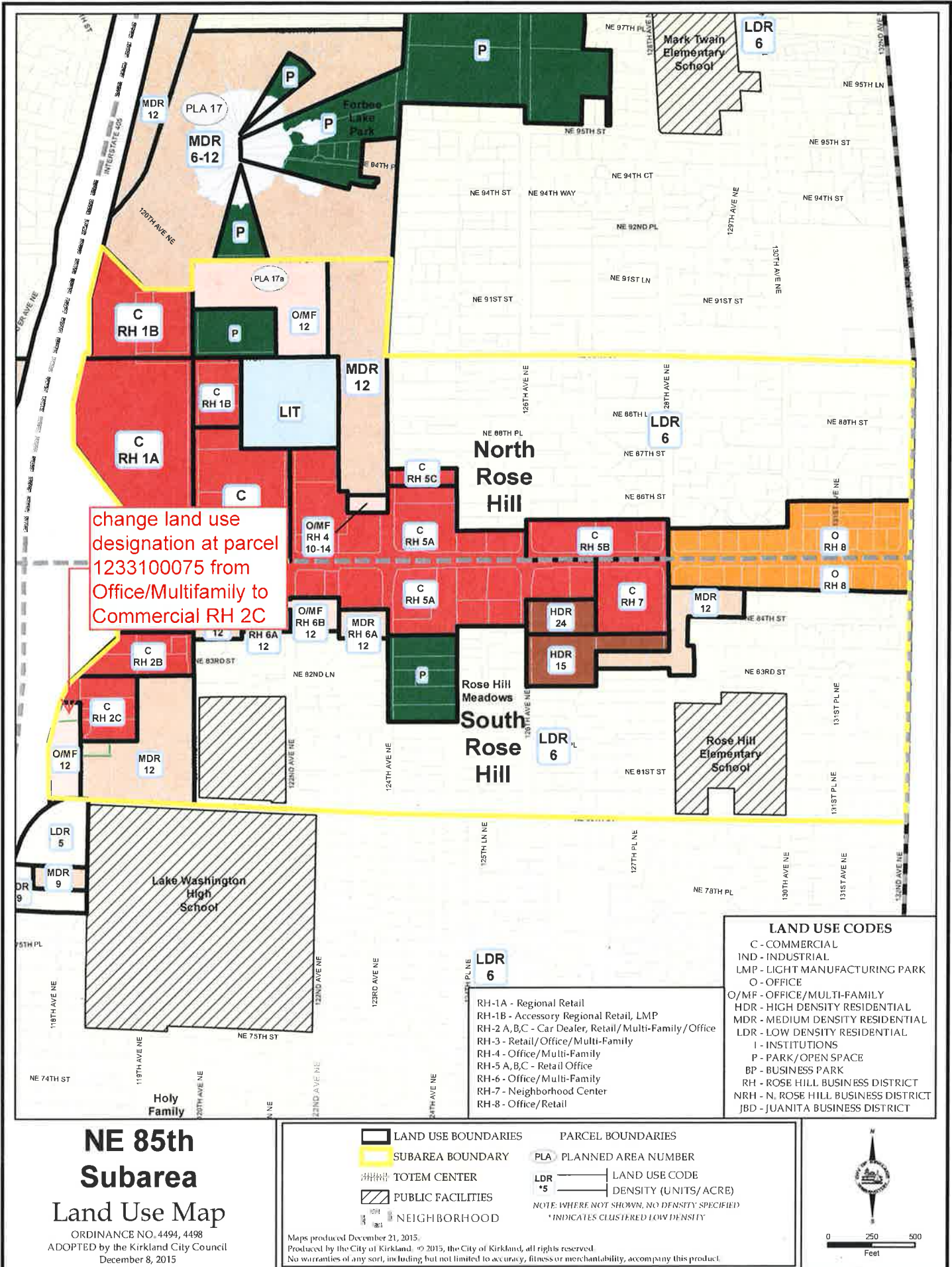
78  
79 Signed in authentication thereof this 12th day of December,  
80 2017.

  
Amy Walen, Mayor

Attest:  
  
Kathi Anderson, City Clerk

Publication Date: December 18, 2017

Approved as to Form:  
  
Kevin Raymond, City Attorney



change land use designation at parcel 1233100075 from Office/Multifamily to Commercial RH 2C

**LAND USE CODES**

- C - COMMERCIAL
- IND - INDUSTRIAL
- LMP - LIGHT MANUFACTURING PARK
- O - OFFICE
- O/MF - OFFICE/MULTI-FAMILY
- HDR - HIGH DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- I - INSTITUTIONS
- P - PARK/OPEN SPACE
- BP - BUSINESS PARK
- RH - ROSE HILL BUSINESS DISTRICT
- NRH - N. ROSE HILL BUSINESS DISTRICT
- JBD - JUANITA BUSINESS DISTRICT

**LDR 6**

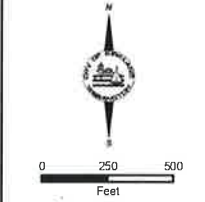
- RH-1A - Regional Retail
- RH-1B - Accessory Regional Retail, LMP
- RH-2 A, B, C - Car Dealer, Retail/Multi-Family/Office
- RH-3 - Retail/Office/Multi-Family
- RH-4 - Office/Multi-Family
- RH-5 A, B, C - Retail Office
- RH-6 - Office/Multi-Family
- RH-7 - Neighborhood Center
- RH-8 - Office/Retail

# NE 85th Subarea Land Use Map

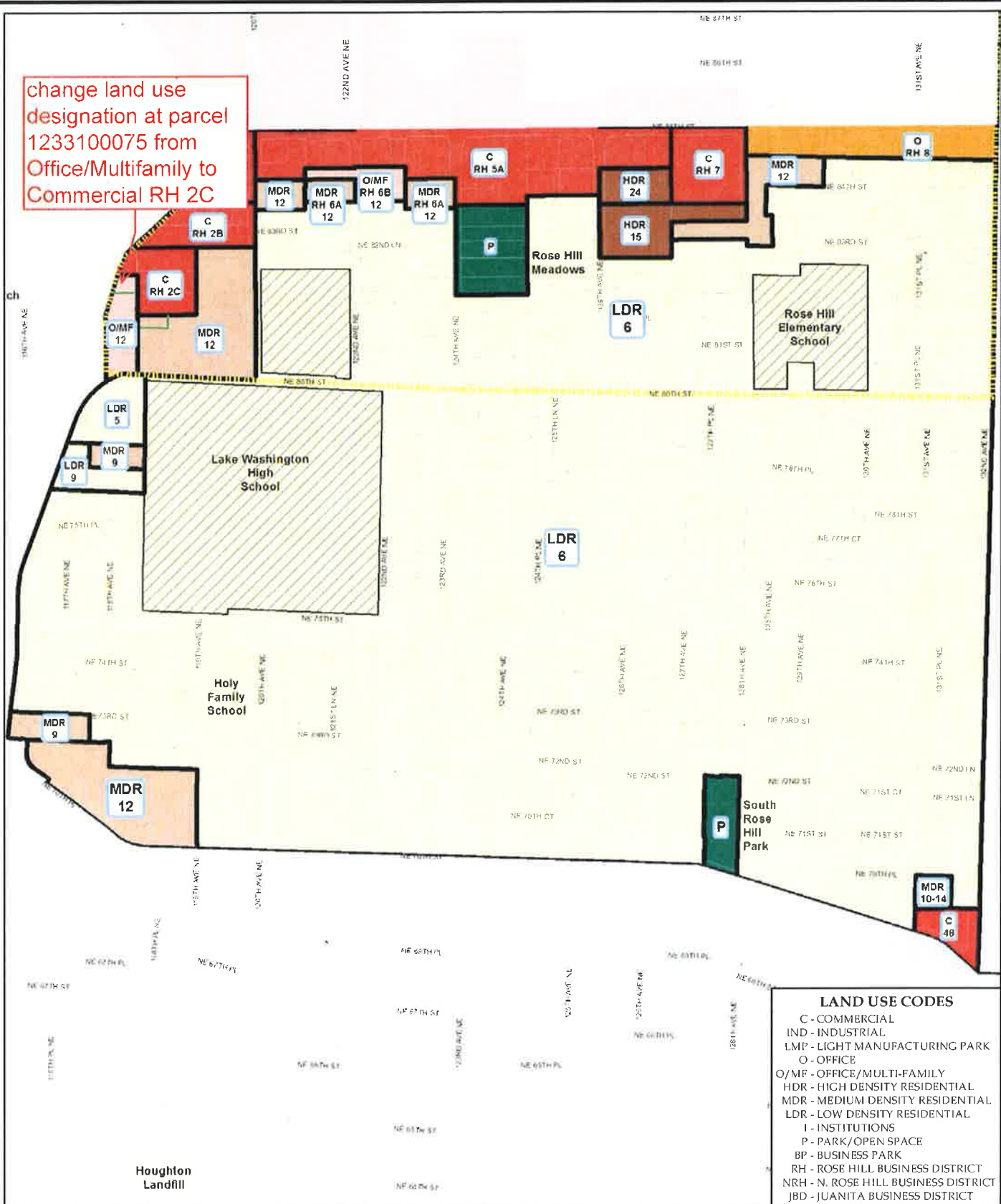
ORDINANCE NO. 4494, 4498  
 ADOPTED by the Kirkland City Council  
 December 8, 2015

LAND USE BOUNDARIES	PARCEL BOUNDARIES
SUBAREA BOUNDARY	PLA - PLANNED AREA NUMBER
TOTEM CENTER	LAND USE CODE
PUBLIC FACILITIES	DENSITY (UNITS/ACRE)
NEIGHBORHOOD	NOTE (WHERE NOT SHOWN, NO DENSITY SPECIFIED)
	*INDICATES CLUSTERED LOW DENSITY

Maps produced December 21, 2015.  
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change land use designation at parcel 1233100075 from Office/Multifamily to Commercial RH 2C



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- BP - BUSINESS PARK
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# South Rose Hill Neighborhood Land Use Map

ORDINANCE NO. 4494  
ADOPTED by the Kirkland City Council  
December 8, 2015

LAND USE BOUNDARIES	PARCEL BOUNDARIES
SUBAREA BOUNDARY	PLANNED AREA NUMBER
TOTEM CENTER	LAND USE CODE
PUBLIC FACILITIES	DENSITY (UNITS/ACRE)

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED  
\* INDICATES CLUSTERED LOW DENSITY

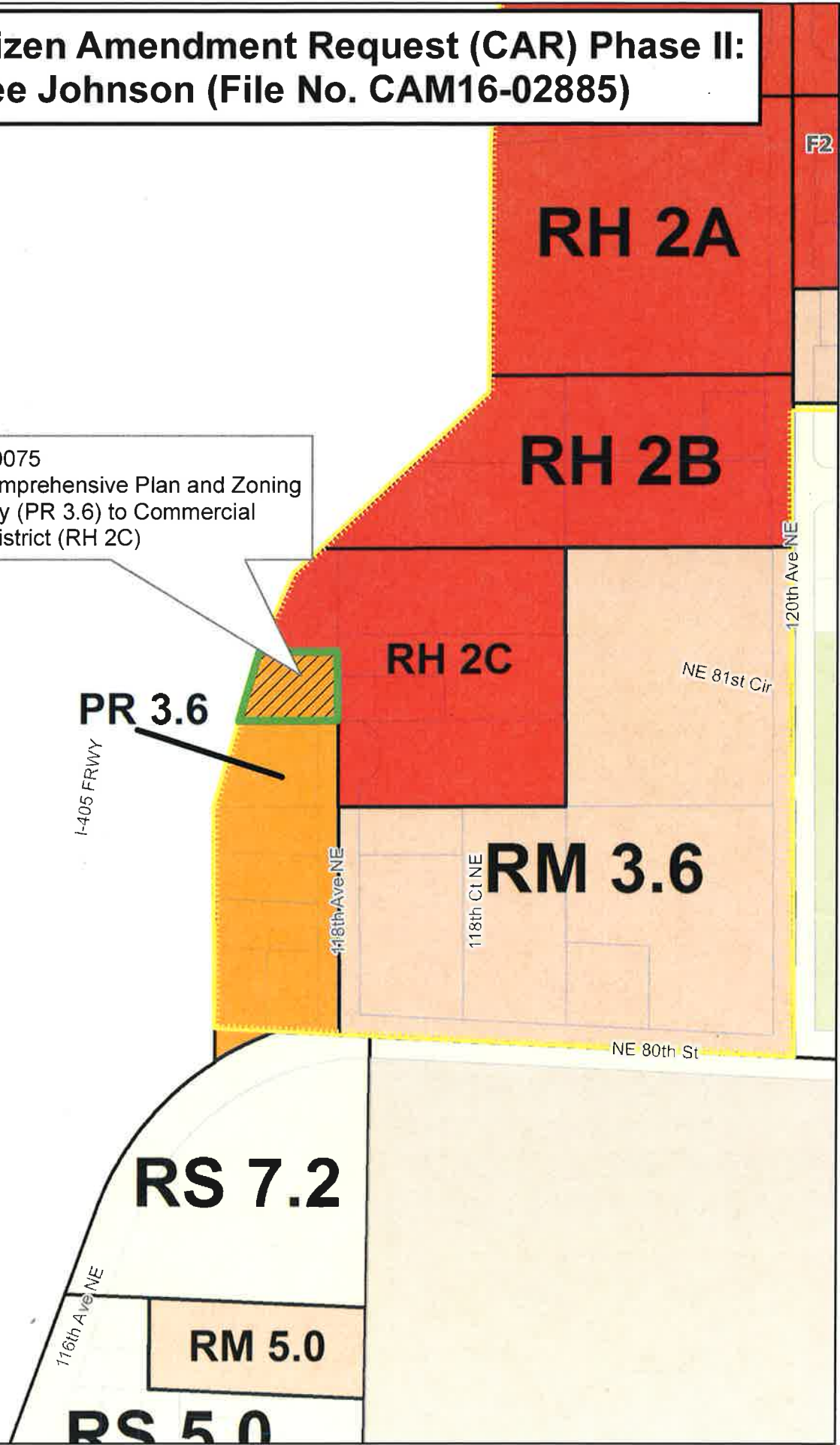
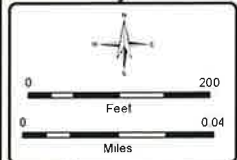
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# 2017 Citizen Amendment Request (CAR) Phase II: Lee Johnson (File No. CAM16-02885)

Tax parcel # 1233100075  
Request: Change Comprehensive Plan and Zoning  
from Office/Multifamily (PR 3.6) to Commercial  
Rose Hill Business District (RH 2C)

-  Commercial
-  Industrial
-  Light Manufacturing Park
-  Transit Oriented Development
-  Office
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Institutions
-  Park/Open Space
-  Overlay Boundaries
-  Design Districts
-  Parcels
-  City Limits



PUBLICATION SUMMARY  
OF ORDINANCE O-4626

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SECTION 1. Provides amendments to the Comprehensive Plan Figures in the Market Street Corridor and Market Neighborhood Plans and in the Land Use Element.

SECTION 2. Provides amendments to the Kirkland Zoning Map.

SECTION 3. Provides that the Director of the Planning and Building Department is directed to amend the Zoning Map.

SECTION 4. Provides a severability clause for the ordinance.

SECTION 5. Establishes the effective date of the Ordinance and authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code.

SECTION 6. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 12th day of December, 2017.

I certify that the foregoing is a summary of Ordinance 4626 approved by the Kirkland City Council for summary publication.

  
\_\_\_\_\_  
Kathi Anderson, City Clerk