

ORDINANCE O-4628

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE REGARDING CHANGES FOR THE TOTEM LAKE BUSINESS DISTRICT AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, CHAPTER 55 OF THE KIRKLAND ZONING CODE, ORDINANCE 3719 AS AMENDED, AND THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING CODE AND ZONING MAP CONFORM TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM17-00371.

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, Chapter
4 55 of the Kirkland Zoning Code, Ordinance 3719, as amended and a
5 portion of the Zoning Map, Ordinance 3710, as amended, to ensure the
6 zoning map conforms to the Comprehensive Plan and the City complies
7 with the Growth Management Act, as set forth in the report and
8 recommendation of the Planning Commission dated November 21,
9 2017, and bearing Kirkland Planning and Building Department File No.
10 CAM17-00371; and

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

16
17 WHEREAS, pursuant to the State Environmental Policy Act
18 (SEPA), there has accompanied the legislative proposal and
19 recommendation through the entire consideration process, a SEPA
20 addendum to Existing Environmental Documents issued October 10,
21 2017, including supporting environmental documents, issued by the
22 responsible official pursuant to WAC 197-11-625; and

23
24 WHEREAS, in a public meeting on December 12, 2017, the City
25 Council considered the environmental documents received from the
26 responsible official, together with the report and recommendation of the
27 Planning Commission.

28
29 NOW, THEREFORE, the City Council of the City of Kirkland do
30 ordain as follows:

31
32 Section 1. Comprehensive Plan Text and Figures amended.
33 The Comprehensive Plan text and figures in the Totem Lake Business
34 district Plan are amended. The Comprehensive Plan, Ordinance 3481,
35 as amended, is amended in accordance with Exhibit A attached to this
36 Ordinance and incorporated by reference.

37 Section 2. Zoning Map Amended: The official City of Kirkland
38 Zoning Map as adopted by Ordinance 3710 is amended in accordance
39 with Exhibit B attached to this Ordinance and incorporated by reference.
40

41 Section 3. Official Map Change: The Director of the Planning
42 and Building Department is directed to amend the official City of Kirkland
43 Zoning Map to conform with this ordinance, indicating thereon the date
44 of the ordinance's passage.
45

46 Section 4. Zoning Code Text Change: Chapter 55 of the Kirkland
47 Zoning Code is amended as set forth in Exhibit C attached to this
48 ordinance and incorporated by reference.
49

50 Section 5. If any section, subsection, sentence, clause,
51 phrase, part or portion of this Ordinance, including those parts adopted
52 by reference, is for any reason held to be invalid or unconstitutional by
53 any court of competent jurisdiction, such decision shall not affect the
54 validity of the remaining portions of this Ordinance.
55

56 Section 6. This Ordinance shall be in full force and effect five
57 days from and after its passage by the City Council and publication,
58 pursuant to Kirkland Municipal Code Section 1.08.017, in summary form
59 attached to the original of this Ordinance and by this reference approved
60 by the City Council as required by law.
61

62 Section 7. A complete copy of this Ordinance shall be
63 certified by the City Clerk, who shall then forward the certified copy to
64 the King County Department of Assessments.
65

66 Passed by majority vote of the Kirkland City Council in open
67 meeting this 12th day of December, 2017.
68

69 Signed in authentication thereof this 12th day of December,
70 2017.


Amy Walen, Mayor

Attest:


Kathi Anderson, City Clerk

Publication Date: December 18, 2017

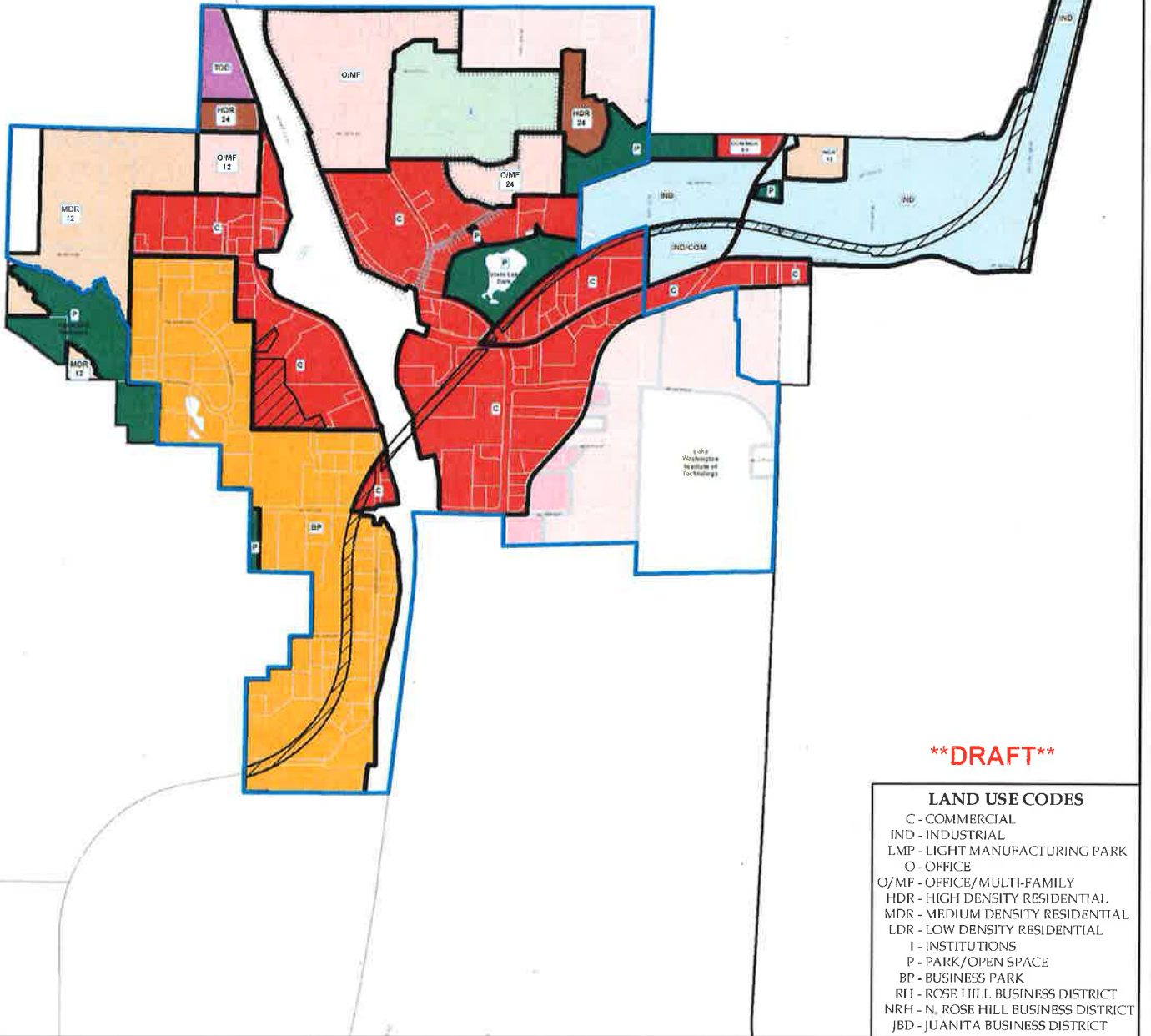
Approved as to Form:


Kevin Raymond, City Attorney

Proposed Policy Changes for RJB Wholesale:

Policy TL-36.3: Support development of multifamily residential use as well as light industrial/office uses east of 132nd Avenue NE and north of NE 126th Place, where topography and critical areas may make development with light industry/office use challenging.

Steep slopes within High Landslide Hazard Areas, dense vegetation and wetlands exist within some areas east of 132nd Avenue NE. On these parcels, development with multifamily residential use may provide opportunities to avoid potential wetlands, buffers and steeper areas through the siting of units in several smaller structures that follow existing topography. Since these properties lie within a successful light industry/office area, residential development should include substantial buffers and other elements to minimize conflicts with existing and future light industry/office neighbors.



****DRAFT****

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

**Totem Lake
Business District
& Urban Center
Land Use Map**
ORDINANCE NO. 4494, 4495
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)
TOTEM LAKE URBAN CENTER	NOTE: (WHERE NOT SHOWN, NO DENSITY SPECIFIED * INDICATES CLUSTERED LOW DENSITY



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RJB Wholesale Request Additional Map Changes

The land use designation for the RJB Wholesale property on the maps shown below would change from medium density residential (brown) to light industrial (blue).

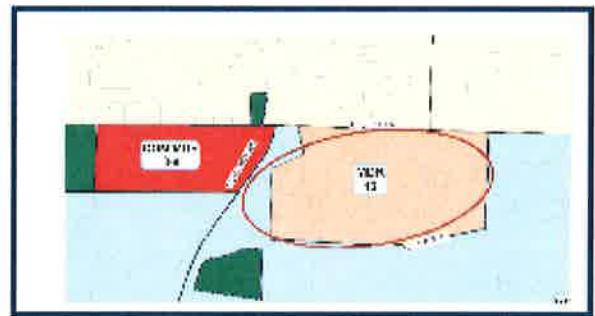
Map for Eastern Industrial Subarea



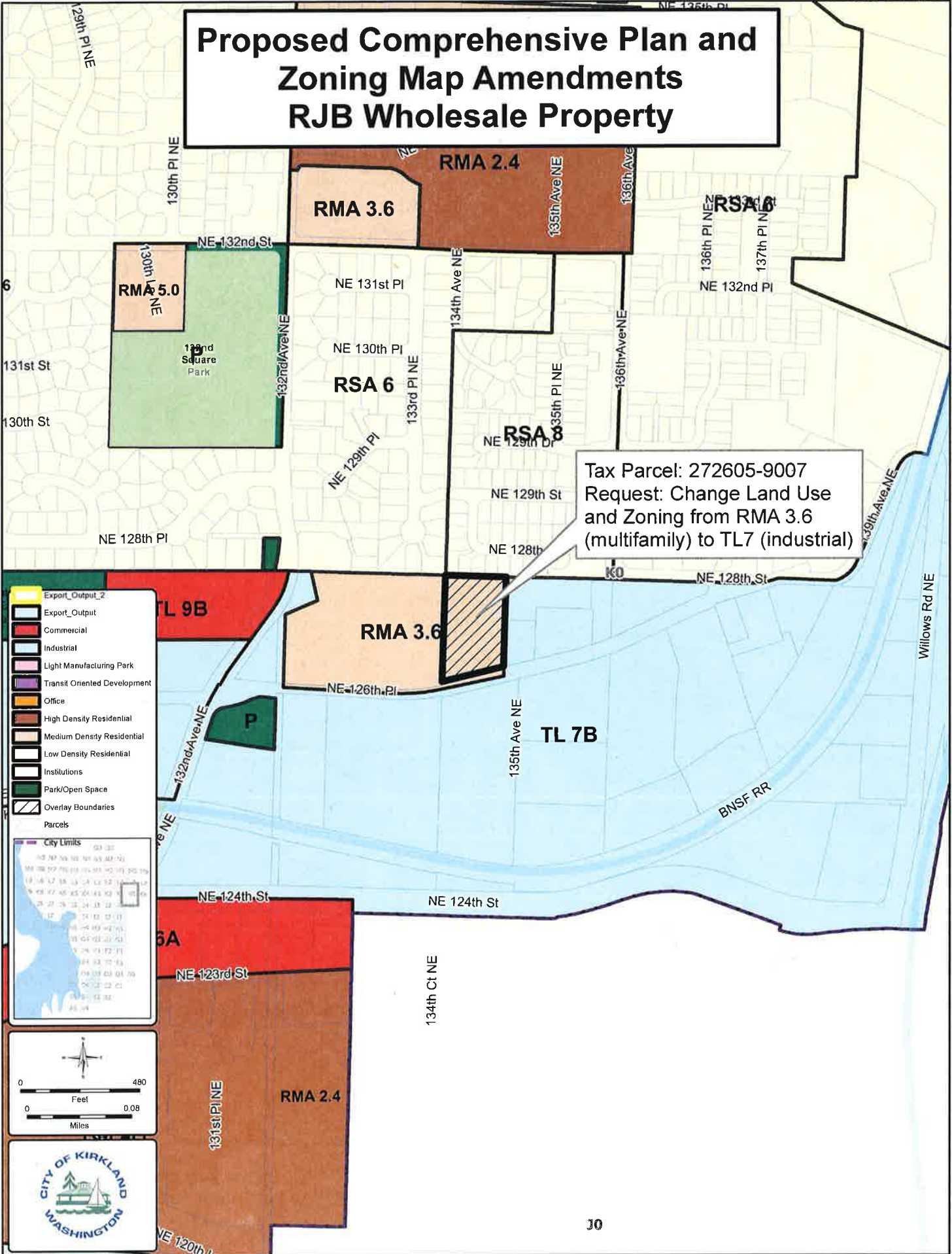
Map associated with Policy TL-36.2:



Map associated with Policy TL-36.3:

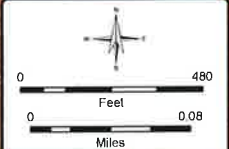


Proposed Comprehensive Plan and Zoning Map Amendments RJB Wholesale Property



Tax Parcel: 272605-9007
 Request: Change Land Use
 and Zoning from RMA 3.6
 (multifamily) to TL7 (industrial)

- Export_Output_2
- Export_Output
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- Overlay Boundaries
- Parcels





DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS														
Section 55.51	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure	
					Front	Side	Rear							
.060	A Retail Establishment providing storage services. See Spec. Regs. 1, 2 and 3.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A	E	See KZC 105.25.	1. May include accessory living facilities for resident security manager. 2. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland or Eastside Rail Corridor. 3. This use is not permitted in TL 7A unless accessory to another permitted use.		
.070	A Retail Establishment providing building construction, plumbing, electrical, landscaping, or pest control services								B	E	1 per each 300 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.		
.080	A Retail Establishment selling building materials or hardware													
.085	A Retail Establishment selling marijuana or products containing marijuana											80%		
.090	A Retail Establishment providing rental services											90%		
.095	Attached or Stacked Dwelling Units											80%		
			3,600 sq. ft. per unit									1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.		
												1. This use is permitted only in TL 7B, north of NE 126th Place, east of 132nd Ave NE, <u>on parcels that abut and west of</u> the RMA 3.6 zone <u>to the east and west</u> . 2. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.		

(Revised 4/16)

PUBLICATION SUMMARY
OF ORDINANCE O-4628

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE REGARDING CHANGES FOR THE TOTEM LAKE BUSINESS DISTRICT AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, CHAPTER 55 OF THE KIRKLAND ZONING CODE, ORDINANCE 3719 AS AMENDED, AND THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO ENSURE THE ZONING CODE AND ZONING MAP CONFORM TO THE COMPREHENSIVE PLAN AND THE CITY COMPLIES WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM17-00371.

SECTION 1. Provides amendments to the Comprehensive Plan text and figures in the Totem Lake Business District Plan.

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 amendments to Chapter 55 of the Kirkland Zoning Code.

SECTION 5. Provides a severability clause for the ordinance.

SECTION 6. 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 7. 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 4628 approved by the Kirkland City Council for summary publication.



Kathi Anderson, City Clerk