

Repealed by 3481

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING ORDINANCE NO. 2346 AND ADOPTING A COMPREHENSIVE PLAN AMENDMENT TO REDESIGNATE A 3.3 ACRE PARCEL OF LAND OWNED BY JOAN AND RUTH HALL FROM LOW DENSITY RESIDENTIAL AT 5 UNITS PER ACRE TO PLANNED AREA 6A WITH DENSITIES OF UP TO 9 AND 18 UNITS PER ACRE SUBJECT TO SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.

WHEREAS, there has been filed with the City of Kirkland an application for amendment to the map and text of the Land Use Policies Plan as it concerns a 3.3 acre parcel of land lying east of Lake Street South and generally between 5th Avenue South and 7th Avenue South; and

WHEREAS, said application was made pursuant to the authority and procedures described in Section 5 of Kirkland Ordinance 2346 adopting the Land Use Policies Plan, and

WHEREAS, an Environmental Checklist was prepared and amended and a Final Declaration of Non-Significance was made by the responsible official pursuant to the requirements of the Environmental Policy Act (RCW 43.21C; WAC Chapter 197-10; and Kirkland Ordinance No. 2319), and this was available throughout the entire review process; and

WHEREAS, said environmental information, accompanied by the Findings, Conclusions and Recommendations of the Department of Community Development accompanied said application and was made available to be considered by the Kirkland Planning Commission during the normal review and consideration process; and

WHEREAS, said advisory body held a public hearing on this application and has forwarded to the City Council a report with a recommendation for approval including Findings, Conclusions and Recommendations of the Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. An additional page 268A shall be added to the text of the Land Use Policies Plan adopted by Ordinance No. 2346 and shall read as follows:

"A transition of density and building form and other special design considerations are appropriate where Planned Area 6A adjoins the established single family enclave lying along 7th Avenue South, 1st Street South and 2nd Street South (see Living Environment Policies 3, 3c, 3d, 3f, 3h, 3i and 4 and Figure 23A on p. 236). Density of development in this southernmost portion of the Planned Area should be no greater than 9 dwelling units per acre with a setback of at least 15 feet. A higher density (12 units per acre) may be appropriate provided that such land is developed as part of a Planned Unit Development and observes a 40 foot setback from the boundary of the Planned Area. In either case, special review procedures,

the maintenance of existing vegetation and additional screening in the setback buffer should be required.


The portion of the Planned Area lying between the southernmost tier (9 units per acre) and the northern portion (24 units per acre) is appropriate for up to 18 units per acre (see Figure 23A). This would represent an intermediate density between the lands to the north and the south and should also be subject to special review procedures."

Section 2. The map in the Land Use Policies Plan (Figure 23A) shall be amended to conform to the designations in Exhibit "A" attached hereto.

Section 3. To the extent that they support the above described amendment, the City Council hereby adopts by reference the relevant findings, conclusions and recommendations of the Planning Commission.

Section 4. This ordinance shall become effective five (5) days from and after its passage, approval and publication.

PASSED by the City Council of the City of Kirkland and signed in authentication thereof by the Mayor at a regular meeting of said Council held this 6th day of November , 1978.

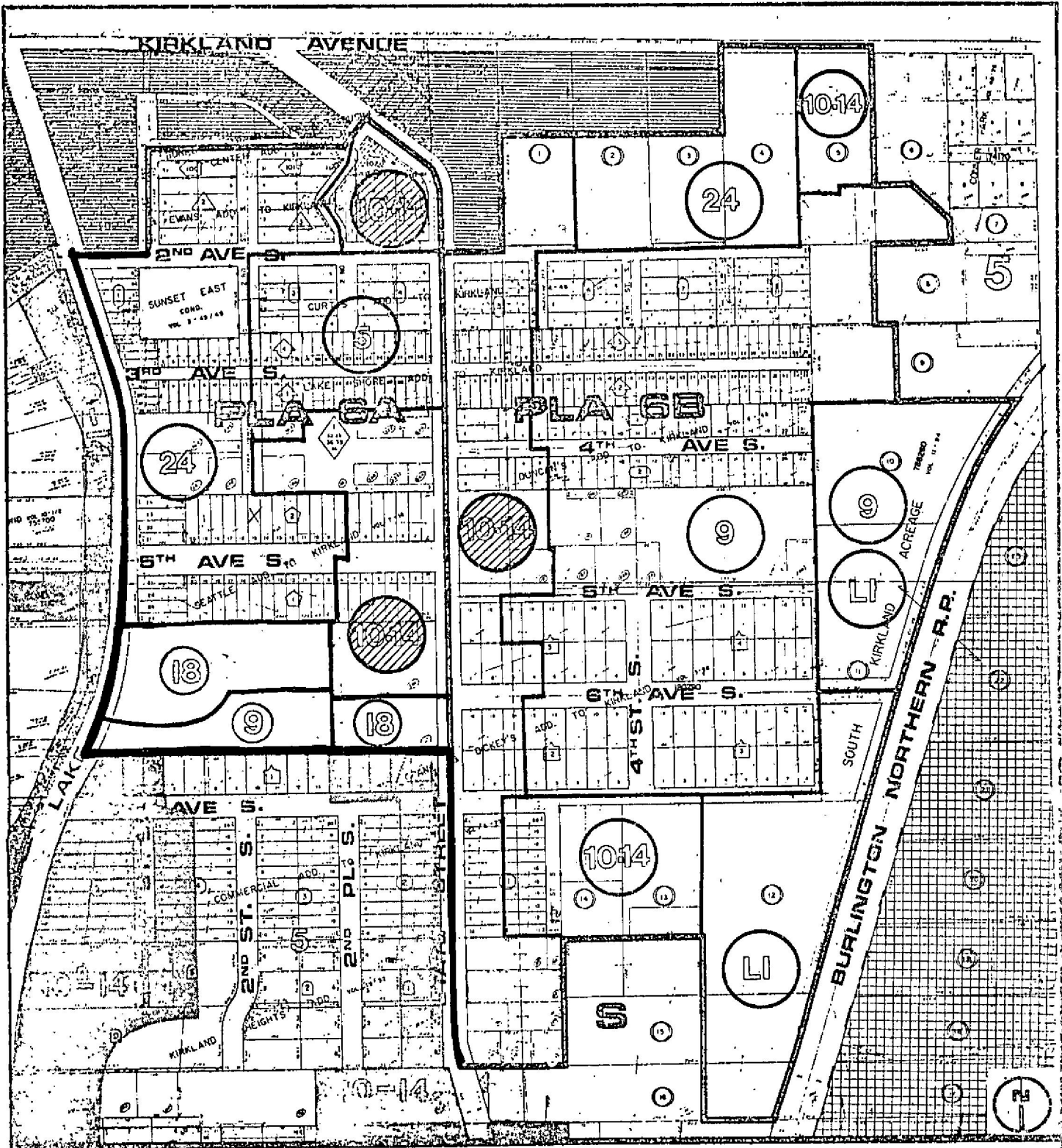

Mayor *Ho-Tain*

ATTEST:

Director of Administration and Finance
(ex officio City Clerk)

APPROVED AS TO FORM:


City Attorney



LEGEND

Depicted above are the land use designations for the State Street Area. Although this figure did not appear in earlier drafts of the Land Use Policies Plan, it does not represent new information. It is only a detail of one section of Figure 23 which has been mapped at a larger scale for purposes of clarity.

Refer to the Legend in Figure 23. The letters and numerals circled in Planned Areas 6A and 6B make reference to uses or densities permitted only within that sub-area. The initials "LI" are the notation for 'light industrial'.

**FIGURE
23A**

**CENTRAL/STATE/EVEREST
LAND USE : STATE STREET AREA**

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EXHIBIT "A" TO 0-2417