

ORDINANCE NO. 2453

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING AMENDING SECTION 23.27.020(1) OF ORDINANCE NO. 2183 AS AMENDED, THE KIRKLAND ZONING ORDINANCE; AND REPEALING ORDINANCE NO. 2405; AND ADOPTING THE NORTHWEST COLLEGE MASTER PLAN AS THE GUIDE FOR FUTURE DEVELOPMENT IN PLANNED AREA 1.

WHEREAS, there has been filed with the City of Kirkland an application for amendment to Section 23.27/020(1) of Ordinance No. 2183 as amended, the Kirkland Zoning Ordinance.

WHEREAS, on September 5, 1978 the City Council of the City of Kirkland, by Ordinance No. 2405, granted an application by Northwest College for amendment to Section 23.27.020(1) of Ordinance No. 2183, as amended; and

WHEREAS, after adoption of Ordinance No. 2405, it was discovered that inadequate public notice had occurred prior to the public hearings held by the City on this application pursuant to Section 23.62.040 of Ordinance 2183, and due to that inadequate notice, this application has been reprocessed through the appropriate public review procedure as an entirely new application; and

WHEREAS, said application was made pursuant to the authority and procedures described in Section 23.62 of Kirkland Ordinance 2183 as amended, 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. Ordinance No. 2405 is hereby repealed.

Section 2. The City Council hereby adopts the Northwest College Master Plan, as conditioned, as the guide for all future development which occurs on the Northwest College campus.

Section 3. Section 23.27.020(8) of Ordinance No. 2183 as amended is hereby amended to read as follows:

<u>Planned Area</u>	<u>Planned Area Uses</u>	<u>Development Permit Required</u>	<u>Specific Development Requirements</u>	<u>Special Conditions</u>
1) PLANNED AREA #1 (North-west College)	1) Private College.	1) PUD-or-GUP. No development permit required for structures or facilities consistent with the adopted Northwest College Master Plan or amendments thereto. Development proposals requiring a change to the Master Plan will require a PUD or CUP.	For-Planned-Area-uses, see-Chapter-23.08 Single-Family-Dwelling-Zone. 1) Structure and facility location and dimensions shall be generally consistent with the Master Plan. Other development criteria are detailed in resolutions or ordinances affecting the Northwest College Master Plan.	Refer to the conditions in the Land Use Policies Plan  Development with the Master Plan shall be reviewed by the Kirkland Development Review Committee.  The Committee shall insure that development is consistent with the approved Master Plan and the conditions found in ordinances and resolutions. In addition, see the Land Use Policies Plan for other special conditions.
	2) Single family dwelling units with a minimum lot area of 8,500 square feet per unit.	2) PUD or CUP. Three dwelling units or less may not require a development permit.	2) See Chapter 23.08-Single Family Dwelling zone.	

Section 4. The Findings, Conclusions, and Recommendations of the Kirkland Planning Commission as signed by the Chairperson thereof and filed in the Department of Community Development File No. TA-CPA-R-78-30(H) are adopted by the Kirkland City Council as though fully set forth herein, except Recommendations 15, 20, and 21.

Section 5. Approval of this application is subject to the applicant's compliance with the conditions set forth in the recommendations hereinabove adopted by the City Council (please note, the recommendations adopted by the City Council do not include 15, 20, nor 21) and further conditioned upon the following:

- a. The road which is proposed to extend from the new married student housing units to the interior of the campus shall be set back as far as possible from the southern boundary of Gairloch. This setback shall be a distance of fifty feet or more. If it is necessary for the road to shift

in order to maintain the significant stand of vegetation located approximately 200 to 250 feet west of 114th Avenue NE, south of Gairloch, the road shall shift to the south, and not to the north.


- b. Four access points to NE 53rd Street, and internal campus connections are to be located as illustrated in Exhibit "G2".
- c. The District Office shall have only one access point from 108th Avenue NE.

Section 6. To the extent that the subject matter and provisions of this Ordinance are within the disapproval jurisdiction of the Houghton Community Council, as created by Ordinance No. 2001, this Ordinance shall become effective within the Houghton Community either upon approval of the Houghton Community Council or failure of said Community Council to disapprove within sixty (60) days from the date of passage of this Ordinance and its 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 2nd day of April, 1979.

  
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Mayor

ATTEST:

  
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Director of Administration and Finance  
(ex officio City Clerk)

Approved as to form:

  
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City Attorney