

ORDINANCE NO. 2894

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (File No. III-IV-85-63).

Whereas, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland zoning ordinance, Ordinance 2740 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated August 1, 1985 and bearing Kirkland Department of Planning and Community Development File No. III-IV-85-63; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on July 25 and August 1, 1985, held public hearings on the amendment proposals and considered the comments received at said hearing (as well as the recommendations made by the Houghton Community Council); and

Whereas, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final declaration of non-significance (including supporting environmental documents) issued by the responsible official pursuant to WAC 197-11-340 and WAC 197-11-390; and

Whereas, in regular public meeting the City Council considered the report and recommendation of the Planning Commission, now, therefore,

Be it ordained by the City Council of the City of Kirkland as follows:

Section 1. Zoning text amended: The following specified sections of the text of Ordinance 2740 as amended, the Kirkland zoning ordinance, be and they hereby are amended to read as shown in Attachments 1, 2 and 3.

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

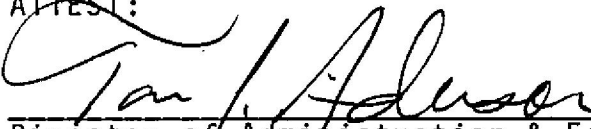
Section 3. To the extent that the subject matter of this ordinance is subject to the disapproval jurisdiction of the Houghton Community Council as created by Ordinance 2001, said plan shall become effective within the Houghton community either upon approval of the Houghton Community Council, or upon failure of said community council to disapprove this ordinance within 60 days of its passage.

Section 4. Except as provided in Section 3, this ordinance shall be in full force and effect five days from and after its passage by the City Council and publication or posting as required by law.

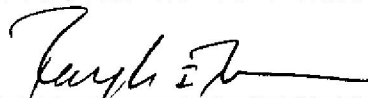
Passed by majority vote of the Kirkland City Council in regular, open meeting this 12th day of August 1985.

Signed in authentication thereof this 12th day of August, 1985.


MAYOR

ATTEST:

Director of Administration & Finance
(ex officio City Clerk)

APPROVED AS TO FORM:


City Attorney

CERTIFICATION OF POSTING

I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 13TH day of AUGUST, 1985 in accordance with the provisions of RCW 35A.12.160 and City of Kirkland Ordinance No. 2600.


Clerk

0359C/23A/BK:rd

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone	Section
PLA 1	

REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
		FRONT	SIDE	REAR						
USE	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	

<p>Private college and related facilities</p>	<p>If development is consistent with the Master Plan adopted in R-3203, then none <u>Process III Chapter 155</u></p> <p>Otherwise Must amend the Master Plan using Process III, Chapter 155.</p>	<p>As established in the Master Plan or as allowed in Special Regulation</p>							
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SPECIAL REGULATIONS	
<p>1. The Master Plan, approved by Resolution 3203, includes a site plan, which is on file with the City. That site plan is, by reference, incorporated as a part of this Code as it pertains to the location, configuration and nature of improvements in the PLA-1 zone.</p> <p>2. In addition to the site plan referenced above, the adopted Master Plan includes the following special regulations:</p> <p>a. Future development permits shall be reviewed by the Planning Director to ensure consistency with the Master Plan.</p> <p>b. The applicant shall indicate all site improvements and landscaping for the areas to be affected by construction which are proposed to accompany the construction of each facility. The Planning Director shall have the authority to require implementation of these related elements of the Master Plan at such time new facilities, structures or additions are being constructed. Landscaping plans shall indicate vegetative buffering around the perimeter of the college activities, with special emphasis on adjacent single-family residential developments.</p> <p>c. At the time of application for development of the married student housing information relating to the degree of cutting and filling necessitated shall be provided. Plan for stabilization of nearby slopes shall be included in this information. This information shall indicate to what extent the drainage conditions on the eastern portion of the campus will be disturbed, and what measures will be taken to insure that surrounding properties will not be adversely affected by alternate drainage patterns.</p> <p>d. Vegetation along the perimeter of the property shall be left intact to the maximum extent possible. In addition, the College shall install perimeter landscaping well in advance of construction of buildings and facilities near the perimeters of the Master Plan where adjacent to a single-family residential structure. The materials used in the perimeter landscaping shall be of a type which will provide a dense year-round visual screen from the ground level up, except where such a screen would obstruct existing views from surrounding properties.</p> <p>e. Storm drainage plans shall accompany any applications for development permits. Said plans shall comply with the requirements of Chapter 107 - Storm Drainage.</p>	<p>1. A/development/within/master/plan/only/be/allowed/in/all/zones/other/than/this/zone/development/</p> <p>2. A/development/within/master/plan/only/be/allowed/in/all/zones/other/than/this/zone/development/</p>

Attachment 1 to 0-2894
Proposed Zoning Code
Amendments - Page 127

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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USE ZONE CHART

Zone PLA 1	Section
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
			FRONT	SIDE	REAR						
										<p>f. Development permits for additional parking areas shall include a lighting plan for review and approval by the Planning Director. The lighting shall be directed such that it does not negatively impact adjacent residential areas.</p> <p>g. All main interior streets shall maintain a driving width of twenty-four feet plus curb and gutter improvements on both sides of the streets, for a total of twenty-eight feet. Widths of, and improvements to secondary streets and service roads shall be subject to the review and approval of the Planning Director. It will be necessary for secondary streets and service roads to provide adequate clearance for emergency vehicle access.</p> <p>h. The location, material and design of any walkway within the campus shall be at the discretion of the College and its representatives, but will be reviewed by the Planning Director.</p> <p>i. The "NO PARKING" signs along 110th Avenue N.E., east of the men's dormitory, shall remain indefinitely, to discourage future parking along this street.</p> <p>j. The proposed driveway and parking areas associated with the new married student housing units to be constructed on the eastern portions of campus should maintain a distance of approximately 25 feet from the adjoining property lines to the east. The 25 foot distance could be reduced if the applicant can demonstrate that such reduction would not increase visual, noise, or traffic impacts on surrounding single-family residences.</p> <p>k. The housing unit, south of Gairloch, and west of 114th Ave. N.E., shall be separated from abutting properties to the north and east by a dense vegetative buffer of not less than 30 feet.</p> <p>l. Parking lots shall include landscaping islands as required by Chapter 105. All new parking lots and roadways shall maintain a distance of twenty-five feet from property lines where located near a single-family residence. The vegetative buffer shall provide a dense year-round screen from the ground level up. Where not directly adjacent to residential housing structures, the twenty-five foot setback and fence and vegetative buffer requirements could be reduced, subject to review and approval by the Planning Director.</p> <p>m. Where adjacent to existing single-family residences, existing campus roadways and parking areas shall be landscaped as much as possible in the space available to provide a visual screen of the roadways and parking areas from the nearby residences. The amount and type of landscaping shall be subject to the review and approval of the Planning Director. An effort shall be made to reduce the amount of asphalt surfacing wherever possible.</p> <p>n. Construction of the proposed clock tower shall be subject to the issuance of a Process IIB Permit, to be reviewed by the Houghton Community Council, the Kirkland Hearing Examiner and the Kirkland City Council.</p> <p>o. Five access points to NE 53rd Street, and internal campus connections are to be located as illustrated in the adopted site plan.</p> <p>p. The District Office shall have only one access point from 108th Avenue N.E.</p> <p>3. Deviations from the approved Master Plan may be administratively approved by the Planning Director, provided that such deviations do not violate any of the following standards:</p> <p>a. No vehicular ingress or egress from surrounding streets may be changed.</p> <p>b. No roadways, parking lots or structures within 100' of the site perimeter may be shifted toward the perimeters. Any other shifting or improvements shall be consistent with the design concept of the College.</p>	

Attachment 2 to 0-2894
Proposed Zoning Code
Amendments - Page 127A

58C/203A

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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USE ZONE CHART

Zone PLA 1	Section
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USE	REGULATIONS	MINIMUMS							MAXIMUMS			SPECIAL REGULATIONS
		REQUIRED REVIEW PROCESS	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
			FRONT	SIDE	REAR							
Professional Football, Baseball or Soccer Practice or Play Facility	None if part of approved Master Plan. Otherwise, Process II Chapter 159	10 acres				80%		C	B	See Section 105.25	<p>c. No buffers shown in the approved site plan may be reduced, unless specifically authorized by some other special regulation.</p> <p>d. Reconfigurations of the footprint of the structures shown in the approved plan may be permitted, provided that such changes are not apparent off-site and do not increase building height.</p> <p>e. Minor new structures not shown on the approved site plan may be permitted, provided that they are at least 200' from the site perimeter, are not apparent from off-site and do not require the significant shifting of roadways, parking areas or other improvements.</p>	
			As established in the Master Plan or as allowed under Special Regulation #1			See Special Reg. #2 and #3	See Spec. Reg. #4	See Spec. Reg. #6	See Spec. Reg. #7	<ol style="list-style-type: none"> All structures and practice or play facilities must be set back from exterior property lines at least 50 feet. Parking lots must be set back at least 50 feet from single-family uses and screened and interspersed with landscaping pursuant to Chapters 95 and 105. Maximum height of permanent structures shall be 35 feet above average building elevation. Maximum height of temporary structures shall be 60 feet above finished grade. Perimeter buffering shall be a minimum of 30 feet wide, and planted and maintained per Chapter 95. The City shall solicit the input of abutting property owners in the selection of trees to be retained and installed. One point of vehicular access only is permitted directly onto N.E. 53rd Street. Secondary access through the college campus is permitted. A single pedestal or monument sign, non-interior illuminated, shall be permitted on N.E. 53rd Street. During summer training camp, the public will be directed, by means of pedestal signs at entrances to the College, to the parking areas in the interior of the campus. On-site parking shall be adequate to meet peak season use. No public exhibitions or games shall be permitted. No helicopter operations shall be permitted, except for emergency situations. No graphics or markings shall be permitted on the exterior of the temporary structure, except as required by state, federal or local regulations. Only one professional sport organization may occupy and use the facility in any consecutive 12 month period. 		

Attachment 3 to 0-2894 Proposed Zoning Code Amendments to Page 127B

58C/203A(p.5)

For other information about parking and parking areas, see Chapter 105.
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