

ORDINANCE NO. 2966

Repealed by 3481

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE LAND USE POLICIES PLAN (COMPREHENSIVE PLAN) ORDINANCE 2346 AS AMENDED.

Whereas, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain portions of the Land Use Policies Plan (Comprehensive Plan) for the City, Ordinance 2346 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated June 26, 1986 and bearing Kirkland Department of Planning and Community Development File No. IV-86-27; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, held on June 5, 1986, a public hearing on the amendment proposals and considered the comments received at said hearing; and

Whereas, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final determination 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 environmental documents received from the responsible official, together with 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 1.1. Text amended: The following specific portions of the text of the Land Use Policies Plan, Ordinance 2346 as amended, be and they hereby are amended to read as follows:

- (5) Reasonable maintenance of views and vistas for existing residential uses.
- (6) Where a development is near a tributary of Juanita Creek, no development is to be within 50 feet of the course, and this reserved area is to be dedicated for open space. No discharges are permitted into the stream and in no way can the stream be impeded and altered unnaturally.
- (7) Development facing onto major roads are to have limited and carefully controlled ingress and egress points on to that arterial.

Medium density residential development between N.E. 124th and N.E. 128th Streets should be permitted, subject to standards.

Special consideration needs to be given to vehicular access to the multifamily areas between N.E. 124th and N.E. 128th Streets to prevent traffic generated by new developments from impacting the existing single-family neighborhood to the north. Therefore, in addition to standards listed previously for multifamily development, traffic from new multifamily residential development in this area should only access the developments from N.E. 124th Street.

The western border of the medium density area, where it abuts the single-family area to the west, can be seen as the edge between the low density development and the more intense development along N.E. 124th Street. Therefore, an additional development standard for this area is that a wide, densely landscaped and sight-obscuring buffer should be provided if multifamily development occurs to clearly define this edge and provide a transition between uses.

New commercial development subject to performance standards.

In areas ~~already-zoned~~ designated commercial, ~~but undeveloped~~, commercial development will be subject to the following performance standards:

- (1) Traffic congestion and hazard is to be minimized by limiting the number of points of ingress and egress and by encouraging adjacent enterprises to share parking areas, access and directional signing.
- (2) Parking areas should be oriented away from surrounding residential uses and be located within the shopping area. All parking areas are to be landscaped. Service entries, storage areas and loading docks should be effectively screened both visually and acoustically from surrounding developments.
- (3) Visual and acoustical impacts on the nearby residential areas are to be prevented by requiring landscape buffers. Large open space setbacks provided along property lines abutting properties classified for residential use must provide screening which obscures the view of the business site from abutting properties.
- (4) Where commercial structures are adjacent to residential uses, structures are not to exceed a height normally associated with the density of the surrounding residential development.
- (5) Signing and night lighting are to be controlled so that it does not adversely impact the surrounding residential areas.
- (6) Pedestrian walkways should be provided between adjoining streets and stores. The walkways should be physically separated from motor vehicle traffic by curbing and/or landscaping.
- (7) ~~New commercial facilities are to serve a neighborhood convenience~~

~~shopping role in all commercial areas except Juanita Village which serves a community business role.~~

Potential to develop an area of waterfront related commercial activities between Juanita Drive and Lake Washington east of the Juanita Park.

There is the potential to relate that part of Juanita Village between Juanita Drive and Lake Washington and east of the County park to the waterfront. Waterfront related facilities which maximize the use of the shoreline should be encouraged (for example, restaurants with a relationship to the waterfront). Structures should minimize view obstruction. The area should be developed as a unit with a pedestrian and vehicular circulation system between properties and a limited number of access points to the County streets. The lakeshore should be reserved for public open space and with public access to it.

Commercial activity at NE 124th Street and 116th Avenue NE.

Other retail commercial activity occurs at the intersection of NE 124th Street and 116th Avenue NE, west of I-405.

- (1) A portion of the northeast quadrant of this intersection is already allocated to freeway and convenience commercial activities. The remaining vacant land in this quadrant may be developed for additional freeway commercial activities subject to the limitations imposed by natural constraints. This area has been associated with possible uneven settlement problems; contains potentially unstable slopes; and has been identified as a flood hazard zone requiring federal flood insurance. New development adjacent to the stream will be required to improve, if necessary, and maintain the open stream on this property in an open, natural configuration.

3188C/3186C(9761B/9760B/37A)/154A

(7) Development of the land on the north and south sides of NE 124th Street should provide for the continuation of 108th Avenue NE as a local collector street. Walkways will be necessary.

~~(8) NE 128th Street is temporarily closed to through traffic by a cul-de-sac at approximately 114th Avenue NE. In order to prevent disruption of the adjacent single-family neighborhood, this closure should be made permanent. Multifamily-zoned land adjacent to this portion of NE 128th Street should access from NE 124th Street. Where direct access to NE 124th Street is not possible, permitted dwelling units should be allowed to be transferred southward to adjacent properties that have direct access to NE 124th Street. If this unit transfer is not possible, then the land adjacent to NE 128th Street should be developed with low-density residential uses at a density of no greater than five units per acre. In all cases, development should not intrude into the wetlands surrounding Juanita Creek nor should the heavily vegetated slope adjacent to NE 128th Street be significantly impacted or altered.~~

(8) Improvements to N.E. 128th Street, possibly including barricades or traffic diverters, should be undertaken to prevent traffic from moving directly between Juanita High School and 116th Avenue N.E. and to prevent traffic from the multifamily developments south of N.E. 128th Street from disrupting the existing single-family neighborhood to the north.

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Section 2. Graphics amended: The following graphics or figures appearing on the identified pages of the Land Use Policies Plan, Ordinance 2346 as amended, be and they hereby are amended as set forth in Exhibit 1 attached to this ordinance and by this reference incorporated herein.

Section 3. The City Council having heretofore held public hearings on July 7, 1986 and August 18, 1986, pursuant to RCW 35A.13.330 et seq., on the subject matter of Ordinance No. 2966 and Ordinance No. 2967 does hereby declare that said ordinances together with the applicable provisions of Ordinance 2740, the Kirkland Zoning Code as amended, and Ordinance 2364, the Kirkland Land Use Policies Plan (Comprehensive Plan as amended), shall constitute a proposed or extended plan and zoning regulation as authorized by RCW 35A.14.330 et seq., and shall become effective within the area or any portion thereof designated in Kirkland Resolution R3260 immediately upon any annexation of said area or any portion thereof to the City of Kirkland.

Section 4. 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 5. This ordinance shall be in full force and effect five days from and after its passage by the City Council and publication pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council as required by law.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 18 day of August 1986.

Signed in authentication thereof this 18th day of August, 1986.

ATTEST:

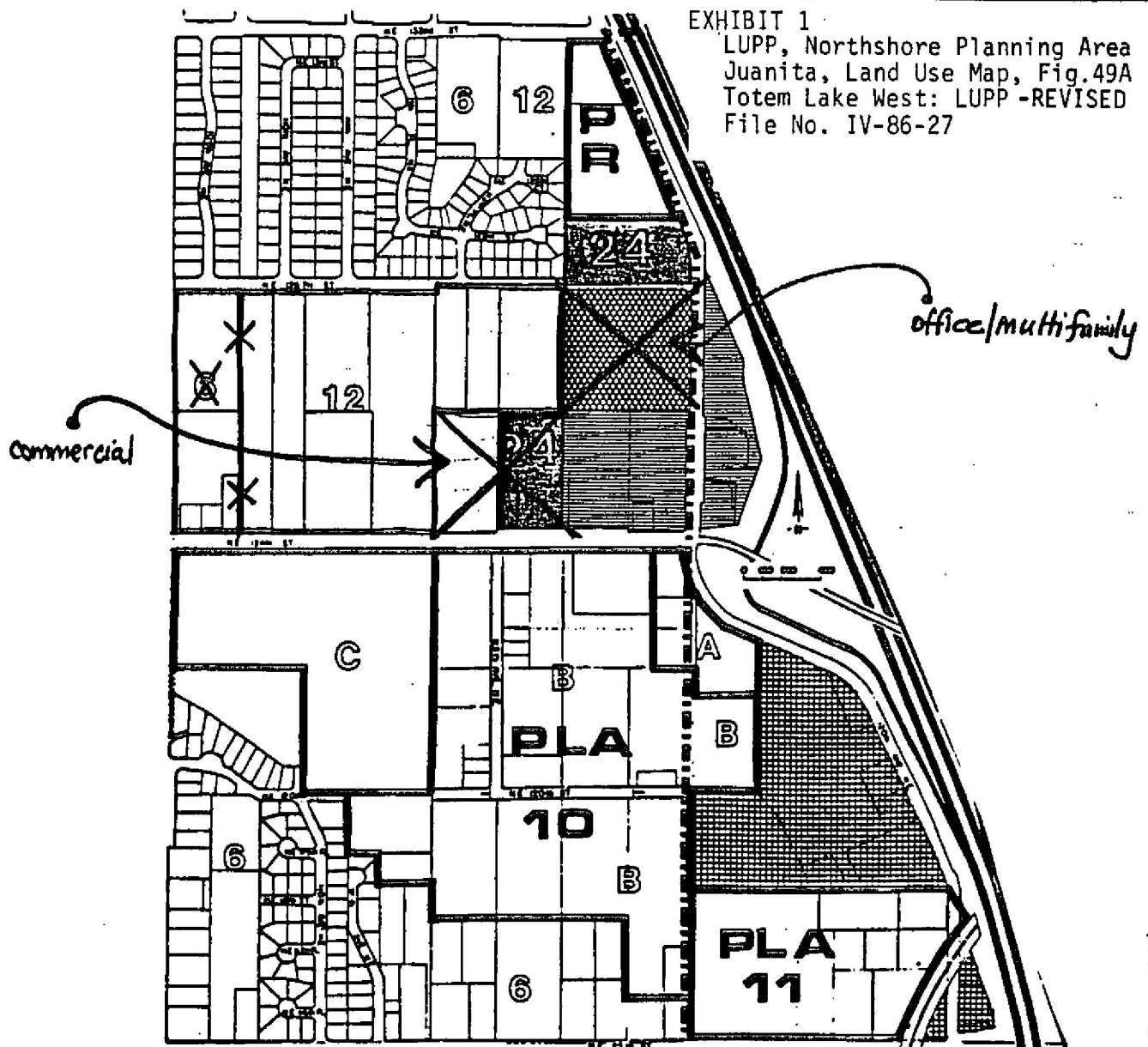
Doris Cooper
MAYOR

Tam Anderson
Director of Administration & Finance
(ex officio City Clerk)








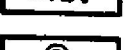


APPROVED AS TO FORM:

Ralph [Signature]
City Attorney

EXHIBIT 1
LUPP, Northshore Planning Area
Juanita, Land Use Map, Fig. 49A
Totem Lake West: LUPP -REVISED
File No. IV-86-27



LEGEND

	Low Density Residential		Commercial
	Medium Density Residential		Industrial
	High Density Residential		Office
	Office/Multi-Family		Park n Ride
	Planned Area		Maximum Density (% dwelling units/acre)

428A

NORTHSHORE
Planning Area JUANITA

LAND USE

new
FIGURE
49A

SUMMARY OF ORDINANCE No. 2966

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE LAND USE POLICIES PLAN (COMPREHENSIVE PLAN) ORDINANCE 2346 AS AMENDED.

Section 1. Amends the specific portions of text of the Land Use Policies Plan appearing on pages 437, 441, 442 and 449 relating to the north shore area - Juanita by adding provisions requiring special consideration as to vehicular access to the medium density residential areas between Northeast 124th Street and Northeast 128th Street west of 116th Avenue Northeast, and buffering in order to delineate and define the separation between multi-family and single family residential areas as well as Juanita High School. Deletes requirement that new commercial facilities serve a neighborhood convenience shopping role.

Section 2. Amends graphic figure 49A appearing on page 428A.


Section 3. Declares this ordinance, together with Ordinance No. 2967 amending the Kirkland Zoning Map to be, pursuant to RCW 35A.13.330 et seq., the proposed or extended zoning plan and regulation to become effective within the area or any portion thereof designated in Resolution R3260 immediately upon annexation of all or a portion of said area to the City of Kirkland.

Section 4. Contains a savings clause.

Section 5. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.17 Kirkland Municipal Code and establishes the effective date as five days after publication of the summary.

The full text of this ordinance will be mailed without charge to any person upon request to the Director of Administration and Finance for the City of Kirkland. This ordinance was passed by majority vote of the Kirkland City Council in regular, open meeting this 18th day of August, 1986.

I certify that the foregoing is a summary of Ordinance 2966 approved by the Kirkland City Council for summary publication.



Director of Administration & Finance
(ex officio City Clerk)