

ORDINANCE NO. 3148

Repealed by 3481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 November 14, 1988 and bearing Kirkland Department of Planning and Community Development File No. IV-88-116; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, held on November 3, 1988, 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. 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:

As set forth in Attachment A which by this reference is incorporated herein.

Section 2. Graphics amended: The following figure appearing on the identified page of the Land Use Policies Plan, Ordinance 2346 as amended, be and it hereby is amended as set forth in Exhibit B, inclusive, attached to this ordinance and by this reference incorporated herein.

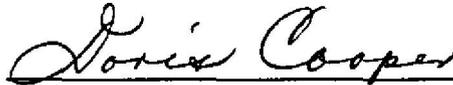
Section 3. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. 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 5. Except as provided in Section 4, this ordinance shall be in full force and effect five days from and after its passage by the City Council and publication as required by law.

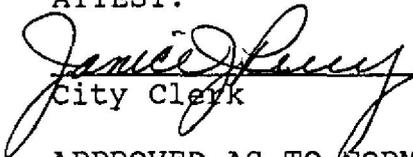
Passed by majority vote of the Kirkland City Council in regular, open meeting this 17th day of January, 1989.

Signed in authentication thereof this 17th day of January, 1989.



MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

PLANNED AREA 3: SR-520/LAKE WASHINGTON BOULEVARD

Constraints on development in Planned Area 3.

The northwest quadrant of the SR-520/Lake Washington Boulevard interchange is defined as Planned Area 3. This planned area is divided into two subareas, based on the unique conditions for development within each subarea. There are many planning constraints on development in this area. This area is the entrance to the City and, hence, the character of development is important. The stream requires protection as well as concern for the relationship of development to the adjacent wetlands. Ingress and egress onto Lake Washington Boulevard and Points Drive should be carefully controlled in order not to negatively impact the traffic on the Boulevard and approach to SR-520. It is, therefore, considered appropriate that any development will need to plan for the entire landholding within each subarea and how it relates to surrounding parcels.

Planned-Area-3 Sub-Area (A) is suitable for medium density residential uses or offices.

Development in Planned-Area-3 Sub-Area (A) may be permitted for medium residential density at 12 dwelling units per acre or for offices, taking full precautions as recommended by the required soils and geologic investigation. The clustering of development is encouraged in Planned-Area-3 Sub-Area (A). Under Planned Unit Development procedures, certain increases in the height of structures may be considered as long as views are not significantly obstructed.

Attachment A .

File IV-88-116



Sub-Area (B) is suitable for multifamily, hotel/motel and limited marina use.

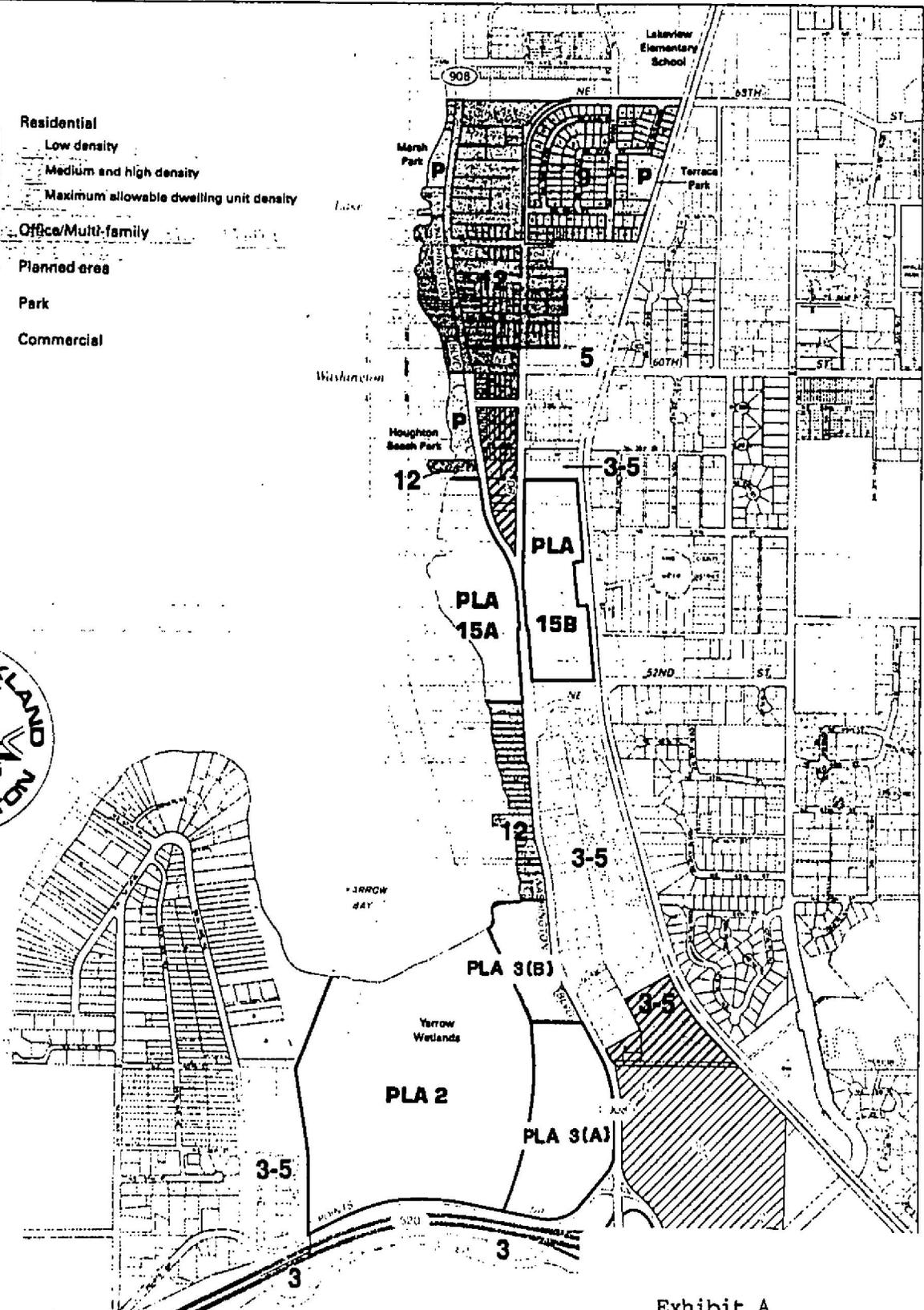
Sub-Area (B) should include public use areas.

Sub-Area (B) is fully developed with multifamily residential. Because of its adjacency to existing single-family and multifamily uses on the east and north, development of Sub-Area (B) to office or other similar nonresidential uses would not be desirable. Use of existing multifamily units for overnight lodging, however, would be acceptable provided that the site development maintains its residential character and that accessory restaurants, retail or similar uses are not allowed.

Because of its adjacency to Lake Washington and Yarrow Bay wetlands, development in Sub-Area (B) should also include a public trail along its entire perimeter as well as other areas suitable for passive public use.



-  Residential Low density
-  Residential Medium and high density
- 3** Maximum allowable dwelling unit density
-  Office/Multi-family
-  Planned area
-  Park
-  Commercial



Areas outside this neighborhood are shown with a light gray tint.

Published in 1986 by the City of Kirkland, WA
Cartography by Yest! Map Studio, Redmond, WA

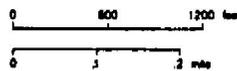


Exhibit A
File IV-88-116

May 1977
September 1986 (Ordinance 2902)

**LAKEVIEW NEIGHBORHOOD
LAND USE**

