

ORDINANCE NO. 3925

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE, AND THE EVEREST NEIGHBORHOOD, AMENDING CERTAIN SECTIONS AND PROVISIONS OF THE COMPREHENSIVE PLAN, ORDINANCE 3481 AS AMENDED, AFFECTING PROPERTY LOCATED AT 1104 KIRKLAND AVENUE (FILE NO. IV-03-44(C) – MCDOWELL).

WHEREAS, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain portions of the Comprehensive Plan for the City, Ordinance 3481 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated October 27, 2003, and bearing Kirkland Department of Planning and Community Development File No. IV-03-44(C) (McDowell); and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on September 11, 2003 held a public hearing on the amendment proposals and considered the comments received at the hearing; and

WHEREAS, pursuant to the State Environmental Policies Act there has accompanied the proposal and recommendation a SEPA Addendum to Existing Environmental Documents issued by the responsible official pursuant to WAC 197-11-600 and WAC 197-11-640; 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, the City Council of the City of Kirkland do ordain as follows:

Section 1. The following specific portions of the text and graphics of the Comprehensive Plan, Ordinance 3481 as amended, are amended to read as follows:

A. Figure E-1: Everest Land Use:

- Graphic amendment as shown in Exhibit A attached to this ordinance and incorporated by reference, changing the land use designation from Medium and High Density Residential, Maximum 9 Dwelling Units Per Acre to Medium and High Density Residential, Maximum 12 Dwelling Units Per Acre.

B. Section XV.E: Everest Neighborhood Plan

- Revised language on Pages XV.E-4 as shown in Exhibit B attached to this ordinance and incorporated by reference.

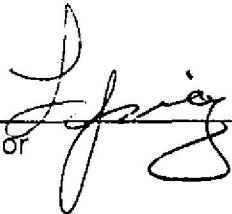
Section 2. If any section, subsection, sentence, clause, phrase, part of portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining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

Section 3. 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 summary form attached to the original of this ordinance and by this reference approved by the City Council.

Section 4. A complete copy of this ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

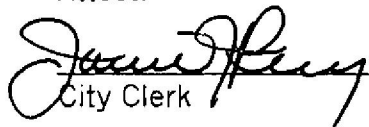
PASSED by majority vote of the Kirkland City Council in regular, open meeting this 9th day of December, 2003.

SIGNED IN AUTHENTICATION thereof this 9th day of December, 2003.



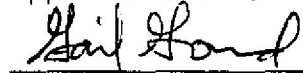
Mayor

Attest:











City Clerk

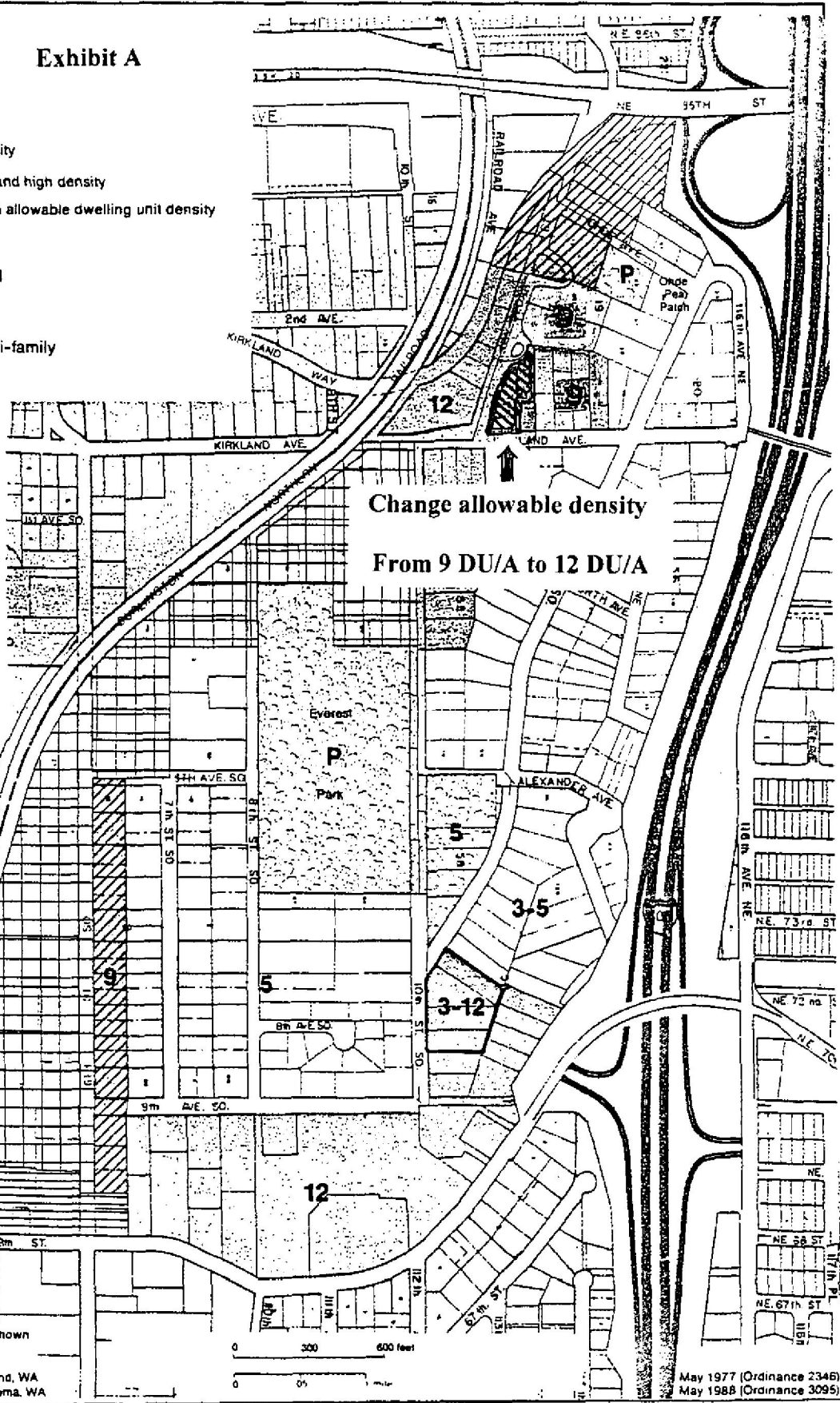
Approved as to Form:



City Attorney

Exhibit A

-  Residential Low density
-  Residential Medium and high density
-  Maximum allowable dwelling unit density
-  Office
-  Commercial
-  Industrial
-  Office/ Multi-family
-  Park



Areas outside this neighborhood are shown with a light gray tint.
 Published in 1989 by the City of Kirkland, WA
 Cartography by Rainier Mapping, Tacoma, WA

May 1977 (Ordinance 2346)
 May 1988 (Ordinance 3095)

Figure E-1: Everest Land Use

Exhibit B**Pg XV.E-4**

Conditions in the area north of Kirkland Avenue between cedar Street and Kirkland Way are described.

To the north of Kirkland Avenue there are slightly different conditions. Several of the parcels east of Cedar Street and north of Kirkland Way have certain development constraints. Topography is difficult, lots have an irregular shape, and there is the noise from the railroad to contend with. Internal access from Kirkland Avenue does not follow the dedicated Cedar Street right-of-way, and circulation is awkward and limited. Also, single-family units are located to the east up the slope and along Kirkland Avenue.

Future multifamily is not to spread further east. Medium densities (9 and 12 dwelling units per acre) are permitted where indicated.

Future multifamily in this area shall not extend further to the east than presently existing multifamily development (see Figure E-1). Medium density (nine dwelling units per acre) is appropriate for the majority of the land east of Cedar Street. The existing apartment site located at the northeast corner of the intersection of Cedar Street and Kirkland Avenue is appropriate for slightly higher residential density (up to 12 dwelling units per acre), due to its lack of environmental constraints, its direct access onto Kirkland Avenue, its proximity to other lands of similar density (across Cedar Street), and its ability to physically accommodate additional development with a minimum of impacts to surrounding uses. For the two parcels east of Cedar Street and south of the multifamily development and Ohde Pea Patch..."

ORDINANCE NO. 3925
PUBLICATION SUMMARY

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING AND LAND USE, AND THE EVEREST NEIGHBORHOOD PLAN, AMENDING CERTAIN SECTIONS AND PROVISIONS OF THE COMPREHENSIVE PLAN, ORDINANCE 3481 AS AMENDED, AFFECTING PROPERTY LOCATED AT 1104 KIRKLAND AVENUE (FILE NO. IV-03-44(C) - MCDOWELL).

Section 1. Identifies the specific amendments to Ordinance 3481, the Comprehensive Plan.

Section 2. Addresses severability.

Section 3. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.088.017 Kirkland Municipal Code and establishes the effective date as five days after publication of said summary.

Section 4. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The ordinance was passed by the Kirkland City Council at its regular meeting on the 9th day of December, 2003.

I certify that the foregoing is a summary of Ordinance 3925 approved by the Kirkland City Council for summary publication.

Attest:


City Clerk