

RESOLUTUION NO. 2160

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND DELCARING ITS INTENT TO RECLASSIFY CERTAIN SPECIFICALLY DESCRIBED REAL PROPERTY FROM RS-7.2(single family) TO RM-1800 (multiple family) PURSUANT TO CHAPTER 23.62 OF ORDINANCE 2183, THE KIRKLAND ZONING CODE APPROVING IN PRINCIPAL THE APPLICATION THEREFORE BEING PLANNING DEPARTMENT FILE NO. R-72-24 AND SETTING FORTH THE CONDITIONS TO WHICH SUCH RECLASSIFICATION SHALL BE SUBJECT.

BE IT RESOLVED by the City Council of the City of Kirkland as follows:

WHEREAS, the Kirkland Planning Commission has forwarded to the Kirkland City Council its record and recommendations for reclassification of certain real property specifically described as Lots 11 and 12, Block 190, Town of Kirkland, according to Plat recorded in Volume 6 of Plats, Page 53, records of King County, (located at the northeasterly corner of 6th Avenue and 2nd Street) from RS-7.2 single family to RM-1800 multiple family with said reclassification to be accomplished under the resolution of intent to reclassify procedure as set forth in Chapter 23.62 of Ordinance 2183, and

WHEREAS, the recommendation of the Planning Commission includes its Findings, Conclusions, Conditions and Limitations set forth as follows:

FINDINGS

A. James W. Olsen and Richard A. Clifford as applicants have applied for a reclassification of Lots 11 and 12, Block 190, Town of Kirkland, which property is located at the Northeast corner of the intersection of 6th Avenue and 2nd Street in the City of Kirkland from RS-7.2 Single Family to RM-1800 Multiple Family. The application submitted includes the development plans required by Ordinance 2183.

B. The subject property is presently vacant. It has some trees but the majority of the property is covered by tall grasses. The property is relatively flat with a very gentle slope to the South.

C. There is existing RM-1800 zoning to the North and South of the subject property and single family zoning to the East and West. The area is shown on the Comprehensive Land Use Plan adopted by the City of Kirkland in 1963 as multiple family.

D. Physiographic elements:

1. Water Main: An eight inch water main goes by the property on 2nd Street and a six inch water main goes by the property on 6th Avenue. Water supply is adequate to serve both domestic and emergency demands.

2. Sanitary Sewer: The property is served by a six inch sanitary sewer line on 6th Avenue to the East.

3. Storm Water Control: The City Engineer has stated that the storm water control system in this immediate area is so old that this City has no record of it. He further stated that if storm sewer is not readily available, the property could be drained under the sidewalk to the gutter to there be picked up by an existing storm drainage system.

E. The application submitted is accompanied and supported by an architectural site plan showing the proposed development together with its relationship to the surrounding area.

As required by Chapter 23.62 of Ordinance 2183 a public hearing was held by the Planning Commission on the application on December 14, 1972 and all notices of said hearing were duly posted, published and mailed as required by law.

From the foregoing Findings, the Planning Commission concludes:

A. The rezone application is in conformance with the Comprehensive Land Use Plan adopted by the City of Kirkland in 1963 which shows its highest potential use as multiple family.

B. The rezone application conforms with the provisions of the Kirkland Zoning Ordinance in that all site plans and drawings have been submitted and fees paid to the City. The site plans submitted meet the zoning setback, parking and similar requirements.

C. The rezone application meeting all of the requirements of the City Ordinances is not against the public interest.

D. The applicants have meet all of the requirements for the granting of an amendment to the zoning map.

WHEREFORE, the Planning Commission recommends to the City Council that the application be approved by Resolution of Intent to Reclassify as required by Chapter 23.62 of Ordinance 2183.

NOW, THEREFORE, the City Council does resolve:

Section 1. Acting pursuant to Chapter 23.62.070 of Ordinance 2183 the Kirkland Zoning Code the City Council adopts the Findings, Conclusions, Recommendations and special conditions of the Planning Commission as set forth above.

Section 2. The City Council does approve in principal the requested reclassification from RS-7.2 single family to RM-1800 multiple family as to the following described real property, to-wit:

Lots 11 and 12, Block 190, Town of Kirkland, according to Plat, recorded in Volume 6 of Plats, Page 53, records of King County Washington. (being located at the Northeast corner of 6th Avenue and 2nd Street)


Section 3. The fulfillment of all conditions, stipulations and limitations contained in this Resolution of Intent to Reclassify including those adopted by reference, shall be brought to the attention of the City Council who shall then, by Ordinance, affect such reclassification.

Section 4. The failure of the applicant to meet or fulfill all or any of said conditions, stipulations, or limitations contained in this Resolution, including the time limit herein established, which requires a building permit to be applied for within six months of the date of enactment of this Resolution shall render this Resolution and the tentative reclassification herein approved, null and void.

Section 5. A certified copy of this Resolution shall be delivered to the applicants, to-wit: James W. Olsen and Richard A. Clifford at their address as appears on the application and the conformed copy shall be filed with the following City of Kirkland Departments:


Department of Administration and Finance
Department of Planning
Department of Public Services
The Building Department
The Department of Fire Services

ADOPTED in regular meeting of the Kirkland City Council on the 15th day of January, 1973.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)