

RESOLUTION NO. R- 2282

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING A CONDITIONAL USE PERMIT AS APPLIED FOR BY RICHARD RALSTON, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. CUP-74-35(P), TO ALLOW THE LOCATION OF A MEDICAL-DENTAL CLINIC, AND SETTING FORTH CONDITIONS TO WHICH SUCH CONDITIONAL USE PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for a Conditional Use Permit, said application having been made by Richard Ralston, and said property as legally described in said application is zoned RM 900, and

WHEREAS, professional office buildings are allowed within an RM 900 zone upon issuance of a Conditional Use Permit, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of December 12, 1974, and

WHEREAS, pursuant to City of Kirkland Resolution No. 2181 concerning environmental policy and the State Environmental Policy Act, an environmental worksheet has been submitted to the City, reviewed by the responsible official of the City of Kirkland, and a negative declaration reached, and

WHEREAS, said environmental worksheet and declaration has been available and accompanied the application through the entire review process, and

WHEREAS, the Kirkland Planning Commission after their public hearing in consideration of the recommendations of the Department of Community Development and having available to them the environmental worksheet and negative declaration, did adopt certain Findings, Conclusions and Recommendations and did recommend approval of Conditional Use Permit subject to the specific conditions set forth in said recommendations.

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

Section 1. The Conditional Use Permit is hereby given approval subject to the conditions set forth in the Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairman thereof and file in the Department of Community Development File No. CUP-74-35(P), which Findings, Conclusions and Recommendations are by this reference adopted by the Kirkland City Council as though fully set forth herein.

Section 2. A certified copy of this resolution, together with the Findings, Conclusions and Recommendations herein adopted shall attach to and become a part of Conditional Use Permit approval, or evidence thereof delivered to the permittee.

Section 3. Nothing in this resolution shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances or regulations applicable to this project, other than expressly set forth herein.

Section 4. The Conditional Use Permit applied for by Richard Ralston shall issue, subject to the performance standards and other conditions of approval set forth herein above and included by reference in the foregoing Findings. Failure on the part of the holder of a Conditional Use Permit to initially meet or maintain strict compliance with said standards and conditions shall be grounds for revocation in accordance with Section 23.56.110 of Ordinance No. 2183.

Section 5. Certified or conformed copies of this resolution shall be delivered to the following:


- (a) Applicant
- (b) Department of Community Development of the City of Kirkland
- (c) Building Department of the City of Kirkland
- (d) Fire Department of the City of Kirkland
- (e) Police Department of the City of Kirkland
- (f) Public Service Department of the City of Kirkland
- (g) The Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland

ADOPTED in the regular meeting of the City Council on the 16th day of December, 1974.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

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CONCLUSIONS:

1. This building appears to be consistent with the surrounding land use, and the zoning is the same as it was in the County prior to the annexation.
2. The building and site plan appear to be within the regulations of the Kirklund Zoning Ordinance pertaining to those sections.
3. There do not appear to be any slope, soil, or geological hazards related to this project.
4. Relating to the Land Use Regulations for development pursuant to the Totem Lake Land Use Plan and Zoning Regulations, the applicant has met or exceeded the criteria for this development.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions, we hereby recommend that this Conditional Use Permit to locate a dental clinic within the RM-900 zone be approved subject to Exhibit A, as revised and submitted December 12, 1974 and signed by Chairman Cushing, and Exhibits B and C.

12/12/74
12/3/74

R-2282



DEPARTMENT OF COMMUNITY DEVELOPMENT
ADVISORY REPORT
 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____
 RECOMMENDED BY _____ DATE December 12, 1974
 ADOPTED BY _____ DATE _____

STAFF _____
 BOARD OF ADJUSTMENT _____
 HOUGHTON COMMUNITY COUNCIL _____
 XX PLANNING COMMISSION _____
 CITY COUNCIL AS INCORPORATED IN _____
 XX RESOLUTION _____ ORDINANCE _____
 NUMBER R-2282

DATE _____
 FILE NUMBER CUP-74-35(P)
 APPLICANT Richard Ralston

PROPERTY LOCATION N.E. 128th St. and 120th Ave. N.E.
 Conditional Use Permit to locate a medical-dental office building in an RM-900 zone.
 SUBJECT _____
 HEARING/MEETING DATE December 16, 1974

BEFORE KIRKLAND CITY COUNCIL
 EXHIBITS ATTACHED (1) Totem Lake Annexation Land Use General Policies
 (2) Proposed Site Plan-Exhibit "A", (3) Proposed Building Cross-Exh. "B",
 (4) Vicinity Map/Plot Plan-Exhibit "C" (5) Existing Zoning-Exhibit "D",
 (5) Land Use-Exh. "E", (6) Policy Areas-Exhibit "F", (7) Environmental Info.,
 (8) Application for Conditional Use Permit.

FINDINGS:

1. This application is for a Conditional Use Permit to authorize the construction of a dental clinic at approximately N.E. 128th Street and 120th Ave. N.E., in the Totem Lake area.
2. The existing zoning in this area is Residential Multi-Family (RM-900), which allows the location of professional office buildings upon approval of a Conditional Use Permit.
3. There are three existing medical dental clinics in the area, one convalescent center, the state owned property directly across N.E. 128th Street, and Evergreen Hospital property.
4. The total size of the site is approximately 72,600 square feet (1.67 acres). This allows for 239 feet of road frontage with a depth of approximately 275 feet, not including a projecting arm to the west of an area approximately 100 x 70 feet.
5. The proposed dental clinic will have approximately 9,500 square feet; the building will be 2 stories tall, and will be 27 feet 6 inches above grade.
6. The development of this property is to be in phases, and under Phase I only the easterly 115 feet shown on the plat is to be developed for the proposed construction of this building.
7. The slope of the site is less than 5% whereas it appears that the site consists of fill, and the geology is Vashon till.
8. There are presently water and sewer utilities available to the site.
9. Northeast 128th is an improved street, and no further addition of right-of-way need be indicated as indicated by the Kirkland Circulation and Arterial Plan. All proposed ingress and egress would be from N.E. 128th.
10. The parking requirements of the Kirkland Zoning Ordinance indicate one stall per 300 square feet of floor area of the building. The applicant has proposed 36 parking stalls for this site.
11. The applicant has proposed to provide landscaping on the site and screening of the parking lot per Section 23.34.100 of the Kirkland Zoning Ordinance.
12. The Land Use Plan for the Totem Lake Annexation Area has been developed in consideration with the Environmental Impact Statement for this area. (Please find enclosed the list of policy criteria to be met pursuant to any development within the Totem Lake Annexation Area.)