

RESOLUTION NO. R-2870

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. PF-81-91, BY ARROW DEVELOPMENT CORPORATION TO DELETE 10 PARKING STALLS BEING WITHIN A RS 35,000 ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH FINAL PLANNED UNIT DEVELOPMENT AMENDMENT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for a Final Planned Unit Development Amendment filed by Arrow Development Corporation, the owner of said property described in said application and located within an RS 35,000 zone.

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held hearing thereon at their regular meeting of September 17, 1981, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 0-2473 concerning environmental policy and the State Environmental Policy Act, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland and a negative declaration reached, and

WHEREAS, said environmental checklist and declaration have been available and accompanied the application through the entire review process, and

WHEREAS, the Kirkland Planning Commission after their public hearing and consideration of the recommendations of the Department of Community Development and having available to them the environmental checklist and negative declaration did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the Final Planned Unit Development Amendment subject to the specific conditions set forth in said recommendations, and

WHEREAS, the City Council, in regular meeting, did consider the environmental documents received from the responsible official, together with the recommendation of the Planning Commission.

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

Section 1. The Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairperson thereof and filed in the Department of Community Development File No. PF-81-91 are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Final Planned Unit Development Amendment shall be issued to the applicant subject to the conditions set forth in the Recommendations hereinabove adopted by the City Council.

Section 3. A certified copy of this Resolution, together with the Findings, Conclusions and Recommendations therein adopted shall be attached to and become a part of the Final Planned Unit Development Amendment or evidence thereof delivered to the permittee.

Section 4. 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.

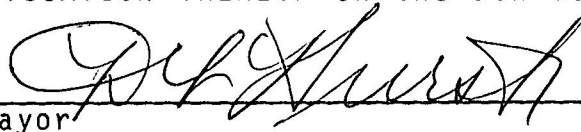
Section 5. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Final Planned Unit Development Amendment is subject shall be grounds for revocation in accordance with Ordinance No. 2183, the Kirkland Zoning Ordinance.

Section 6. 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) Fire and Building Departments of the City of Kirkland
- (d) Public Service Department of the City of Kirkland
- (e) The Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland.

Passed by majority vote of the Kirkland City Council on the 5th day of October, 1981.

SIGNED IN AUTHENTICATION THEREOF on the 5th day of October, 1981.



Mayor

ATTEST:


Director of Administration and Finance
(Ex officio City Clerk)

6977A



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY DATE
XX RECOMMENDED / BY DATE September 17, 1981
ADOPTED BY DATE

STAFF
BOARD OF ADJUSTMENT
HOUGHTON COMMUNITY COUNCIL
XX PLANNING COMMISSION
CITY COUNCIL AS INCORPORATED IN
RESOLUTION ORDINANCE
NUMBER
DATE

Robert G. Burke
Robert G. Burke, Acting Chairperson

FILE NUMBER PF-81-91
APPLICANT Arrow Development Corporation
PROPERTY LOCATION 12700 Block of NE 129th Ct. and NE 130th Ct.
SUBJECT FINAL PLANNED UNIT DEVELOPMENT AMENDMENT TO SALISH VILLAGE PHASE IV
"ARROWOOD"
HEARING/MEETING DATE October 5, 1981
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Site Plan "D" Stall Count
"E" SEPA Information

I. SUMMARY

A. DESCRIPTION OF PROPOSED ACTION

Arrow Development Corporation has applied for an Amendment to the Salish Village Phase 4 Planned Unit Development (Arrowood) to delete 10 parking stalls out of a total 188 stalls. The parking ratio is presently 2.0 stalls per unit - 1.89 stalls per unit is proposed. A Negative Environmental Declaration was issued on July 14, 1981. The major issue is parking.

B. RECOMMENDATIONS

Based on the Statements of Fact, Conclusions and attached Exhibits in this report, we recommend approval of this application for a Planned Unit Development Amendment.

II. MAJOR ISSUES, FACTS AND CONCLUSIONS

A. PARKING

1. Statements of Fact

- a. The present Zoning Ordinance requires two parking stalls per unit.
- b. In 1976, 1977 and 1978, the applicant received Variances for reduced parking for Phases 1, 2, and 3 from the then required 2.2 stalls per unit, to 1.4 per one-bedroom unit; 1.8 per two-bedroom unit and 2.0 per three-bedroom unit. The Zoning Ordinance has changed since 1978 to allow reduction of parking through a P.U.D., rather than a Variance.
- c. The 10 stalls were deleted to save more trees.
- d. Records of an inspection of Phase 1 at 95% occupancy on June 15, 1977 by City staff at 5:15 a.m. showed that out of a total 327 available stalls, 122 were vacant, for a ratio of 1.33 stalls per unit actually being used.

9/17/81 (P.C.)
8/28/81/6677A/bk

R-2870

e. Exhibit "D" shows number of vacant stalls between 5-5:30 a.m. on August 24, 1981. The chart below analyzes the existing parking.

	Total Units	Occupied Units	Total Stalls	Occupied Stalls	Actual Stalls Per Unit
Phase I - Salish Village Condos.	168	167	327	255	1.53
Phase II - Shawnee Village Apts.	160	158	247	185	1.17
Phase III - Falcon Ridge Condos.	102	101	190	151	1.50
SUB TOTALS	430	426	764	591	1.39

Phase IV - Proposed Arrowood	94	--	178	--	1.89

TOTALS, if 100% Occupied	524	524	942	--	1.80

2. Conclusions

On-site inspections have shown that parking actually used in this development is substantially less than the 2.0 stalls per unit required by the Kirkland Zoning Ordinance. Deleting 10 stalls from Arrowood, for a ratio of 1.89 stalls per unit is consistent with the actual parking demand demonstrated on the previous three P.U.D. phases.

III. NEIGHBORHOOD

East of Arrowood is the single family Forest Grove Subdivision. To the west and north are other phases of the Salish Village P.U.D.

IV. ALTERNATIVES

An alternative is installation of the required 10 stalls. An alternative location is shown on Exhibit "C".

V. APPENDICES

Exhibits "A" through "E" are attached.