

Map Amendment #10

328th Avenue NE, Near NE 60th St

(Carnation UGA Amendment Supplemental Area Zoning and Land Use Study)

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP
and KING COUNTY ZONING ATLAS

LAND USE

Redesignate a 5.2 acre portion of the southeastern portion of parcels 1525079049, 1525079005 and 1525079010 from RA (Rural Area) to RX (City in the Rural Area Urban Growth Area), generally consistent the attached map.

Amend the Potential Annexation Area Map by assigning the 5.2-acre portion of the southeastern portion of parcels 1525079049, 1525079005 and 1525079010 to the Potential Annexation Area of the City of Carnation, generally consistent the attached map.

Amend all other Comprehensive Plan and Technical Appendix maps that include the Urban Growth Area to be consistent with this change.

ZONING

Reclassify a 5.2-acre portion of the southeastern portion of parcels 1525079049, 1525079005 and 1525079010 from RA-10 to UR-P, generally consistent the attached map.

Effect: This proposal would amend the Urban Growth Area (UGA) boundary, the land use map, and zoning atlas for three parcels in the Carnation area as allowed by the Four-to-One program. It would dedicate four acres of open space lands in the Rural Area for each acre of land added to the UGA, which would result in dedicating 20.8 acres as open space and adding 5.2 acres to the UGA. This proposal would also add the 5.2 acre urban portion into the City of Carnation's Potential Annexation Area. Consistent with program requirements in K.C.C. 20.18.170, within 21 days of approval, a conservation easement would need to be filed on the 20.8 acre rural/open space portion of the site. Additionally, upon future subdivision of the urban portion of the site, the rural portion will be deeded fee simple by the owner to King County for permanent public open space.



DRAFT Carnation 4:1 Proposal

-  City of Carnation Boundary
 -  Current UGA Boundary
 -  King County Property Interests
 -  Agricultural Conservation Easement
 -  King County Parks & Open Space Properties
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- DRAFT Carnation Four-to-One Proposal**
 -  Proposed Farmland/Open Space (20.8 Acres)
 -  Proposed Urban Residential (5.2 Acres)

