

Map Amendment # 1

134th Avenue SE and 140th Avenue SE, Near Petrovitsky Road

(Fairwood A Area Zoning and Land Use Study)

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

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5 Amend Map Section 34 Township 23, Range 05 as follows:

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8 LAND USE

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10 Change land use designation on parcels 3423059035, 3423059061,
11 3423059031, and 3423059034 to “uh” (Urban High; Urban Residential >12
12 du/ac)

13
14 ZONING

- 15
16 1. Change zoning on parcels 3423059035, 3423059061, and
17 3423059031 to R-18-P.
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19 2. Add P-suffix development condition SC-Pxx to parcels 3423059035,
20 3423059061, and 3423059031:
21 “If proposing multifamily residential development, the use shall
22 be subject to the following conditions:
23 1. Some combination of the following uses are permitted as
24 allowed in K.C.C. 21A.08 and subject to applicable
25 development regulations : senior residential single family,
26 senior citizen assisted housing, day care facilities and
27 nursing and personal care facilities; or
28 2. For multifamily development that is not for the uses noted
29 in Condition 1, at least 20% of the residential units shall
30 be affordable for moderate-income residents as defined
31 in the King County Consolidated Housing and Community
32 Development Plan (Ordinance 18070), or successor
33 plans.”
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35 3. Change zoning on parcel 3423059034 to R-18-P.
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4. Add P-suffix development condition SC-Pxx to parcel 3423059034:





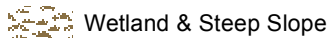






“For multifamily development, at least 20% of the residential units shall be affordable for moderate-income residents as defined in the King County Consolidated Housing and Community Development Plan (Ordinance 18070), or successor plans.”

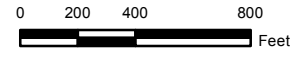
Effect: Amends Land Use from “um” to “uh” and Zoning from R-6 to R-18-P in area to allow for the potential development of a continuing care retirement community, as noted in Motion 14276, and multifamily housing. Adds P-suffix development conditions.

Map Amendment #1 - Fairwood A

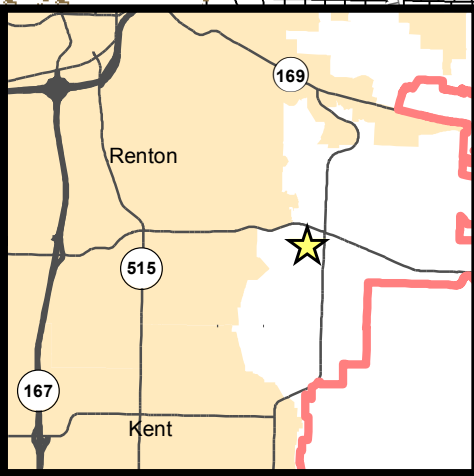
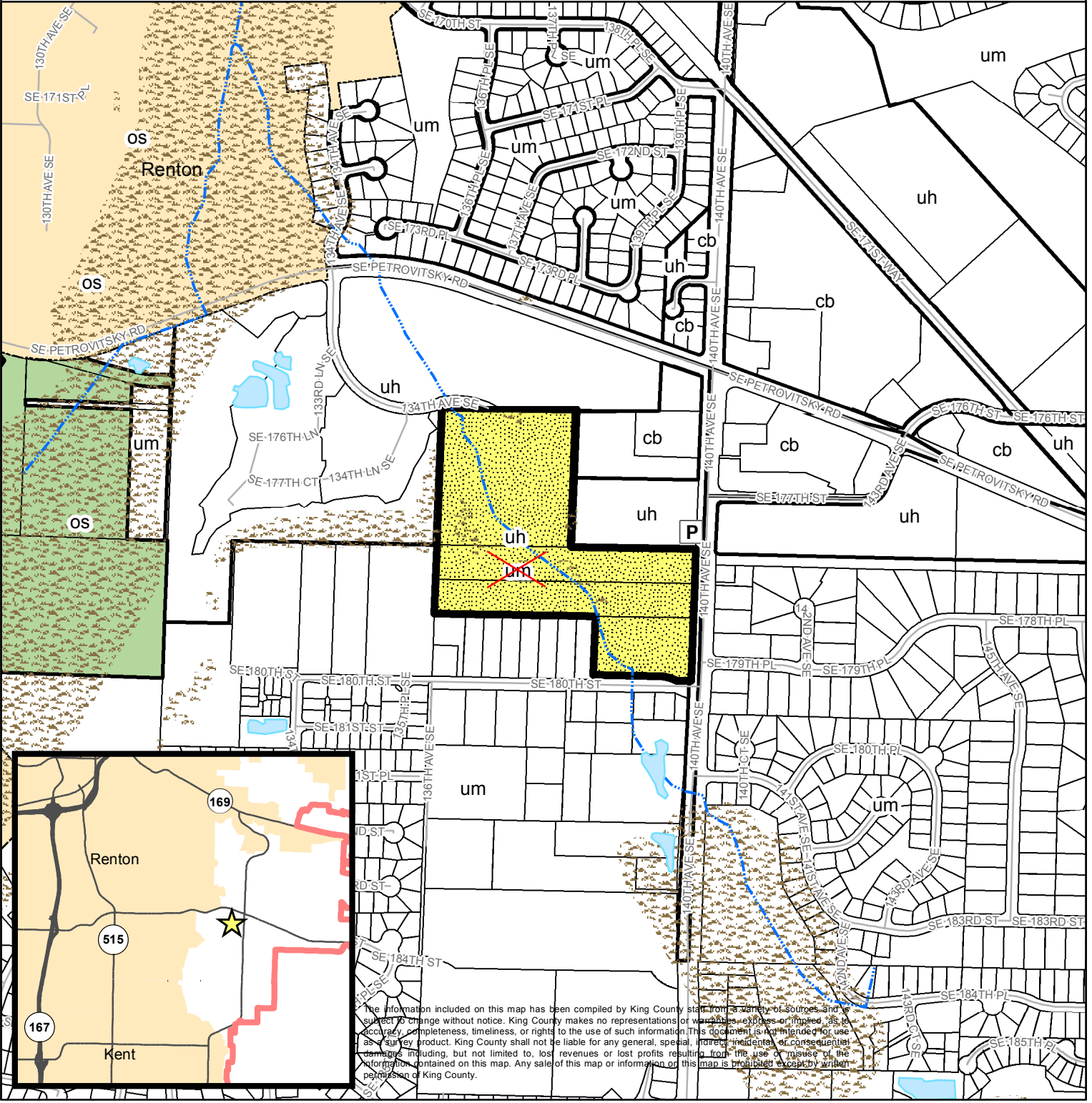
2016 King County Comprehensive Plan

Land Use Map Amendment

- | | | |
|--|---|-------------------------------------|
|  Study Area |  Park & Ride | cb Community Business |
|  CPLU |  Waterbodies | os KC Open Space System |
|  Wetland & Steep Slope |  Streams | uh Urban Res., High (>12du/acre) |
|  Incorporated Area |  Railroads | um Urban Res., Medium (4-12du/acre) |
|  Urban Growth Boundary |  Parcels | ul Urban Res., Low (1du/acre) |
|  Parks & OS | | |



Date: 8/22/2016








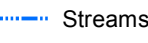

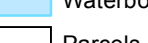



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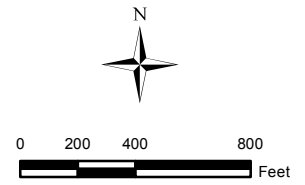
Map Amendment #1 - Fairwood A

2016 King County Comprehensive Plan

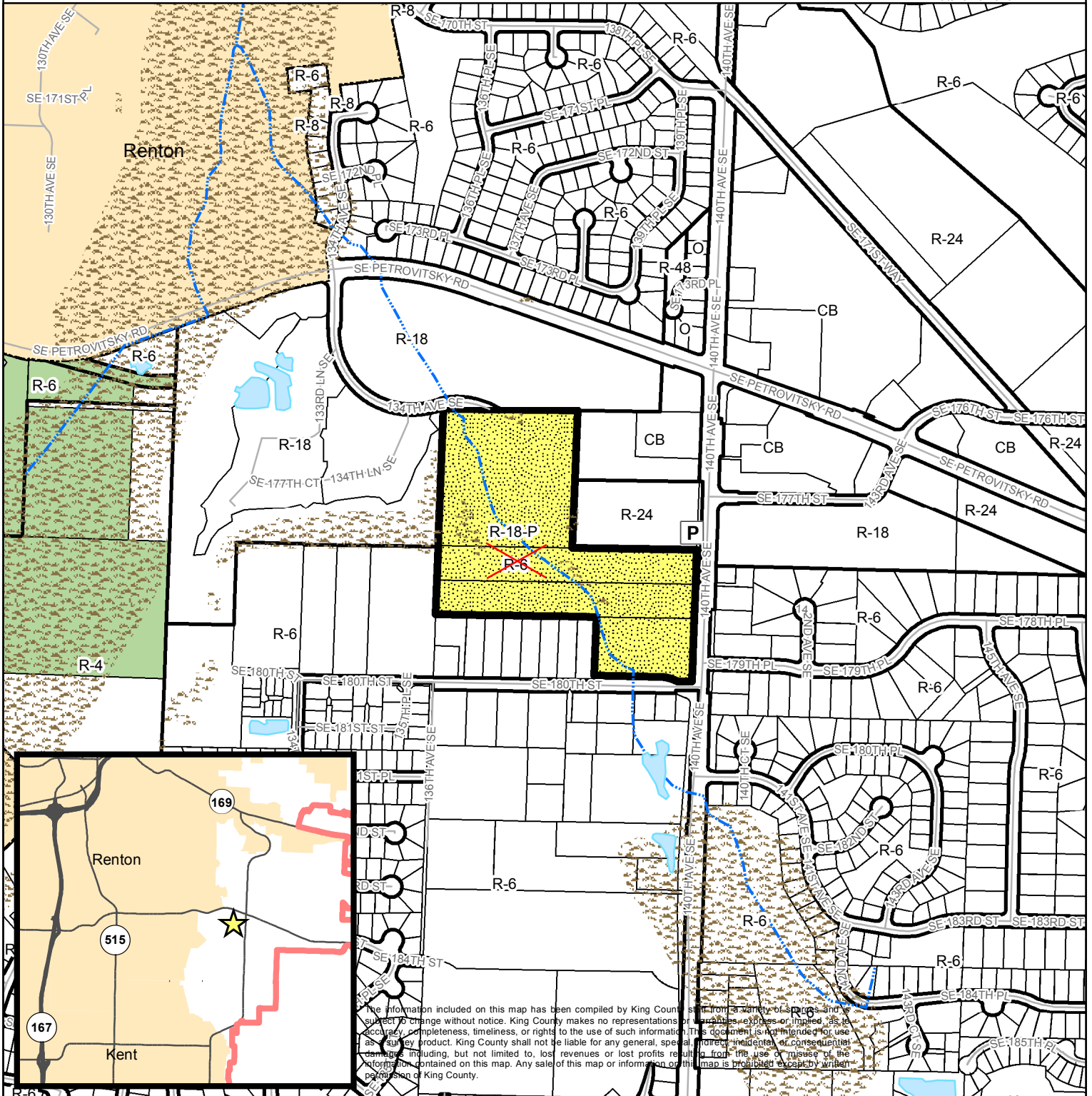
Zoning Map Amendment

-  Study Area
-  Zoning
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

- R-4 Residential, 4 DU per acre
- R-6 Residential, 6 DU per acre
- R-8 Residential, 8 DU per acre
- R-18 Residential, 18 DU per acre
- R-18-P Residential, 18 DU per acre
- R-24 Residential, 24 DU per acre
- R-48 Residential, 48 DU per acre
- CB Community Business
- O Office
- P = parcel specific development condition



Date: 8/23/2016



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