

Map Amendment # 11

SE Falcon Way at 216th Ave SE and SE 296th St

(Reserve at Covington Creek)

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING COUNTY ZONING ATLAS

ZONING

Amend P-suffix condition TR-P49 on parcels 0421069008 and 0421069011 as follows:





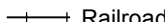






- “Development shall ~~((be consistent with))~~ meet or exceed all of the City of Black Diamond’s ~~((Plans,))~~ engineering regulations and guidelines;
- King County and any development applicant shall address traffic in the area to ensure that existing level of service conditions are ~~((addressed and improved--))~~ not degraded ~~((--))~~ by any future development; and
- ~~((The applicant shall enter into a pre-annexation agreement that includes the use of rural transfer of development rights and conservation of at least four acres of rural land for every acre of urban land))~~ Only 50 percent of the site shall be developed with no more than 80 single-family residential lots.”

Effect: Would amend an existing P-suffix condition TR-P49 as follows:

- **Direct that development meet or exceed the City of Black Diamond’s engineering regulations. This would replace the current requirement that the development be consistent with all of the City’s plans and regulations.**
- **Direct that existing transportation conditions specific to level of service be not degraded. This would replace the current requirement that general transportation conditions be not only not degraded but also addressed and improved.**
- **Remove the requirement that there be a pre-annexation agreement to guide development.**
- **Remove the requirement that 160.36 acres of off-site Transfer of Development Rights (TDRs) be purchased to offset the acreage of this site that was added to the urban area 2008. Would add a new condition that only 50 percent of this urban site could be developed with no more than 80 lots.**

Reserve at Covington Creek

2016 King County Comprehensive Plan Land Use Map

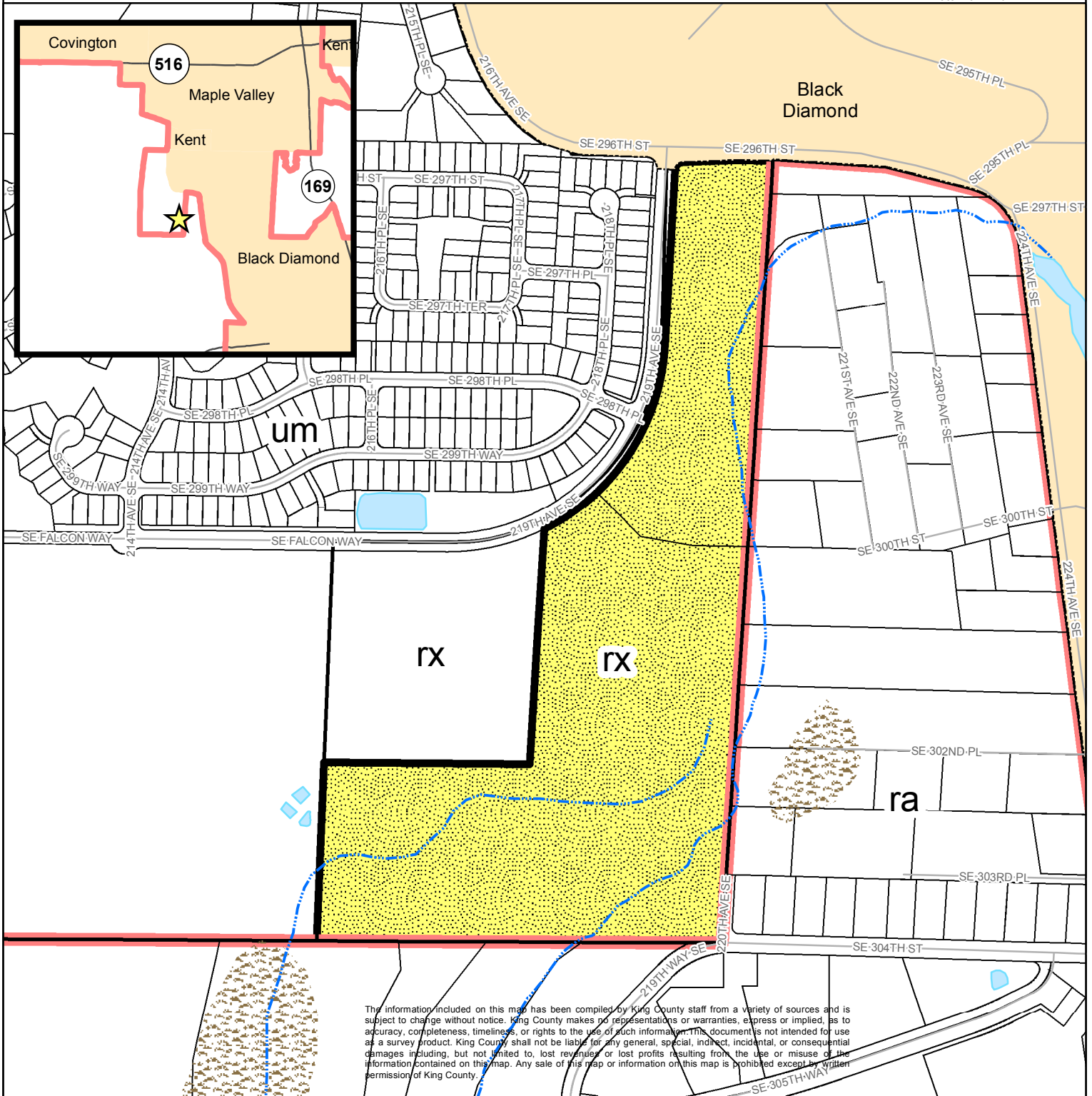
- | | | | |
|--|---|---|--|
|  Study Area |  Park & Ride |  Streams | um Urban Res., Medium (4-12du/acre) |
|  CPLU |  Railroads |  Waterbodies | rx Rural Cities Urban Growth Area |
|  Wetland & Steep Slope |  Parcels | | ra Rural Area |
|  Incorporated Area | | | |
|  Urban Growth Boundary | | | |
|  Parks & OS | | | |



0 225 450
Feet



Date: 10/21/16



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Reserve at Covington Creek

2016 King County Comprehensive Plan Zoning Map

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

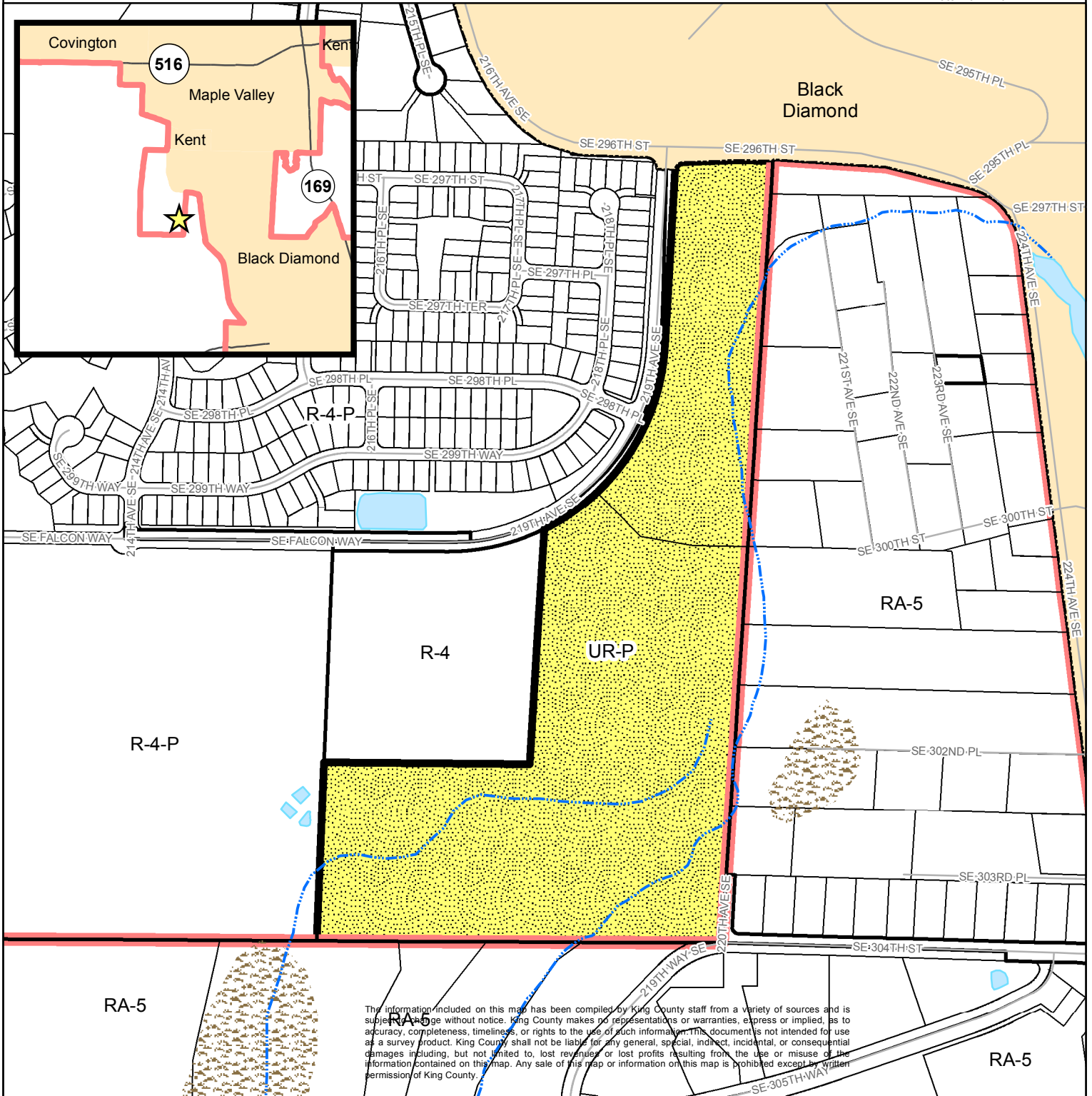
- RA-5** Rural Area, 1 DU/5 acres
- R-4** Residential, 4 DU per acre
- UR** Urban Reserve, 1 DU/5 acres



0 225 450
Feet



Date: 10/21/16



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.