

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 in 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

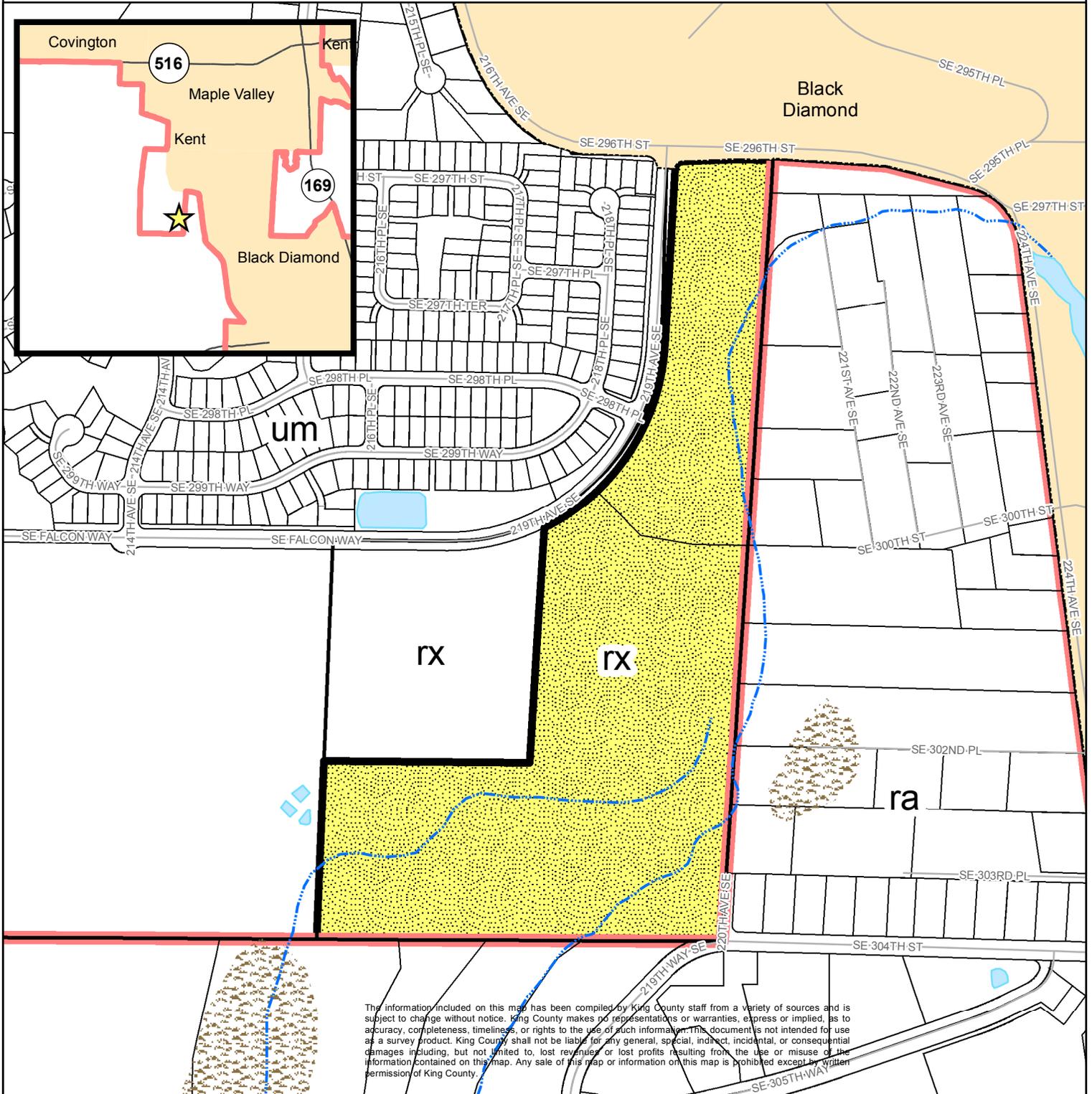
- | | | | |
|--|---|---|--|
|  Subject Parcels |  Park & Ride |  Streams | um Urban Res., Medium (4-12du/acre) |
|  CPLU |  Railroads |  Waterbodies | rx Rural Cities Urban Growth Area |
|  Wetland & Steep Slope |  Parcels | | ra Rural Area |
|  Incorporated Area | | | |
|  Urban Growth Boundary | |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



0 225 450
Feet



Date: 10/21/16



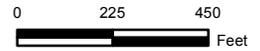
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Reserve at Covington Creek

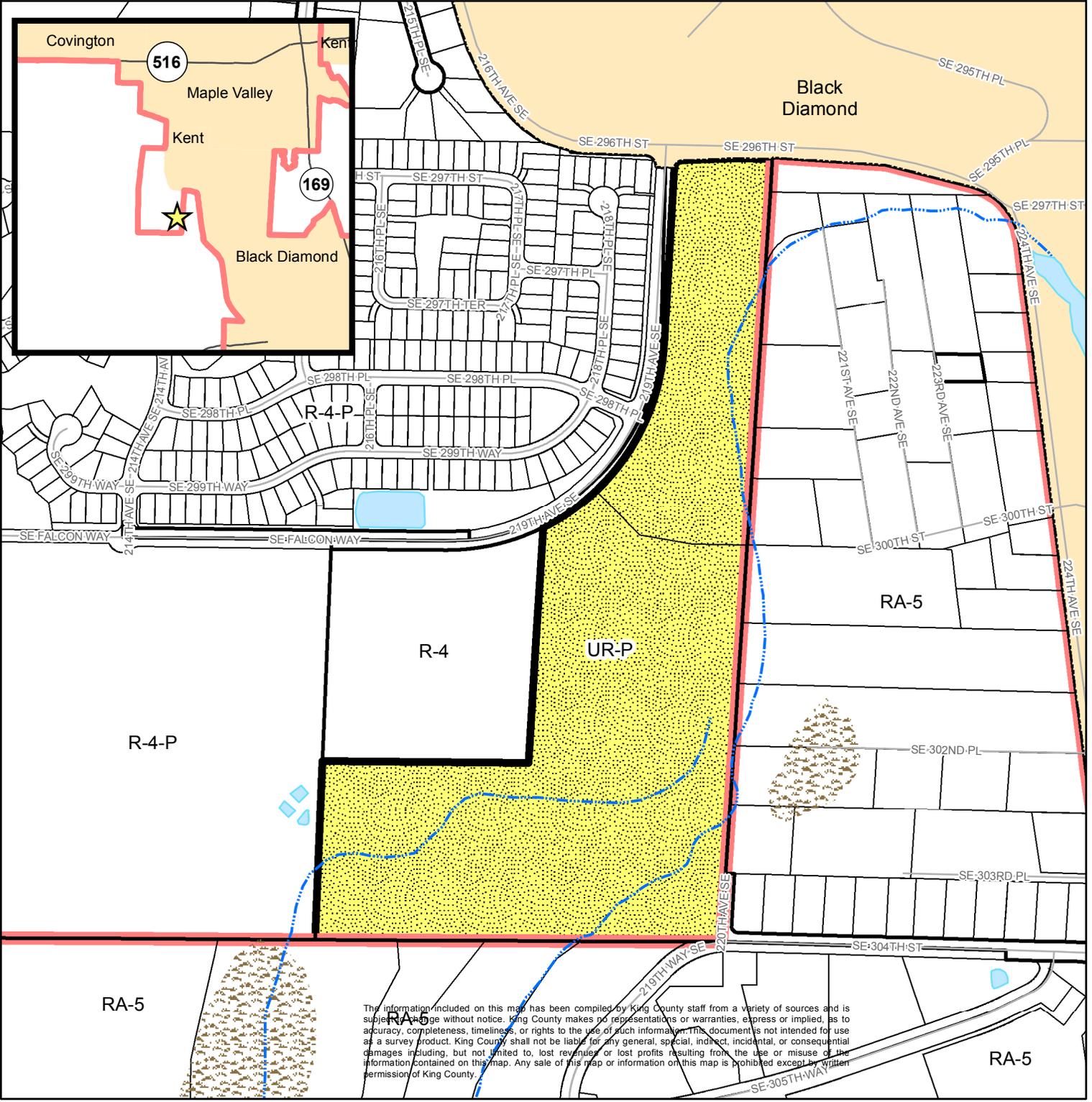
2016 King County Comprehensive Plan Zoning Map

-  Subject Parcels
-  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



Date: 10/21/16



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