



EXECUTIVE RECOMMENDED PLAN

Skyway-West Hill Land Use Subarea Plan
King County Comprehensive Plan
Amendments to Land Use and Zoning Maps

September 2019

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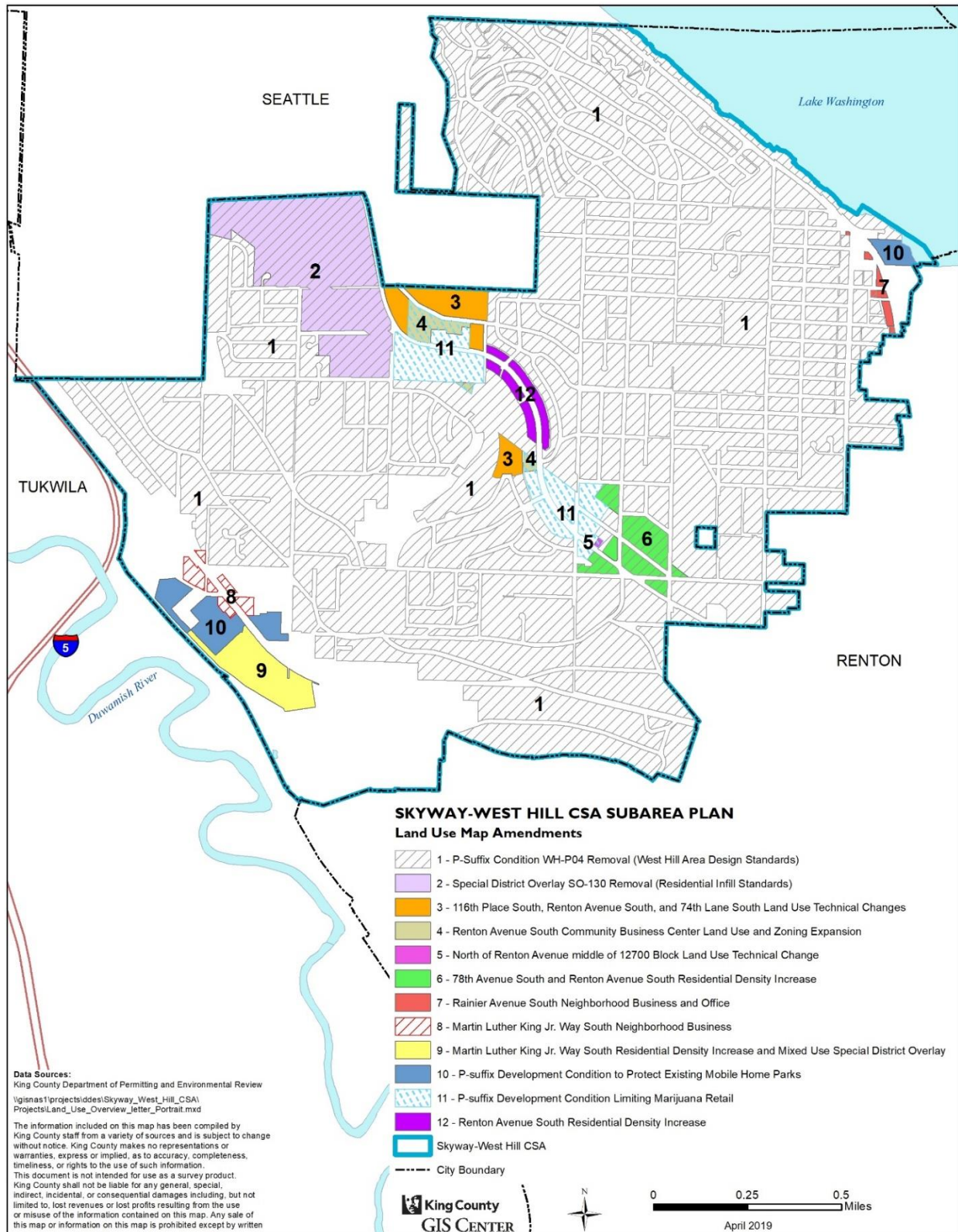
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OVERVIEW MAP



SWH Map Amendment 1 - P-Suffix Condition WH-P04 Removal (West Hill Area Design Standards)

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections 1, 11, 12, 13, and 14 Township 23N, Range 4E; and Sections 6, 7, and 18 Township 23N, Range 5E as follows:

ZONING

1. Remove P-Suffix Development condition WH-P04 from 4,765 parcels currently zoned R-6, R-8, R-12, R-18, R-24 (Urban residential, six to 24 dwelling units per acre) and CB (Community Business).

The list of parcels follows the Effect statement.

Effect: Removes P-Suffix Development Condition WH-P04 from 4,765 parcels in the R-6, R-8, R-12, R-18, R-24, and CB zones. This covers almost the entire Skyway-West Hill planning area. This would remove a P-Suffix Development Condition that was applied to these parcels upon adoption of the 1994 West Hill Community Plan. Several conditions included in the P-Suffix Development Condition are currently included as requirements in the King County Code.

Parcel List

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9282800145	9282800598	9282801120	9282801630
9282800155	9282800620	9282801150	9282801640
9282800165	9282800630	9282801155	9282801650
9282800175	9282800640	9282801160	9282801660
9282800185	9282800650	9282801165	9282801670
9282800195	9282800660	9282801210	9282801680
9282800205	9282800670	9282801220	9282801695
9282800215	9282800680	9282801230	9282801710
9282800225	9282800690	9282801240	9282801720
9282800235	9282800700	9282801250	9282801730
9282800245	9282800725	9282801260	9282801740
9282800255	9282800752	9282801270	9282801750
9282800265	9282800753	9282801280	9282801760
9282800270	9282800754	9282801290	9282801770
9282800285	9282800755	9282801300	9282801780
9282800295	9282800805	9282801310	9282801790
9282800305	9282800855	9282801325	9282801800
9282800306	9282800856	9282801335	9282801810
9282800320	9282800857	9282801345	9282801820
9282800325	9282800858	9282801355	9282801830
9282800335	9282800875	9282801360	9282801840
9282800345	9282800876	9282801370	9282801850
9282800355	9282800877	9282801380	9282801860
9282800356	9282800878	9282801405	9282801870
9282800357	9282800879	9282801410	9282801880
9282800390	9282800905	9282801435	9282801890
9282800405	9282800930	9282801440	9282801900
9282800415	9282800931	9282801450	9282801910
9282800425	9282800960	9282801460	9282801920
9282800435	9282800995	9282801465	9282801930
9282800445	9282801010	9282801490	9282801940
9282800460	9282801020	9282801510	9282801950
9282800470	9282801030	9282801520	9282801960

9282801970	114830TRCT	156880TR-J	414094TR-D
9282801980	118050TRCT	204540TRCT	414168TR-A
9282801990	122304TR-A	214480TR-A	414168TR-B
9282802000	122304TRCT	217140TRCT	414168TR-C
072305TR-A	156880TR-A	217200TR-A	643380TR_A
072305TRCT	156880TR-B	217200TR-B	780540TRCT
112304TR-A	156880TR-D	217200TRCT	781250TRCT
112304TR-B	156880TR-E	373770TRCT	781350TRCT
112304TR-C	156880TR-F	381000TRCT	787840TRCT
112304TRCT	156880TR-G	414094TR-A	
112304TR-E	156880TR-H	414094TR-B	
112304unkn	156880TR-I	414094TR-C	

SWH Map Amendment 2 - Special District Overlay SO-130 Removal (Residential Infill Standards)

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Section 11, Township 23N, Range 4E as follows:

ZONING

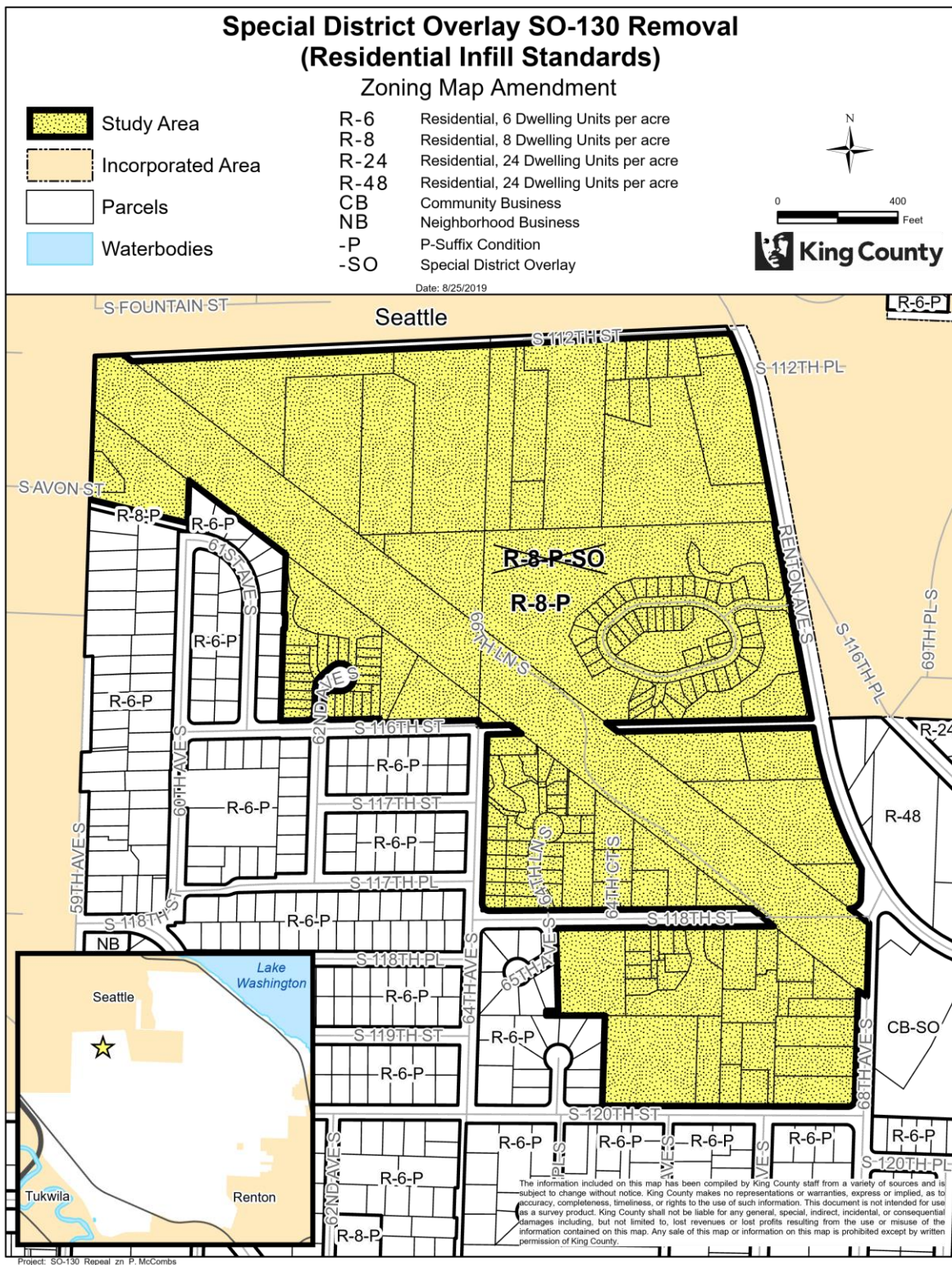
1. Remove Special District Overlay SO-130 (Residential Infill Standards) from the following 186 parcels currently zoned R-8-P-SO (Urban residential, eight dwelling units per acre), with a P-Suffix Development Condition and a special district overlay.

Parcel List

1123049005	1123049176	1148300140	114830TRCT	7805400040
1123049025	1123049177	1148300150	1568800010	7805400050
1123049026	1123049191	1148300160	1568800020	7805400060
1123049027	1123049193	1148300170	1568800030	7805400070
1123049032	1123049194	1148300180	1568800040	7805400080
1123049035	1123049195	1148300190	1568800050	7805400090
1123049039	1123049210	1148300200	1568800060	7805400100
1123049040	1123049220	1148300210	1568800070	7805400110
1123049041	1123049221	1148300220	1568800080	7805400120
1123049042	1123049222	1148300230	1568800090	7805400130
1123049043	1123049224	1148300240	1568800100	7805400140
1123049045	1123049225	1148300250	1568800110	7805400150
1123049046	1123049226	1148300260	1568800120	7805400160
1123049050	1123049227	1148300270	1568800130	7805400170
1123049053	1123049228	1148300280	1568800140	7805400180
1123049057	1123049229	1148300290	1568800150	7805400190
1123049058	1123049230	1148300300	1568800160	7805400200
1123049069	1123049231	1148300310	1568800170	7805400210
1123049081	112304TR-A	1148300320	1568800180	7805400220
1123049082	112304TR-B	1148300330	1568800190	7805400230
1123049083	112304TR-C	1148300340	1568800200	7805400240
1123049086	112304TR-E	1148300350	1568800210	780540TRCT
1123049087	112304TRCT	1148300360	1568800220	7989800012
1123049094	112304unkn	1148300370	1568800230	7989800014
1123049111	1148300010	1148300380	1568800240	7989800016
1123049123	1148300020	1148300390	156880TR-A	7989800018
1123049129	1148300030	1148300400	156880TR-B	7989800030
1123049133	1148300040	1148300410	156880TR-D	7989800050
1123049134	1148300050	1148300420	156880TR-E	7989800070
1123049135	1148300060	1148300430	156880TR-F	7989800090

1123049142	1148300070	1148300440	156880TR-G	7989800091
1123049146	1148300080	1148300450	156880TR-H	7989800092
1123049151	1148300090	1148300460	156880TR-I	7989800111
1123049156	1148300100	1148300470	156880TR-J	7989800180
1123049166	1148300110	1148300480	7805400010	7989800180
1123049167	1148300120	1148300490	7805400020	
1123049174	1148300130	1148300500	7805400030	

Effect: Removes Special District Overlay SO-130 from 186 parcels. This amendment would not change densities or allowed uses on the affected parcels but would align development standards with current zoning regulations. SWH Map Amendment 1 proposes the repeal of WH-P04, the P-Suffix development condition that also applies to this area.



SWH Map Amendment 3 - 116th Place South, Renton Avenue South, and 74th Lane South Land Use Technical Changes

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Sections 12 and 13, Township 23N, Range 4E, as follows:

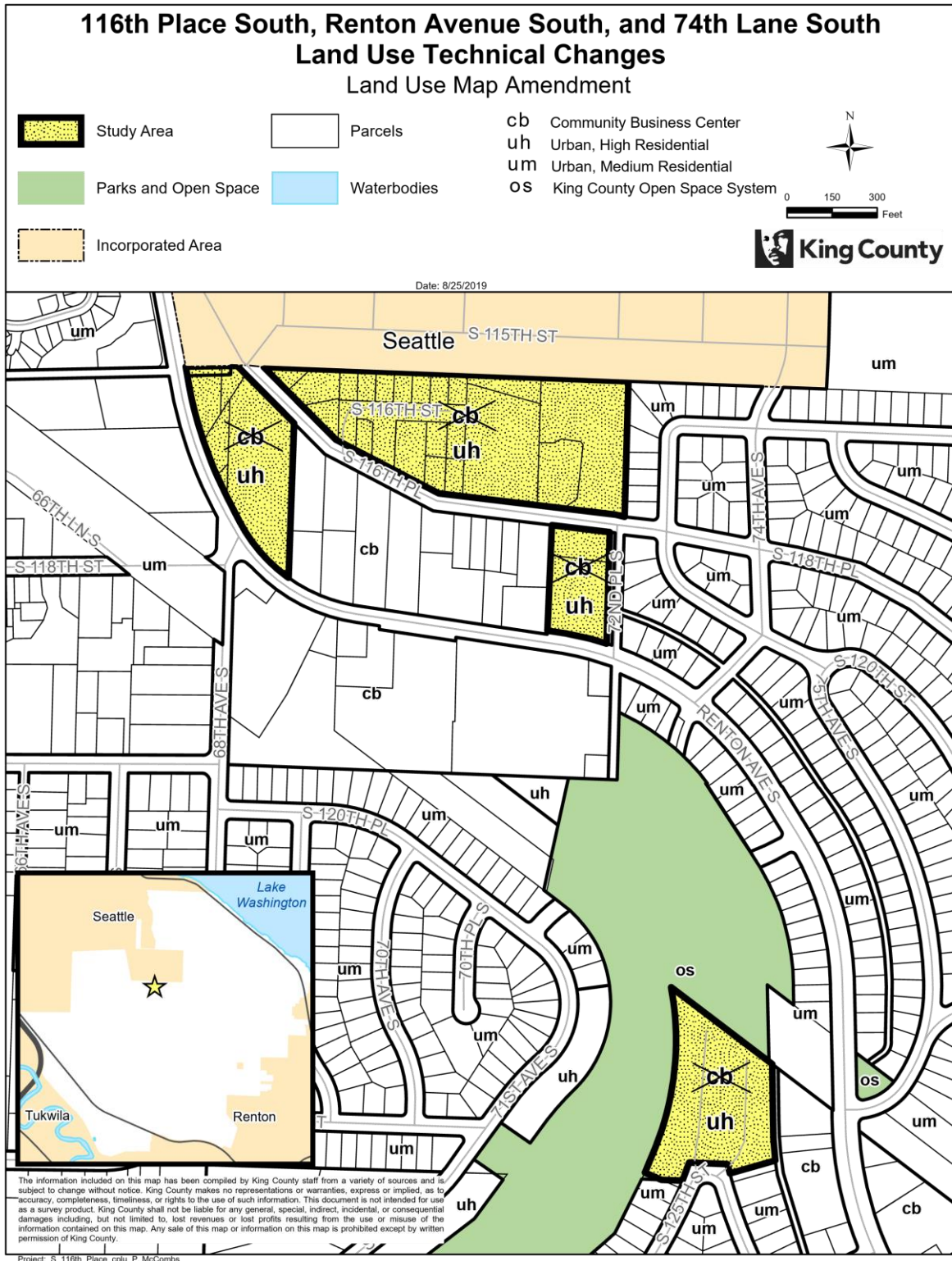
LAND USE

1. Change land use designation on the following 30 parcels from “cb” (Community Business Center) to “uh” (Urban Residential, High Density):

1223049030	1223049122	1223049160	1123049074
1223049038	1223049127	1223049161	1123049192
1223049046	1223049131	1223049162	1223049034
1223049047	1223049145	1223049172	1223049064
1223049050	1223049152	1223049182	1223049138
1223049102	1223049157	1223049186	1223049029
1223049110	1223049158	6669130000	
1223049119	1223049159	1123049036	

13

Effect: This is a technical change and would not change zoning densities, current development standards, or allowed uses on the affected parcels. These properties are currently zoned R-24 (Urban residential, 24 dwelling units per acre) and R-48 (Urban residential, 48 dwelling units per acre). Amending the land use designation from “cb” to “uh” would create consistency between the Comprehensive Plan and the implementing zoning.



**SWH Map Amendment 4 - Renton Avenue South Community Business Center
Land Use and Zoning Expansion**

AMENDMENT TO THE KING COUNTY LAND USE MAP and ZONING ATLAS

Amend Section 11, Township 23N, Range 4E and Sections 12 and 14, Township 23N, Range 4E as follows:

LAND USE

1. Change land use designation on the following parcel from “uh” (Urban Residential, High Density) to “cb” (Community Business Center).

7812801975

ZONING

1. Change zoning on the following 14 parcels from R-48 (Urban residential, 48 dwelling units per acre) and R-24 (Urban residential, 24 dwelling units per acre) to CB (Community Business).

1223049039

1223049042

1223049043

1223049044

1223049045

1223049054

1223049077

1223049117

1223049120

1223049129

1223049130

1223049151

0232000003

0232000010

2. Add Special District Overlay SO-050 to the following 15 parcels.

1223049039

1223049042

1223049043

1223049044

1223049045

1223049054

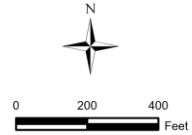
1223049077
1223049117
1223049120
1223049129
1223049130
1223049151
0232000003
0232000010
7812801975

23
24
25
26
27
28
29
30
31
32
33

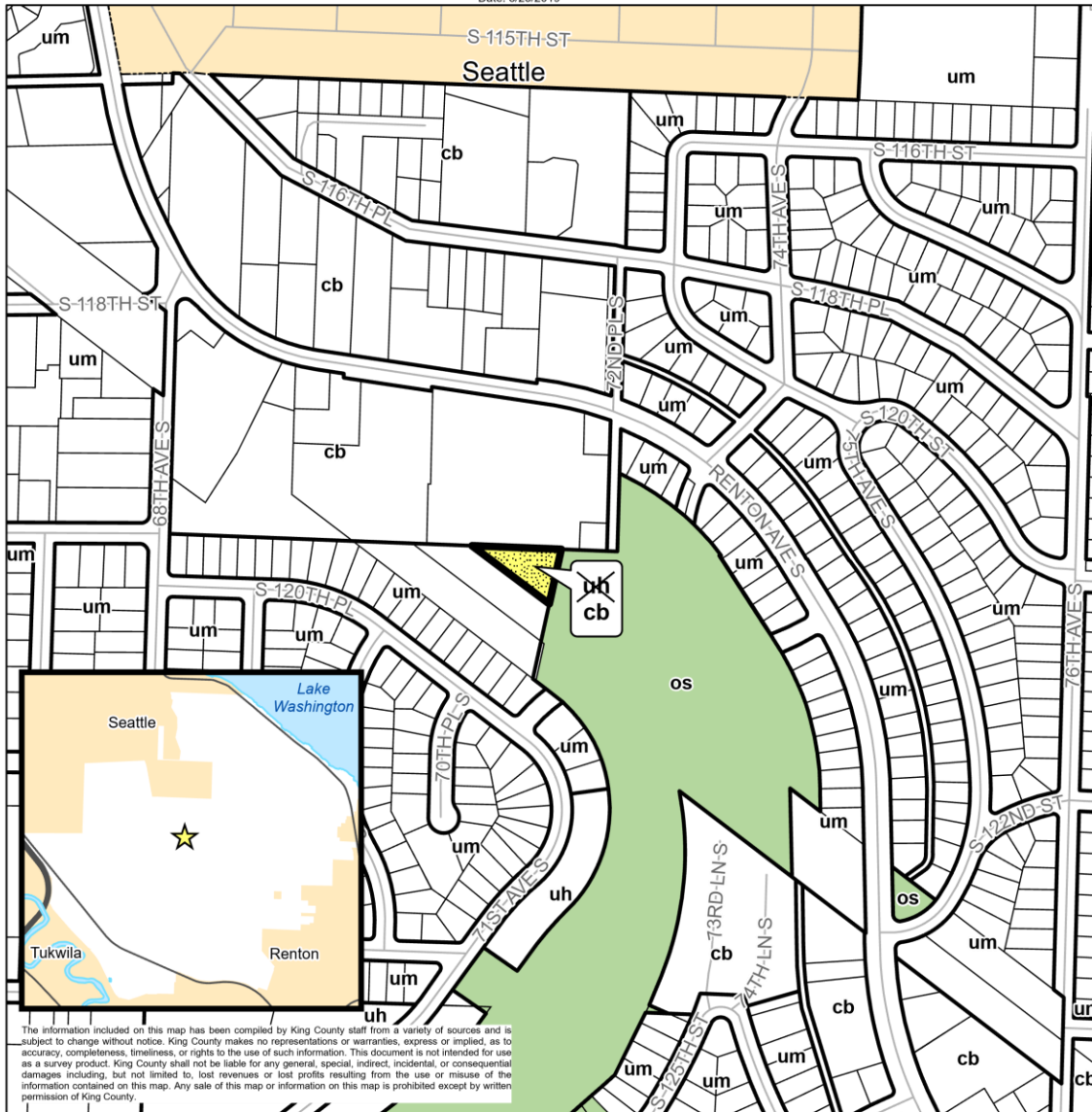
Effect: The map amendment would change the land use designation from “uh” (Urban Residential, High) to “cb” (Community Business Center) on one parcel that directly abuts the existing Community Business Center. This map amendment would also change the zoning on subject parcels to CB-SO, which is consistent with their current “cb” land use designation. This change would expand the current Skyway Business District. This zoning change also resolves a split-zoning issue on one parcel by making it entirely CB-SO. Special District Overlay SO-050 provides for high-density, pedestrian-oriented retail/employment uses. Special District Overlay SO-050 also limits allowed uses to those that are considered “pedestrian-oriented.” Special District Overlay SO-050 currently applies to the rest of the Skyway Business District.

Renton Avenue South Community Business Center Land Use and Zoning Expansion

Land Use Map Amendment



Date: 8/25/2019

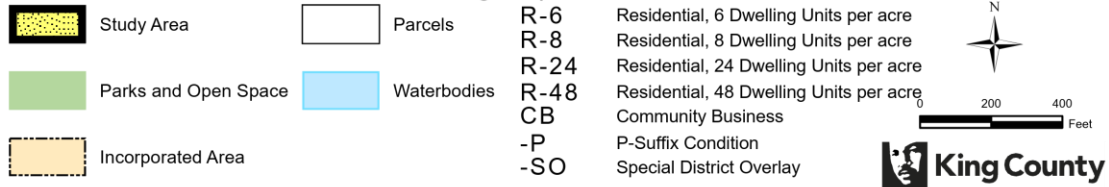


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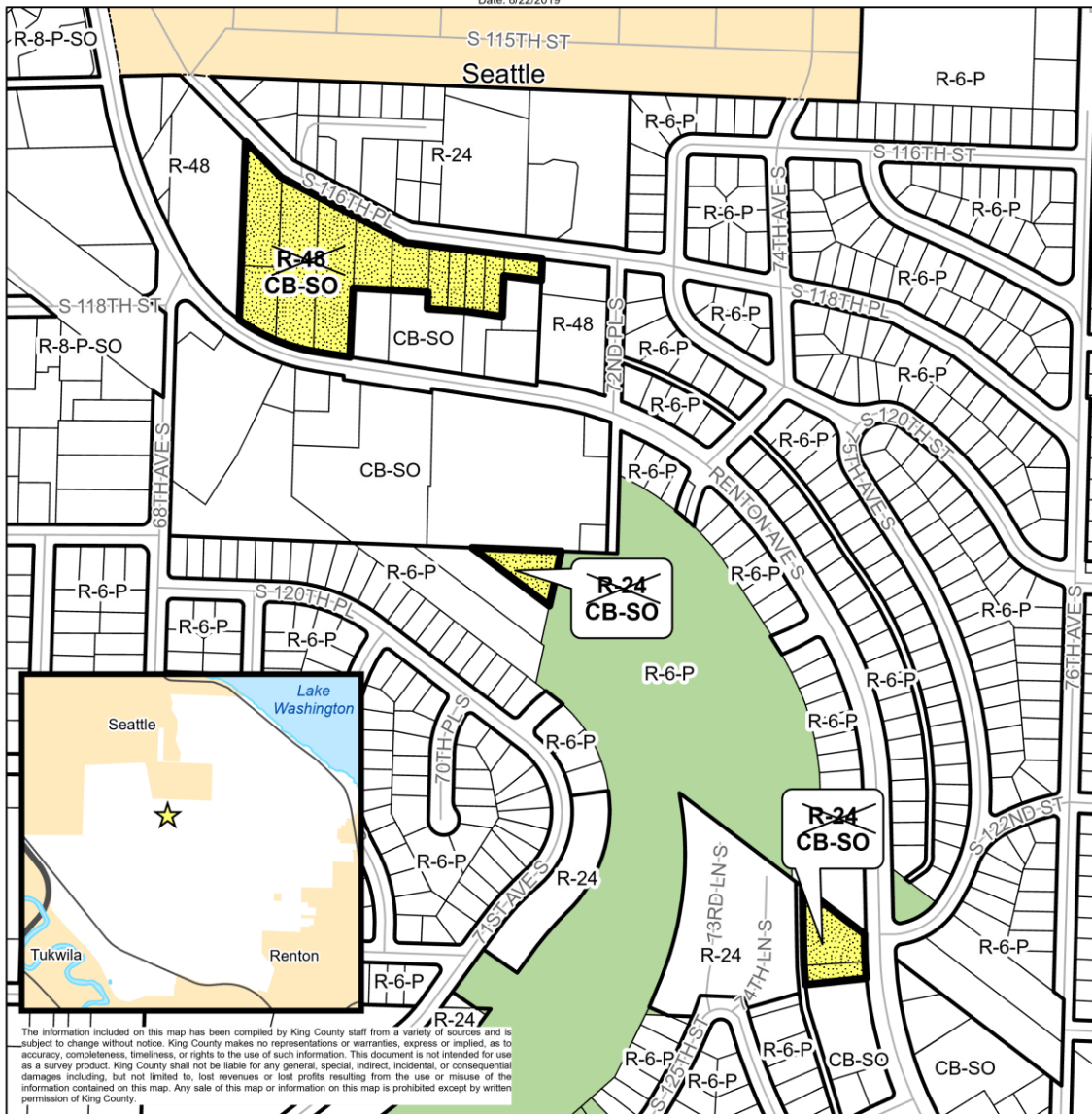
Project: RentonAveS_Commercial_cplu P. McCombs

Renton Avenue South Community Business Center Land Use and Zoning Expansion

Zoning Map Amendment



Date: 8/22/2019



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Project: S_116th_Place_zn P. McCombs

SWH Map Amendment 5 - North of Renton Avenue middle of 12700 Block Land Use Technical Change

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

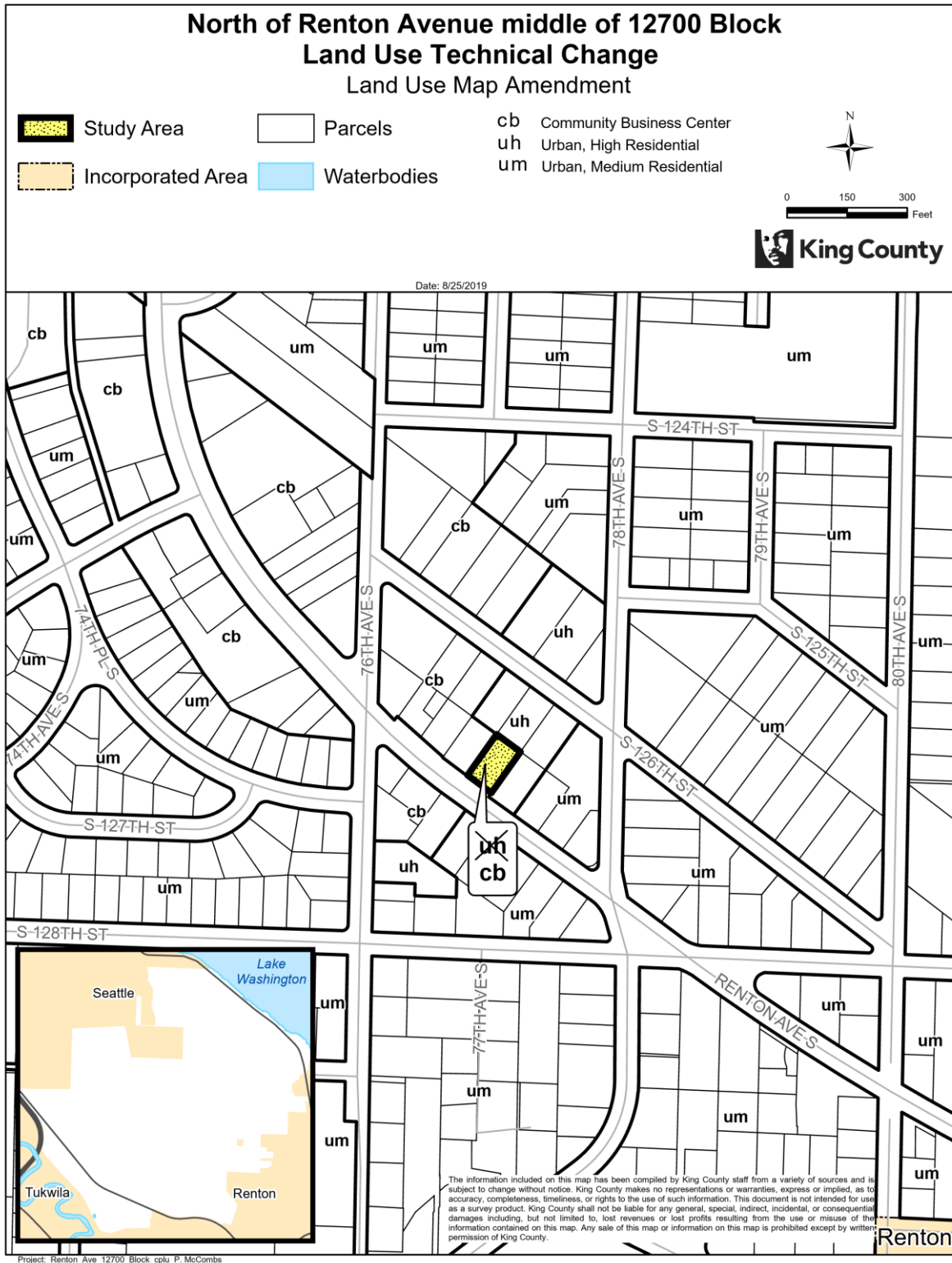
Amend Section 12, Township 23N, Range 4E as follows:

LAND USE

1. Change land use designation of the following parcel from “uh” (Urban Residential, High Density) to “cb” (Community Business Center).

7580200250

Effect: This parcel is currently zoned CB-SO (Community Business with a Special District Overlay). Amending the land use designation from “uh” to “cb” would create consistency with the zoning. This is a technical change and will not change densities, current development standards, or allowed uses on the parcel.



SWH Map Amendment 6 - 78th Avenue South and Renton Avenue South Residential Density Increase

AMENDMENT TO THE KING COUNTY LAND USE MAP and KING COUNTY ZONING ATLAS

Amend Sections 12 and 13, Township 23N, Range 4E as follows:

LAND USE

1. Amend the land use designation of the following 55 parcels from “um” (Urban Residential, Medium Density) to “uh” (Urban Residential, High Density).

1223049048	7580200240	7580200340	7580200415
1223049084	7580200275	7580200345	7580200420
2144800070	7580200280	7580200350	7580200425
2144800071	7580200285	7580200355	7580200445
2144800075	7580200290	7580200365	7580200450
2144800081	7580200295	7580200370	7580200455
7580200125	7580200300	7580200375	7580200460
7580200126	7580200305	7580200380	7580200465
7580200130	7580200310	7580200385	7580200470
7580200135	7580200315	7580200390	7580200475
7580200140	7580200320	7580200395	7580200480
7580200141	7580200325	7580200400	7580200485
7580200230	7580200330	7580200405	7580200486
7580200235	7580200335	7580200410	

13

ZONING

1. Amend the zoning on the following 52 parcels from R-6-P (Urban residential, six dwelling units per acre, with a P-Suffix Development Condition) to R-18 (Urban residential, 18 dwelling units per acre).

1223049048	7580200135	7580200305	7580200350
1223049084	7580200140	7580200310	7580200355
2144800070	7580200141	7580200315	7580200365
2144800071	7580200275	7580200320	7580200370
2144800075	7580200280	7580200325	7580200375
2144800081	7580200285	7580200330	7580200380
7580200125	7580200290	7580200335	7580200385
7580200126	7580200295	7580200340	7580200390
7580200130	7580200300	7580200345	7580200395

7580200400	7580200420	7580200455	7580200475
7580200405	7580200425	7580200460	7580200480
7580200410	7580200445	7580200465	7580200485
7580200415	7580200450	7580200470	7580200486

21

2. Amend the zoning on the following three parcels from R-12 (Urban residential, 12 dwelling units per acre) to R-18 (Urban residential, 18 dwelling units per acre).

7580200230
7580200235
7580200240

3. Add P-Suffix Development Condition WH-P~~XX~~ to the following 55 parcels as follows:

"Upon development of new or redevelopment of existing multifamily residential buildings, the developer shall:

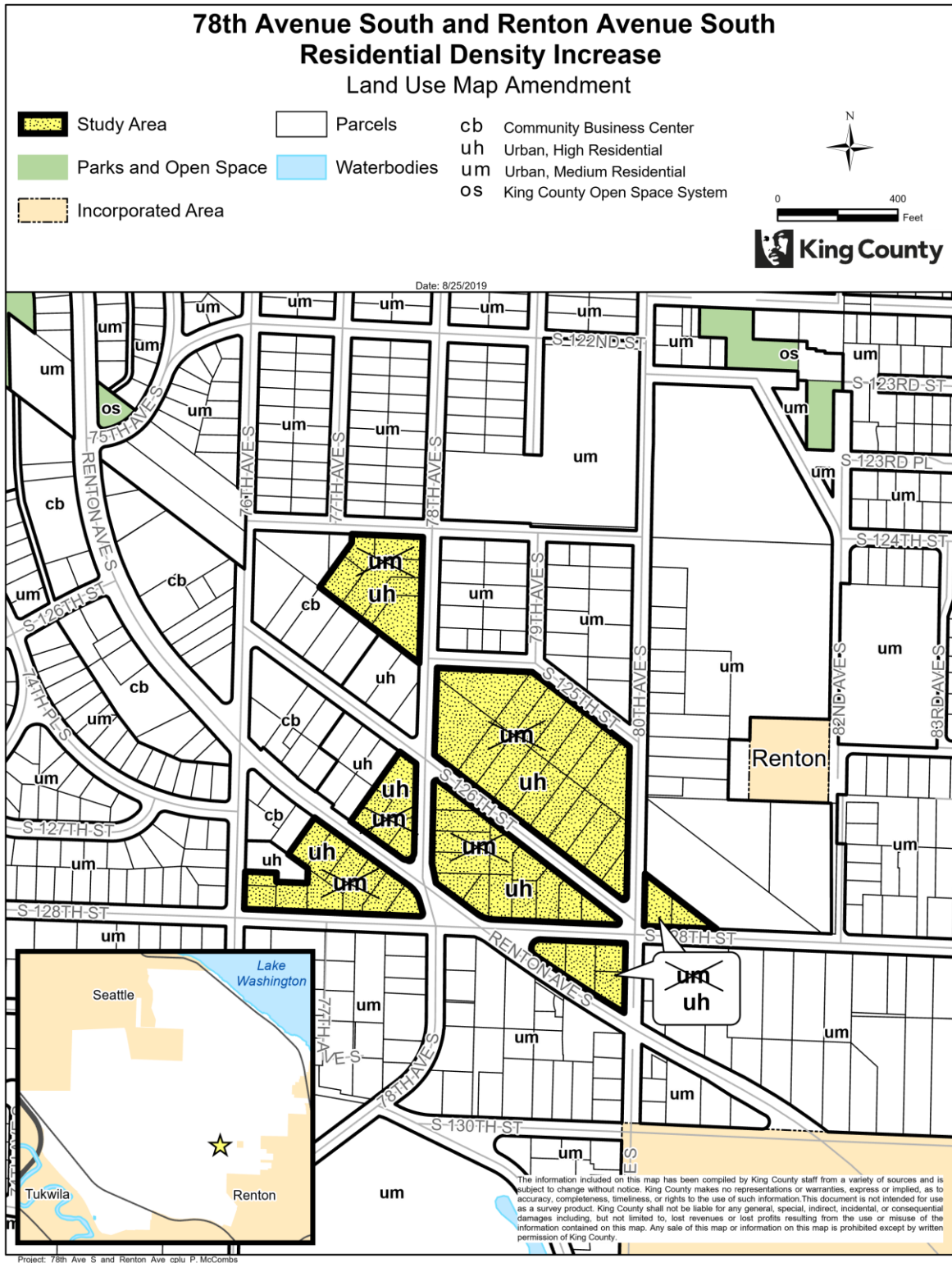
- a. At least twenty percent of the residential units developed shall be affordable for income-qualified households making sixty percent or less of the area median income as defined in the King County Consolidated Housing and Community Development Plan, or successor plans, for the life of the project. This shall be recorded by a covenant on the title of the property prior to the issuance of the certificate of occupancy."

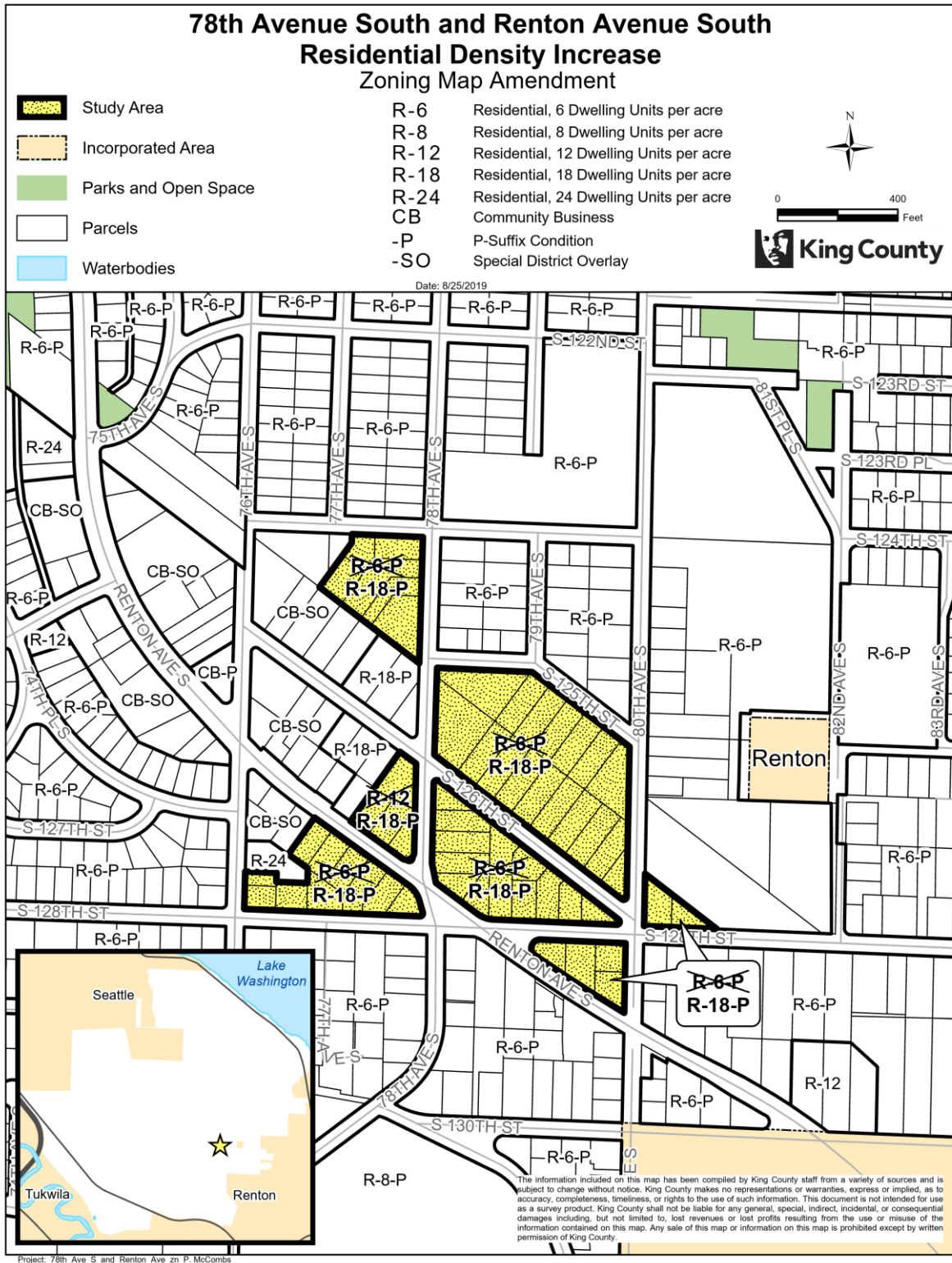
1223049048	7580200240	7580200340	7580200415
1223049084	7580200275	7580200345	7580200420
2144800070	7580200280	7580200350	7580200425
2144800071	7580200285	7580200355	7580200445
2144800075	7580200290	7580200365	7580200450
2144800081	7580200295	7580200370	7580200455
7580200125	7580200300	7580200375	7580200460
7580200126	7580200305	7580200380	7580200465
7580200130	7580200310	7580200385	7580200470
7580200135	7580200315	7580200390	7580200475
7580200140	7580200320	7580200395	7580200480
7580200141	7580200325	7580200400	7580200485
7580200230	7580200330	7580200405	7580200486
7580200235	7580200335	7580200410	

39

Effect: Amends land use designation on 55 parcels from “um” to “uh” to allow for higher density residential uses adjacent to the Skyway Business District, Dimmitt Middle School, Skyway Library, Metro bus stops, and other services. The zoning change would provide additional multifamily development opportunities as a permitted use adjacent to

45 **the pedestrian-oriented commercial district on Renton Avenue South. This increase in**
46 **density is intended to focus new growth near these services and increase the local**
47 **market to support the Skyway Business District. The proposed P-Suffix development**
48 **condition is intended to expand access to and continued availability of affordable**
49 **housing in the area.**





SWH Map Amendment 7 - Rainier Avenue South Neighborhood Business and Office

AMENDMENT TO THE LAND USE MAP and KING COUNTY ZONING ATLAS

Amend Section 7, Township 23N, Range 5E as follows:

LAND USE

1. Amend the land use designation of the following 17 parcels from “co” (Commercial Outside of Centers) to “nb” (Neighborhood Business Center).

0372000094	1180000400	4136800130	4136800230
0372000115	1180001765	4136800135	4136800240
0372000130	1180002765	4136800140	
0372000135	1180002795	4136800205	
0372000140	4136800125	4136800210	

ZONING

1. Amend the zoning on the following 11 parcels from CB (community business) to NB (neighborhood business).

0372000094
0372000115
0372000130
0372000135
0372000140
1180000400
1180001765
4136800125
4136800130
4136800135
4136800140

2. Amend the zoning on the following six parcels from CB (community business) to O (office).

1180002765
1180002795
4136800205
4136800210
4136800230

4136800240

3. Add P-Suffix Development Condition WH-P~~XX~~ to the following 17 parcels as follows:

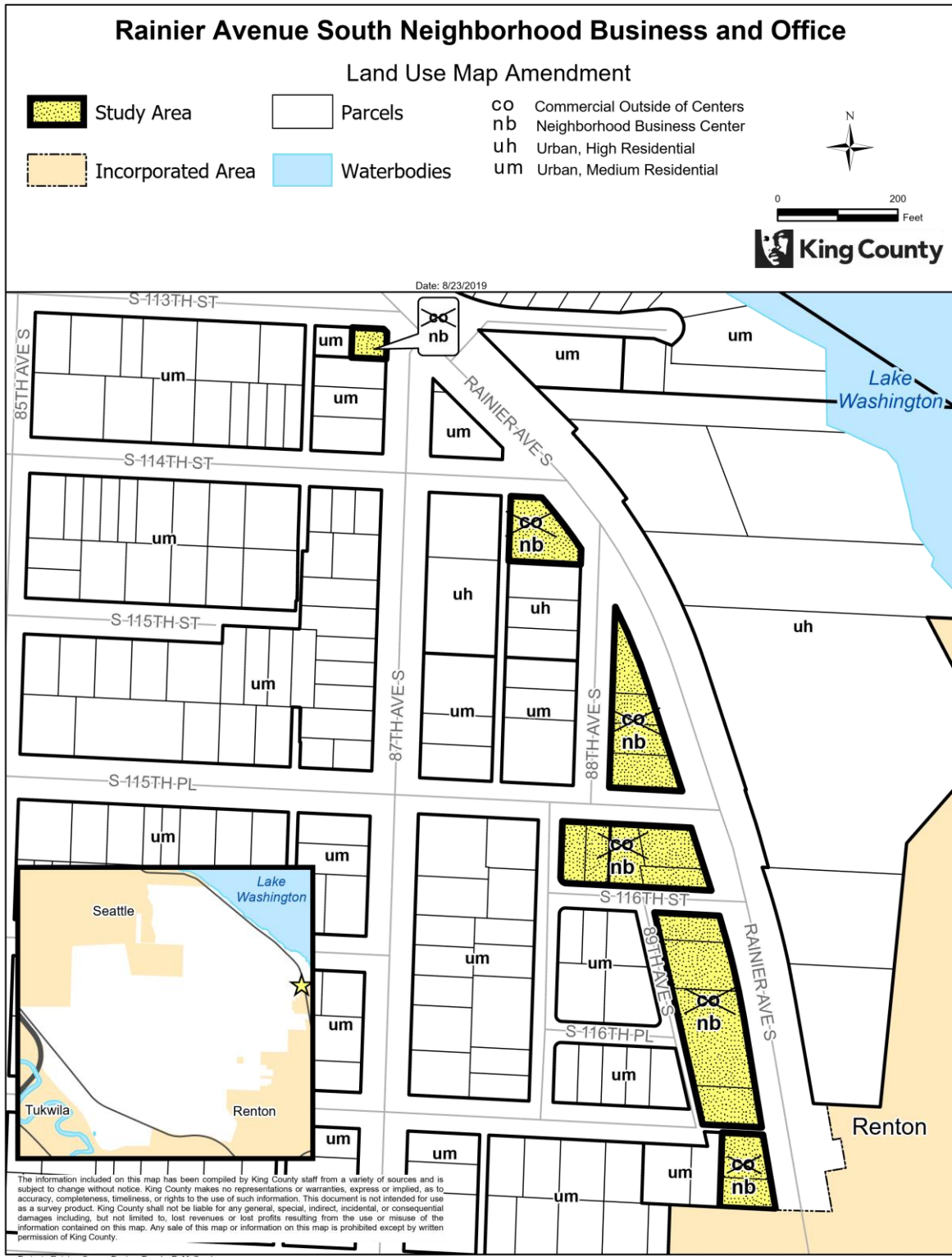
“The following standards shall apply to development or redevelopment of commercial buildings:

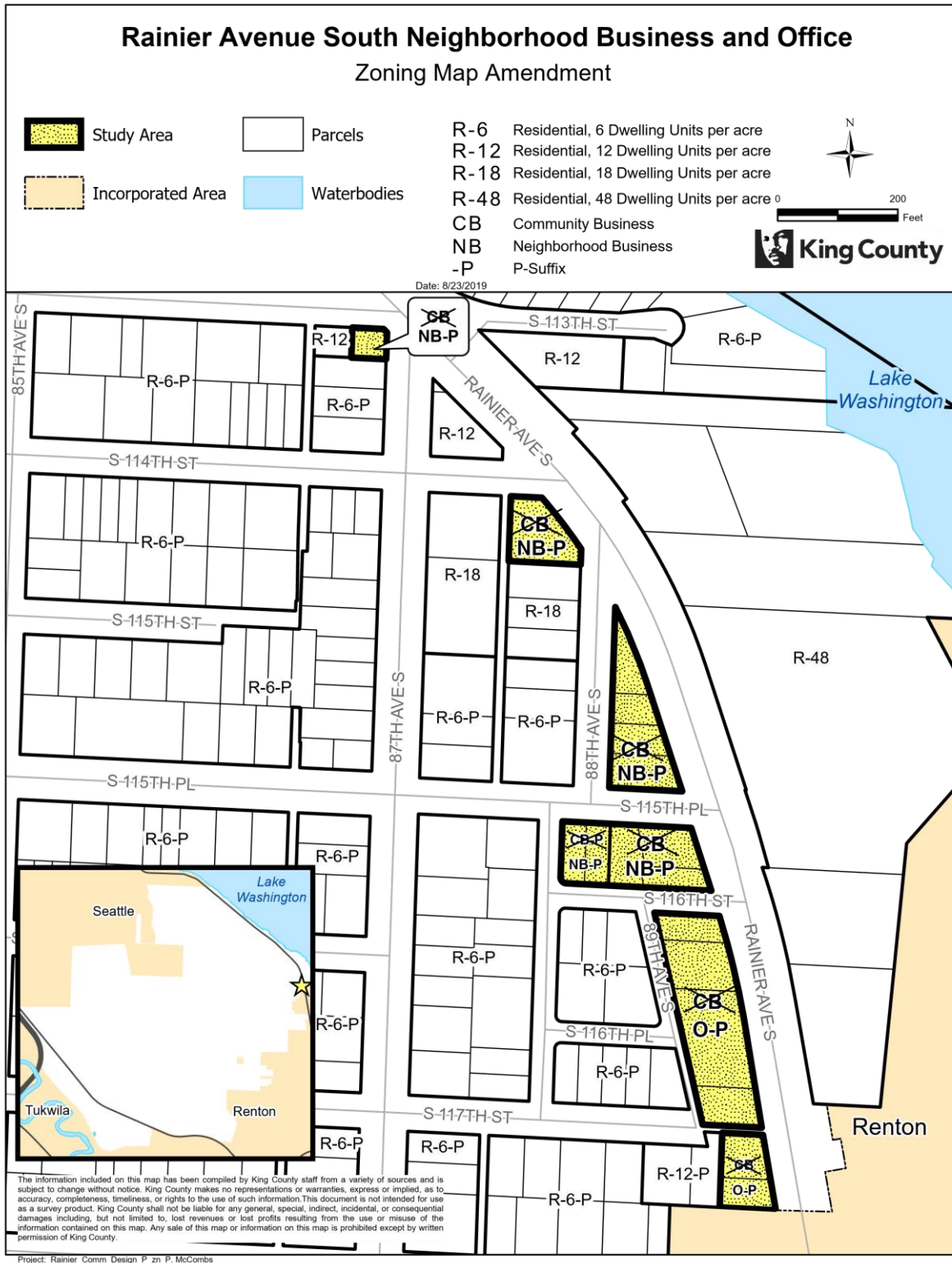
- a. main building entrances shall be oriented to the public street;
- b. at the ground floor (at grade), buildings shall be located no more than ten feet from the sidewalk or sidewalk improvement, but shall not encroach on the public right-of-way. For buildings existing prior to the adoption of this ordinance with setbacks greater than ten feet from the sidewalk or the street if there is no sidewalk and which make substantial improvements to an existing structure, a minimum five-foot wide pedestrian walkway shall be constructed connecting the main building entrance to the public sidewalk or sidewalk improvement;
- c. building facades shall comprise at least seventy-five percent of the total street frontage for a property and if applicable, at least seventy-five percent of the total pedestrian route frontage for a property;
- d. building facades of ground floor retail, general business service, and professional office land uses that front on a street shall incorporate windows into at least thirty percent of the building façade surface area and overhead protection above all building entryways;
- e. building facades that are without ornamentation or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted; and
- f. vehicle access shall be limited to the rear access alley or rear access street where such an alley or street exists or to a single driveway from the frontage street if one exists.”

0372000094	1180000400	4136800130	4136800230
0372000115	1180001765	4136800135	4136800240
0372000130	1180002765	4136800140	
0372000135	1180002795	4136800205	
0372000140	4136800125	4136800210	

49

Effect: The Comprehensive Plan identifies this commercial area as a designated Neighborhood Business Center. The existing zoning is not consistent with this designation. The land use map in the Comprehensive Plan also incorrectly shows these parcels as “co” (Commercial Outside of Center). These land use and zoning amendments would correct this inconsistency. These parcels are relatively small and are not suitable for larger, Community Business-level commercial businesses than would be allowed under the NB (Neighborhood Business) and O (Office) zoning. Both the NB and O zoning are consistent with the Neighborhood Business Center designation. A new P-Suffix development condition proposes to improve the design and aesthetics of the area, similar to the pedestrian-oriented development conditions currently required for other commercial development in Skyway-West Hill.





**SWH Map Amendment 8 - Martin Luther King Jr. Way South Neighborhood
Business**

AMENDMENT TO THE LAND USE MAP and KING COUNTY ZONING ATLAS

Amend Sections 11 and 14, Township 23N, Range 4E as follows:

LAND USE

1. Amend land use designation of the following 10 parcels from “co” (Commercial Outside of Centers) to “nb” (Neighborhood Business Center).

2172000660
2172000648
2172000650
2172000665
2172000670
2172000671
2172000616
2172000611
2172000596
2172000594

2. Amend the Comprehensive Plan land use designation of the following parcel from “uh” (Urban Residential, High Density) to “nb” (Neighborhood Business Center).

2172000646

ZONING

1. Amend zoning of the following 10 parcels from CB (community business) to NB (neighborhood business).

2172000660
2172000648
2172000650
2172000665
2172000670
2172000671
2172000616
2172000611
2172000596
2172000594

2. Amend the zoning of the following parcel from R-24 (Residential, 24 dwelling units per acre) to NB (Neighborhood Business).

2172000646

3. Add P-Suffix Development Condition WH-PXX to the following 10 parcels as follows:

“The following standards shall apply to development or redevelopment of commercial or mixed-use buildings on parcels with frontage on Martin Luther King Jr. Way South:

- a. main building entrances shall be oriented to the public street;
- b. building facades shall comprise at least seventy-five percent of the total street frontage for a property and if applicable, at least seventy-five percent of the total pedestrian route frontage for a property;
- c. building facades of ground floor retail, general business service, and professional office land uses that front on a street shall incorporate windows into at least thirty percent of the building façade surface area and overhead protection above all building entryways; and
- d. building facades that are without ornamentation or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted.”

2172000596

2172000611

2172000616

2172000646

2172000648

2172000650

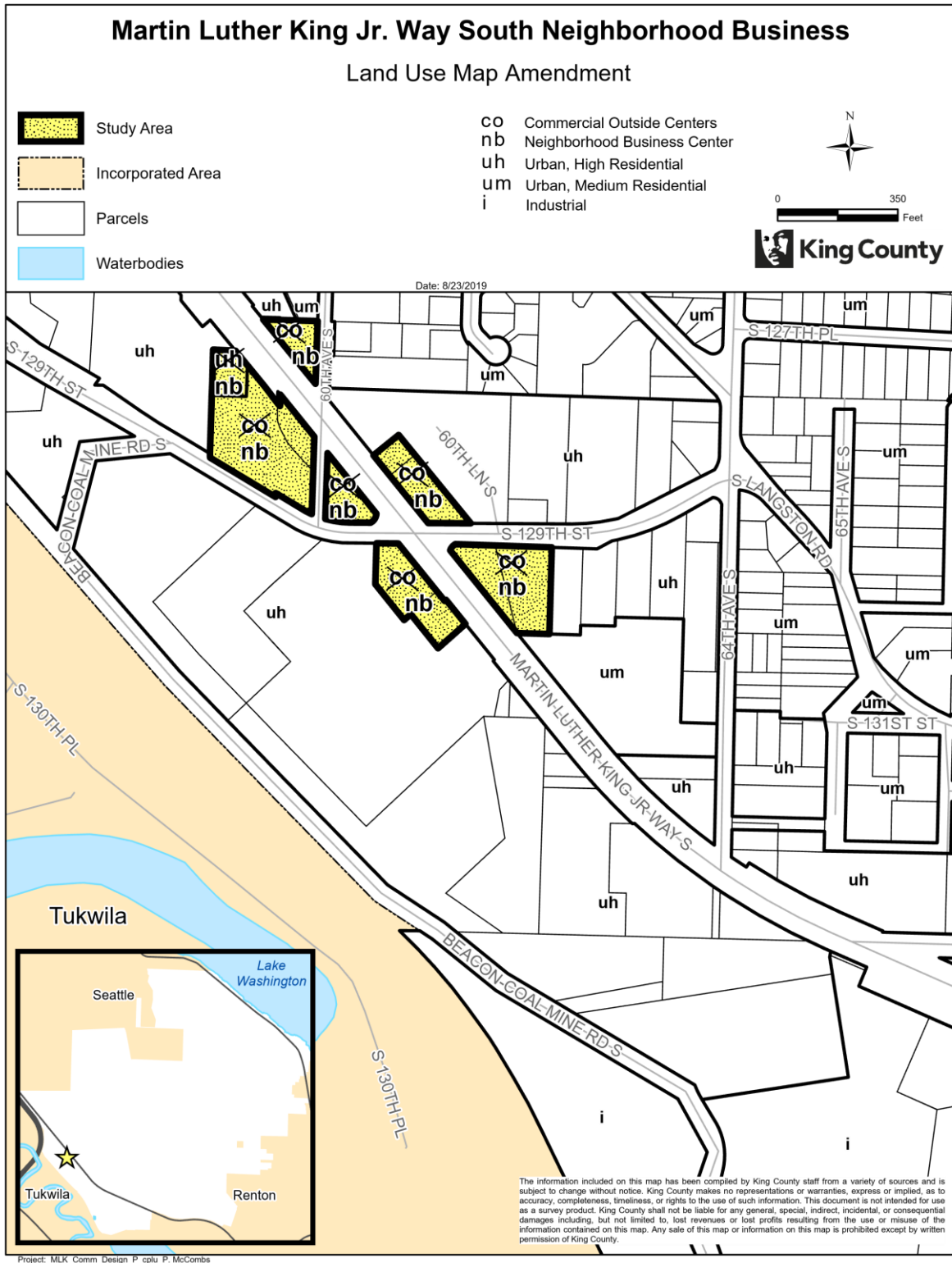
2172000660

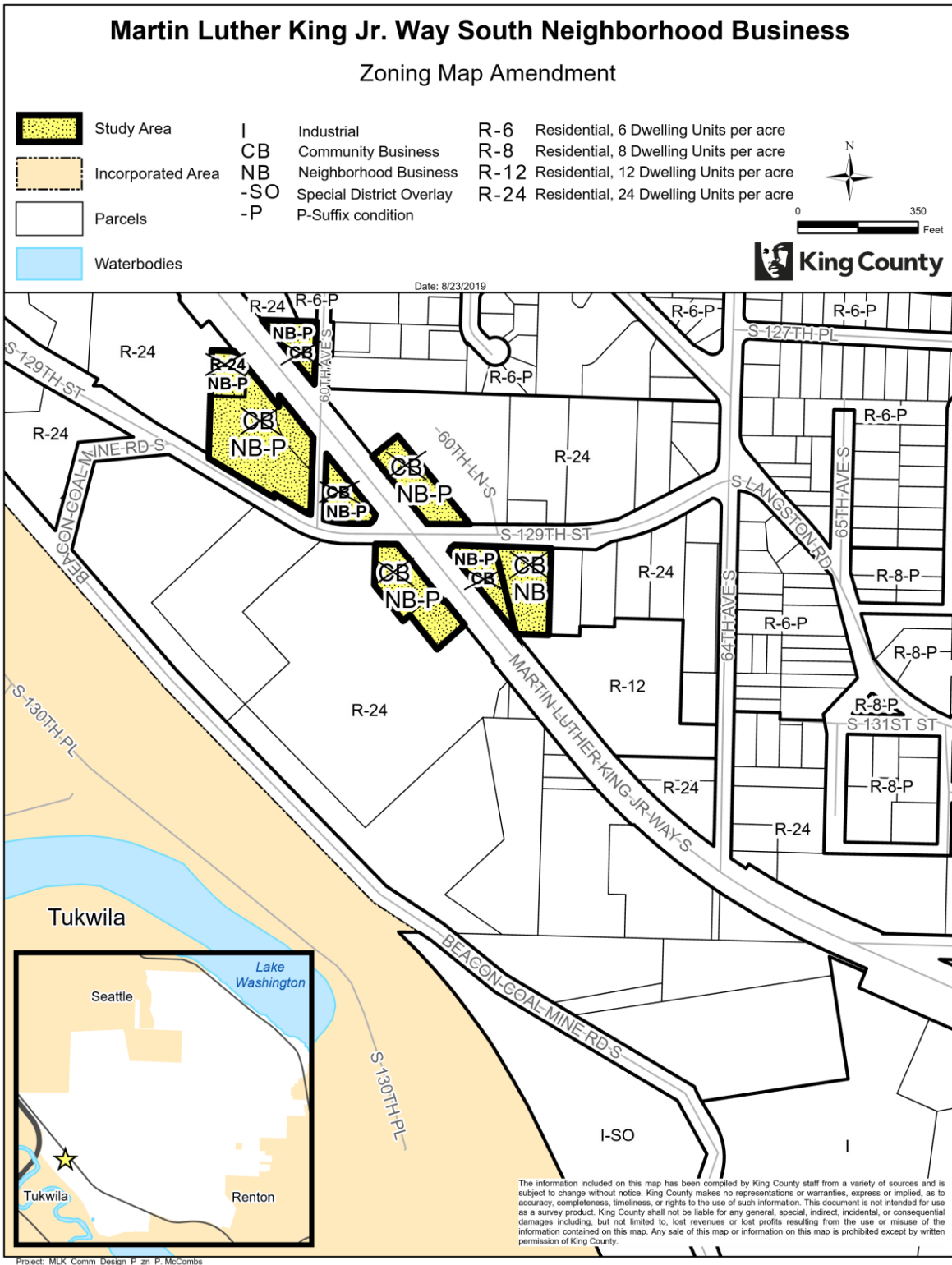
2172000665

2172000670

2172000671

Effect: The Comprehensive Plan identifies this commercial area as a designated Neighborhood Business Center. The existing zoning is not consistent with this designation. The land use map in the Comprehensive Plan also incorrectly shows these parcels as “co” (Commercial Outside of Center). These land use and zoning amendments would correct this inconsistency. These parcels are relatively small and are not suitable for larger, Community Business-level commercial businesses than would be allowed under the NB (Neighborhood Business) zoning. A new P-Suffix Development Condition proposes to improve the design and aesthetics of the area, similar to the pedestrian-oriented development conditions currently required for other commercial development in Skyway-West Hill. This P-Suffix development condition will also apply to the R-24 (Urban residential, twenty-four dwelling units per acre) parcels proposed for a zone change and mixed-use requirements in SWH Map Amendment 9.





SWH Map Amendment 9 – Martin Luther King Jr. Way South Residential Density Increase and Mixed Use Special District Overlay

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Section 14, Township 23N, Range 4E as follows:

ZONING

1. Amend the zoning on the following 13 parcels from R-24 (Urban residential, 24 dwelling units per acre) to R-48 (Urban residential, 48 dwelling units per acre).

0001400007
0001400008
0001400017
0001400041
1423049048
2172000515
2172000518
2172000540
2172000545
2172000551
2172000560
2172000563
2172000605

2. Add a P-Suffix Development Condition WH-P^{XX} to the following 13 parcels as follows:

- “Upon development of new multifamily residential dwellings, the developer shall:
- a. At least twenty percent of the residential units developed shall be affordable for income-qualified households making sixty percent or less of the area median income as defined in the King County Consolidated Housing and Community Development Plan, or successor plans, for the life of the project. This shall be recorded by a covenant on the title of the property prior to the issuance of the certificate of occupancy.”

0001400007
0001400008
0001400017
0001400041
1423049048
2172000515
2172000518

2172000540
2172000545
2172000551
2172000560
2172000563
2172000605

24
25 3. Add P-Suffix Development Condition WH-P~~XX~~ to the following nine parcels as follows:
26

27 “The following standards shall apply to development or redevelopment of commercial or
28 mixed-use buildings on parcels with frontage on Martin Luther King Jr. Way South:

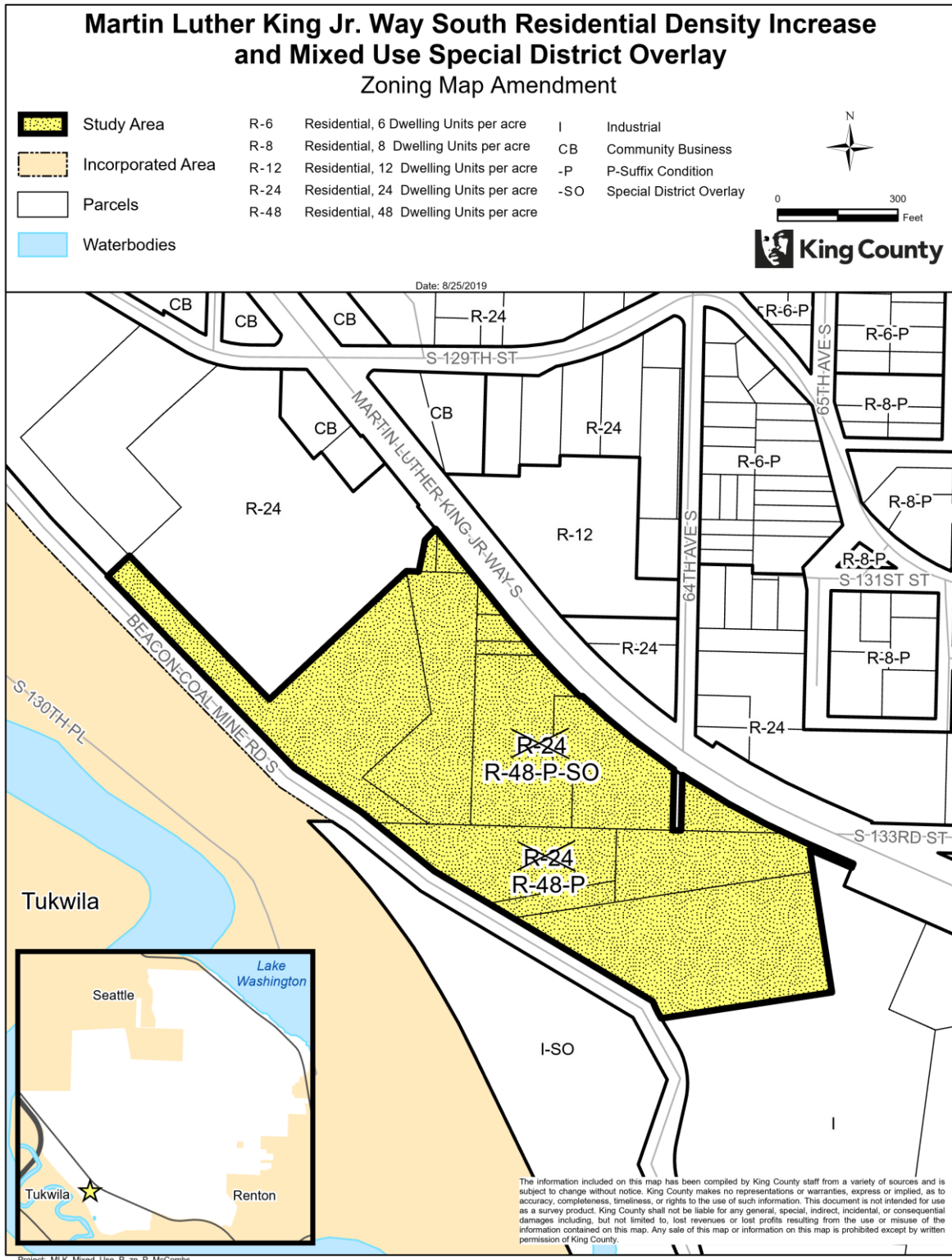
- 29 a. main building entrances shall be oriented to the public street;
30 b. building facades shall comprise at least seventy-five percent of the total street
31 frontage for a property and if applicable, at least seventy-five percent of the total
32 pedestrian route frontage for a property;
33 c. building facades of ground floor retail, general business service, and professional
34 office land uses that front on a street shall incorporate windows into at least thirty
35 percent of the building façade surface area and overhead protection above all
36 building entryways; and
37 d. building facades that are without ornamentation or are comprised of
38 uninterrupted glass curtain walls or mirrored glass are not permitted.”
39

0001400041
1423049048
2172000518
2172000540
2172000545
2172000551
2172000560
2172000563
2172000605

40
41 4. Add a Special District Overlay SO-~~XXX~~ (adopted in Section X of this Ordinance) to the
42 following nine parcels:

0001400041
1423049048
2172000518
2172000540
2172000545
2172000551
2172000560
2172000563
2172000605

43
44 **Effect:** Amending zoning from R-24 (Urban residential, 24 dwelling units per acre) to R-
45 48-P-SO (Urban residential, 48 dwelling units per acre) would allow for the maximum
46 residential density allowed under King County Code on these parcels, assisting with
47 financial feasibility of a future potential high-density residential development proposal.
48 A new P-Suffix Development Condition proposes to improve the design and aesthetics of
49 the area, similar to the pedestrian-oriented development conditions currently required for
50 other commercial development in Skyway-West Hill. This P-Suffix development
51 condition will also apply to the NB (Neighborhood Business) parcels proposed for a zone
52 change in SWH Map Amendment 8. The special district overlay includes requirements
53 for mixed use development that would facilitate linkages to the existing commercial area
54 further north and west of this site and would allow commercial opportunities closer to
55 the existing high-density housing to the south. The proposed special district overlay
56 development standards are intended to incentivize commercial development by allowing
57 more uses than traditionally found in mixed-use developments and to provide flexibility
58 in current square footage limitations.



**SWH Map Amendment 10 - P-Suffix Development Condition to Protect Existing
Mobile Home Parks**

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Section 7 Township 23N, Range 5E and Section 14, Township 23N, Range 4E as follows:

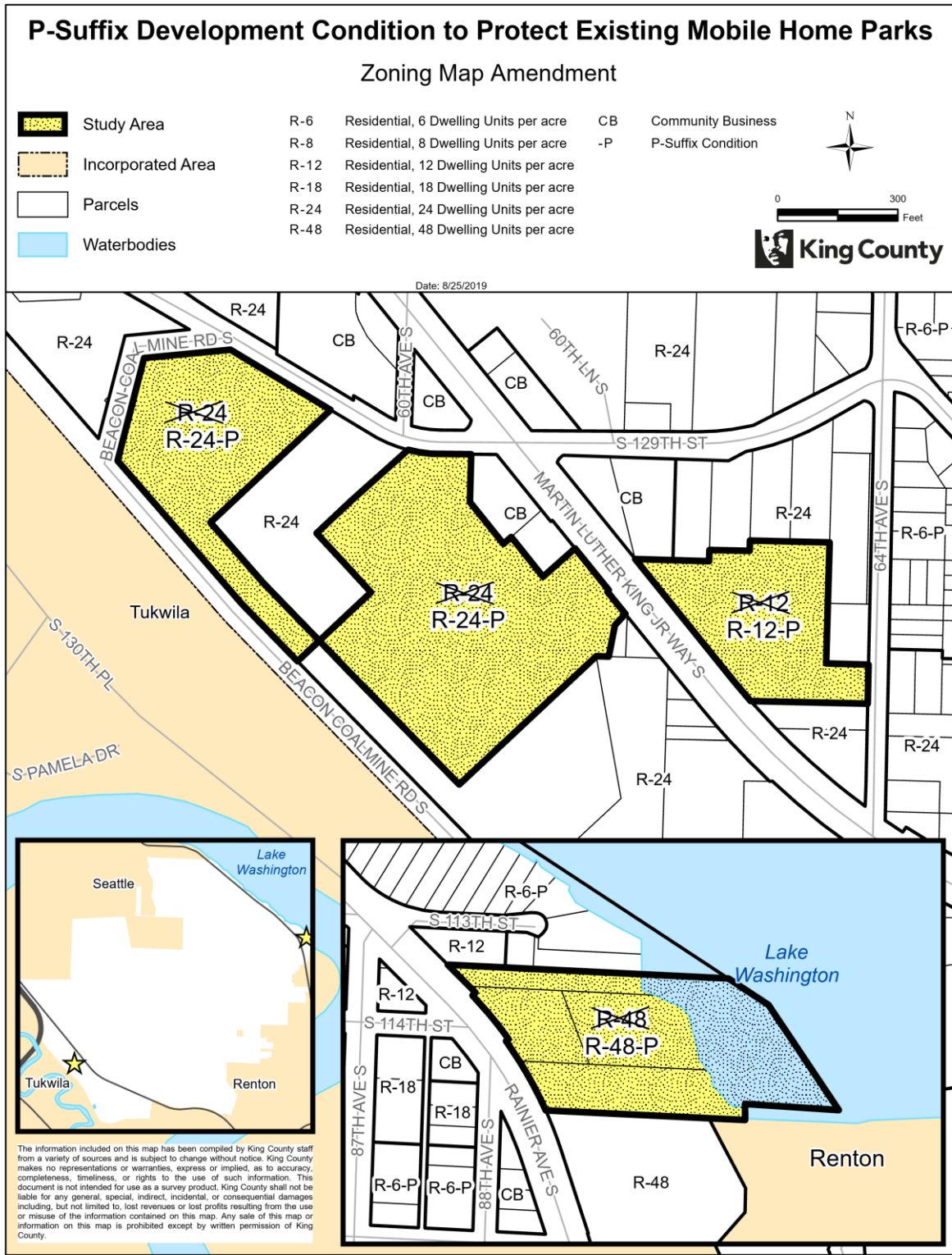
ZONING

1. Add P-Suffix Development Condition WH-PXX to the following seven parcels as follows:

"a. The use of these parcels shall be limited to Mobile Home Park."

2172000451
2172000612
2172000565
1180000280
1180000285
1180000290
1180008400

Effect: The proposed amendment limits the use of the affected parcels to that of a mobile home park, which is consistent with the properties' current use. A zoning amendment to remove this limitation would require a public process in which the proponent making the request must demonstrate compliance with the strategies recommended by the Skyway-West Hill Equitable Housing Development Analysis Report.



SWH Map Amendment 11: P-Suffix Development Condition Limiting Marijuana Retail

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections 12, Township 23, Range 4 as follows:

ZONING

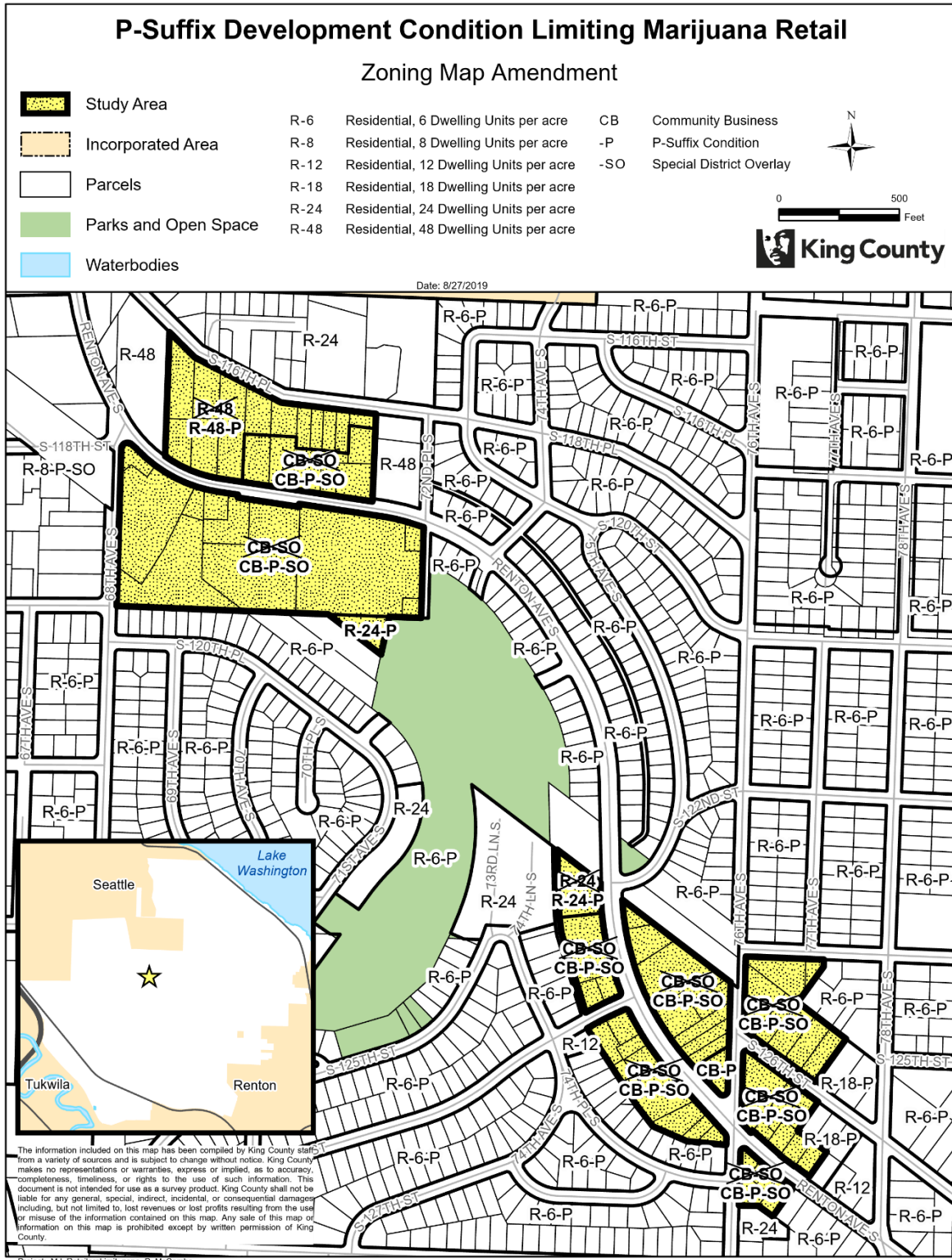
1. Add a P-Suffix Development Condition to the following 68 parcels as follows:

"The establishment of new marijuana retail uses within the Community Business zone of the Skyway-West Hill subarea shall only be permitted if the total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the Skyway-West Hill subarea does not exceed four."

231000005	232000053	1223049058	3969300220
231000011	232000070	1223049068	7580200120
231000012	232000072	1223049077	7580200440
231000014	232000080	1223049111	7580200121
231000020	232000100	1223049117	7580200165
231000022	1223049007	1223049120	7580200170
231000025	1223049027	7580200431	7580200175
231000030	1223049032	1223049128	7580200181
231000035	1223049037	1223049129	7580200182
231000040	7580200270	1223049130	7580200190
232000003	7580200430	1223049149	7580200200
232000010	1223049039	1223049151	7580200205
7580200265	1223049042	1223049156	7580200250
7580200267	1223049043	1223049171	7580200255
232000030	1223049044	1223049178	7580200260
232000035	1223049045	1223049185	7580200435
232000036	1223049054	3969300215	7812801975

18

Effect: The proposed amendment would create a P-Suffix Development Condition on 68 parcels that limits the total number of marijuana retailers allowed within the Skyway-West Hill subarea. This change was recommended in the King County Marijuana Report in Proposed Motion 2019-0012. Existing legally-established marijuana retailers would be allowed to remain in operation and will be regulated as non-conforming uses.



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Project: MJ RetailersLimit zone P. McCombs

SWH Map Amendment 12 – Renton Avenue South Residential Density Increase

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Section 14, Township 23N, Range 4E as follows:

ZONING

1. Amend the zoning on the following 49 parcels from R-6-P (Urban residential, 6 dwelling units per acre) to R-12 (Urban residential, 12 dwelling units per acre).

7812801030	7812801095	7812801196	7812801265
7812801035	7812801100	7812801205	7812801270
7812801040	7812801105	7812801210	7812801275
7812801045	7812801110	7812801215	7812801280
7812801050	7812801115	7812801220	7812801285
7812801055	7812801120	7812801225	7812801290
7812801060	7812801125	7812801230	7812801295
7812801065	7812801130	7812801235	7812801300
7812801070	7812801135	7812801240	7812801305
7812801075	7812801180	7812801245	7812801310
7812801080	7812801185	7812801250	
7812801085	7812801190	7812801255	
7812801090	7812801195	7812801260	

12

Effect: The proposed amendment would increase the allowed density on 49 parcels currently zone R-6-P (Urban residential, 6 dwelling units per acre) to R-12 (Urban residential, 12 dwelling units per acre). This change would allow for moderately higher density residential uses adjacent to the Skyway Business District, Dimmitt Middle School, Skyway Library, Metro bus stops, and other services. The zoning change provides additional residential development opportunities adjacent to the pedestrian-oriented commercial district on Renton Avenue South. This increase in density is intended to focus new growth near these services and increase the local market to support the Skyway Business District. The current P-Suffix Development Condition is proposed for removal by SWH Map Amendment 1.

