

2005-096



King County

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Development Condition Query Results

Post-Conversion Condition: SO-090

Effective:

Amended by Ord. 11566, 1994 and by Ord. 12823, 8/18/97

Description

Economic Redevelopment SDO

Development Condition Text

Economic Redevelopment Special District Overlay

A. The purpose of the economic redevelopment special district overlay is to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial/industrial lands within urban areas.

B. The economic redevelopment special district overlay shall only be designated through the area zoning process; located in areas designated within a community, subarea or neighborhood plan as an activity center; and zoned CB, RB, O or I.

C. The standards of this title and other county codes shall be applicable to development within the economic redevelopment special district overlay except as follows:

1. Commercial or industrial uses that exist within an area as of the effective date of legislation applying the economic redevelopment special district overlay, but that are not otherwise permitted by the zoning, shall but considered permitted uses upon only the lots that they occupied as of that date.

2. The minimum parking requirements of this title shall be reduced as follows, provided that such reductions do not apply to new construction on vacant property or the vacant portions of partially-developed property where that construction is not an enlargement or replacement of an existing building:

a. The parking stall requirements are reduced 100 percent provided that:

(1) the square footage of any enlargement or replacement of an existing building does not in total exceed 125 percent of the square footage of the existing building;

(2) the building fronts on an existing roadway improved to urban standards or a roadway programmed to be improved to urban standards as a capital improvement project, that accommodates on-street parking; and

(3) there is no net decrease in existing off-street parking space.

b. The parking stall requirements are reduced 50 percent provided that:

(1) the square footage of any enlargement or replacement of an existing building in total exceeds 125 percent of the square footage of the existing building;

(2) the height of the enlarged or replacement building does not exceed the base height of the zone in which it is located;

(3) the building fronts on an existing roadway improved to urban standards or a roadway programmed to be improved as a capital improvement project, that accommodates on-street parking; and

(4) there is no net decrease in existing off-street parking spaces, unless it exceeds the minimum requirements of subsection C.2.b.

3. The landscaping requirements of this title shall be waived, provided that:

a. street trees, installed and maintained by the adjacent property owner, shall be substituted in lieu of landscaping; and

b. any portion of the overlay district that directly abuts properties outside of the district shall provide, along said portions, a landscape buffer area no less than 50 percent of that required by this title.

4. The setback requirements of this title shall be waived, provided that:

a. setback widths along any street forming a boundary of the overlay district shall comply with this title, and

b. any portion of the overlay district that directly abuts properties outside of the district shall provide, along said portions, a setback no less than 50 percent of that required by this title.

5. The building height limits of this title shall be waived, provided that the height limit within 50 feet of the perimeter of the overlay district shall be 30 feet.

6. Signage shall be limited to that allowed within the CB zone.

7. The roadway improvements of the King County code shall be waived, provided a no-protest agreement to participate in future road improvement districts (RID) is signed by an applicant and recorded with the county.

8. The pedestrian circulation requirements of this title shall be waived.

9. The impervious surface and lot coverage requirements of this title shall be waived.

10. On I zoned lands that are designated in the comprehensive plan as unincorporated activity centers, conditional use permits shall not be issued where the resulting impacts such as noise, smoke, odor and glare would be inconsistent with the maintenance of nearby viable commercial and residential areas.

D. For properties that have frontage on pedestrian street(s) or routes as designated in an applicable plan or area zoning process, the following conditions shall apply:

1. main building entrances shall be oriented to the pedestrian street;

2. at the ground floor (at grade), buildings shall be located no more than 5 feet from the sidewalk or sidewalk improvement, but in no instance shall encroach on the public right-of-way;

3. building facades shall comprise at least 75% of the total pedestrian street frontage for a property, and if applicable, at least 75% of the total pedestrian route frontage for a property;

4. minimum side setbacks of the underlying zoning are waived;

5. building facades of ground floor retail, general business service, and professional office land uses, that front onto a pedestrian street or route shall include windows and overhead protection;

6. building facades, along a pedestrian street or route, that are without ornamentation, or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted; and

7. vehicle access shall be limited to the rear access alley or rear access street where such an alley or street exists.

Ordinance

11351

Effective Date

Changes

Amended by Ord. 11566, 1994 and by Ord. 12823, 8/18/97

[View Map\(s\) for SO-090.](#) (Click on a map name in the list)

Note: If there are more than one map listed below, there may be a map file ending with a "_x" which provides an index for the remainder of the maps.

[SDO-090_1.gif](#)

2005 King County Comprehensive Plan Update Area Zoning Study

Department of Development and Environmental Services

Study Area: Holmes Point P-Suffix Development Conditions Study
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Summary:

P-Suffix conditions are property-specific development conditions or standards that are above and beyond the requirements of a property's zoning classification. The King County Code definition of P-Suffix conditions is attached to this report.

This area zoning study recommends applying P-Suffix development condition NS-P23, Holmes Point Site Disturbance, to the attached list of parcels in the Holmes Point area. This P-Suffix condition was applied to the Holmes Point area in 1999 by Ordinance 13576. However, the map and parcel list attached to that ordinance did not agree. Many properties that were within the mapped area were not included in the parcel list; so it was determined that the P-Suffix condition could not be applied to the parcels not listed. Please see the attached maps – one map shows the "gaps" created by the incomplete parcel list attached to Ordinance 13576, and the other is the Executive Recommended map that eliminates these gaps.

The text of the P-Suffix condition NS-P23 is also attached to this report.

Conclusions

This amendment implements the intent of Ordinance 13576 by making the list of parcels subject to condition NS-P23 consistent with the map that was attached to Ordinance 13576. The result of this amendment will be the consistent application of NS-P23, the Holmes Point Site Disturbance condition, to the entire area shown on the map attached to Ordinance 13576.

Executive Staff Recommendation:

Apply P-Suffix condition NS-P23 to the attached list of parcels in the Holmes Point area.

21A.04.150 Map designation – Property-specific development or P-Suffix standards.

The purpose of the property-specific development standards designation (P-Suffix to zone's map symbol) is to indicate that conditions beyond the minimum requirements of this title have been applied to development on the property, including but not limited to increased development standards, limits on permitted uses or special conditions of approval. Property-specific development standards are adopted in either a reclassification or area zoning ordinance and are shown in the SITUS file for an individual property maintained by the department. Regardless of the form in which a property-specific development standard is adopted, the P-Suffix shall be shown on the official zoning map maintained by the department and as a notation on the SITUS adopting a P-Suffix standard.

Apply P-Suffix condition NS-P23, Holmes Point Site Disturbance, to the following parcels:

Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number
3303906666	3303900190	3391600020	4055701405	2796700158	0333100105	0333100247
3303910140	3303900140	4055700131	4055701408	2796700156	0333100210	0333100240
3303910130	3303900180	4055701210	4055701420	4055701017	8650300250	0333100231
3303900330	8677900045	1973700110	4055701425	2796700155	8650300130	0333100252
3303910150	3303907777	4055700120	4055701440	2796700095	8650300050	0333100229
3303910160	3303900170	1973700010	4055700952	4055701016	8650300060	0333100232
3303910170	3303900150	4055700126	4055700956	2796700056	8650300260	0333100253
3303910180	3303900160	4055701220	4055700960	2796700086	8650300120	0333100223
3303910190	8677900010	1973700100	4055700953	2796700165	0333100200	0333100233
3303910240	8677900044	1973700020	4055700967	2796700087	8650300070	0333100245
3303900300	4057000020	3391600030	4055700966	4055701015	0333100113	0333100235
3303910120	3291500010	1973700030	4055701445	2796700055	0333100110	0333100255
3303910200	3291500020	4055700160	4055700954	2796700160	8650300080	0333100227
3303910010	3291500030	4055701225	4055701450	2796700070	0333100190	0333100236
3303910210	3291500040	4055700162	4055700968	2796700077	8650300110	0333107777
3303900290	4055701130	1973700040	4055700955	2796700176	8650300090	0333100237
3303910020	4055701140	4055700163	4055701455	2796700170	8650300100	0333100225
3303910100	4057000015	4055700164	4055701457	2796700180	0333100195	0333100230
3303910110	4055701145	4055700161	4055700969	2796700081	0333100119	0333100238
3303910090	4057000017	1973700050	4055701470	2796700080	0333100120	0333100226
3303917777	4055701150	3391600040	4055701476	2796700078	0333100070	
3303910080	3291507777	1973700090	4055701000	2796700076	0333100060	
3303910070	3291500050	1973700060	4055701485	0333100218	0333100166	
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3303900070	4055700145	4055701275	2796700130	8650300210	0333100152	
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3303900080	1973700160	4055701285	2796700116	8650307777	0333100085	
3303900090	4055701186	4055700940	4055701013	0333100216	0333100146	
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3303900210	4055700110	4055701365	2796700135	8650300230	0333100269	
8677900042	4055700112	4055701370	4055701012	8650300030	0333100135	
3303900120	4055701205	4055701375	2796700040	0333100208	0333100264	
3303900130	4055700136	4055701380	2796700045	8650300240	0333100260	
8677900008	4055700105	4055701385	2796700105	8650300140	0333100251	
3303900200	3391600010	4055701394	2796700157	8650300040	0333100250	



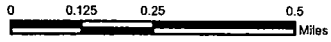
Holmes Point Site Disturbance Development Condition NS-P23





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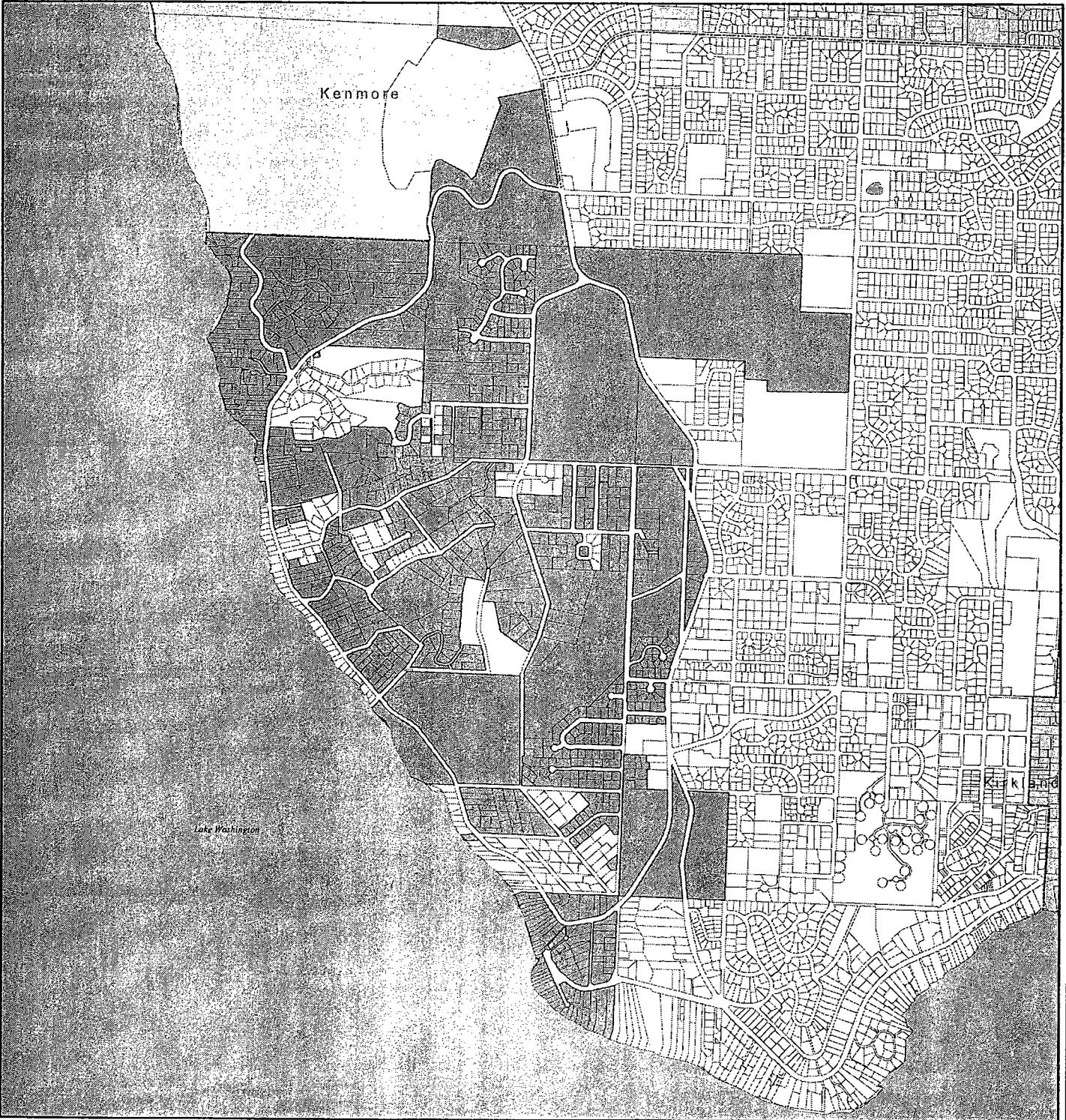
Existing P-Suffix Condition

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-  Existing P-Suffix Condition, NS-P23
-  Incorporated Areas



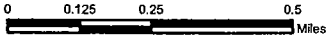



Executive Recommended Holmes Point Site Disturbance Development Condition NS-P23




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 P-Suffix Condition, NS-P23

 Incorporated Areas

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