

Map Amendment 29

Reserve at Covington Creek UGA

1
2 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
3 MAP

4
5
6 Amend Map #22, Section 4, Township 21, Range 6 as follows:

7
8 Redesignate the following parcels from Rural Residential to Rural City Urban Growth
9 Area.

- 10
11 • 0421069008
12 • 0421069011
13 • 0421069106

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15
16
17 Amend all other KCCP and Technical Appendix maps that include the Urban Growth
18 Area to be consistent with this change.

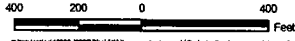
19
20 **Effect:** Adds approximately 51.09 acres to the Urban Growth Area near the city of Black
21 Diamond: 11 acres – Kentlake Athletic Field and 40.09 acres – Reserve at Covington
22 Creek.









Reserve at Covington Creek Land Use Map

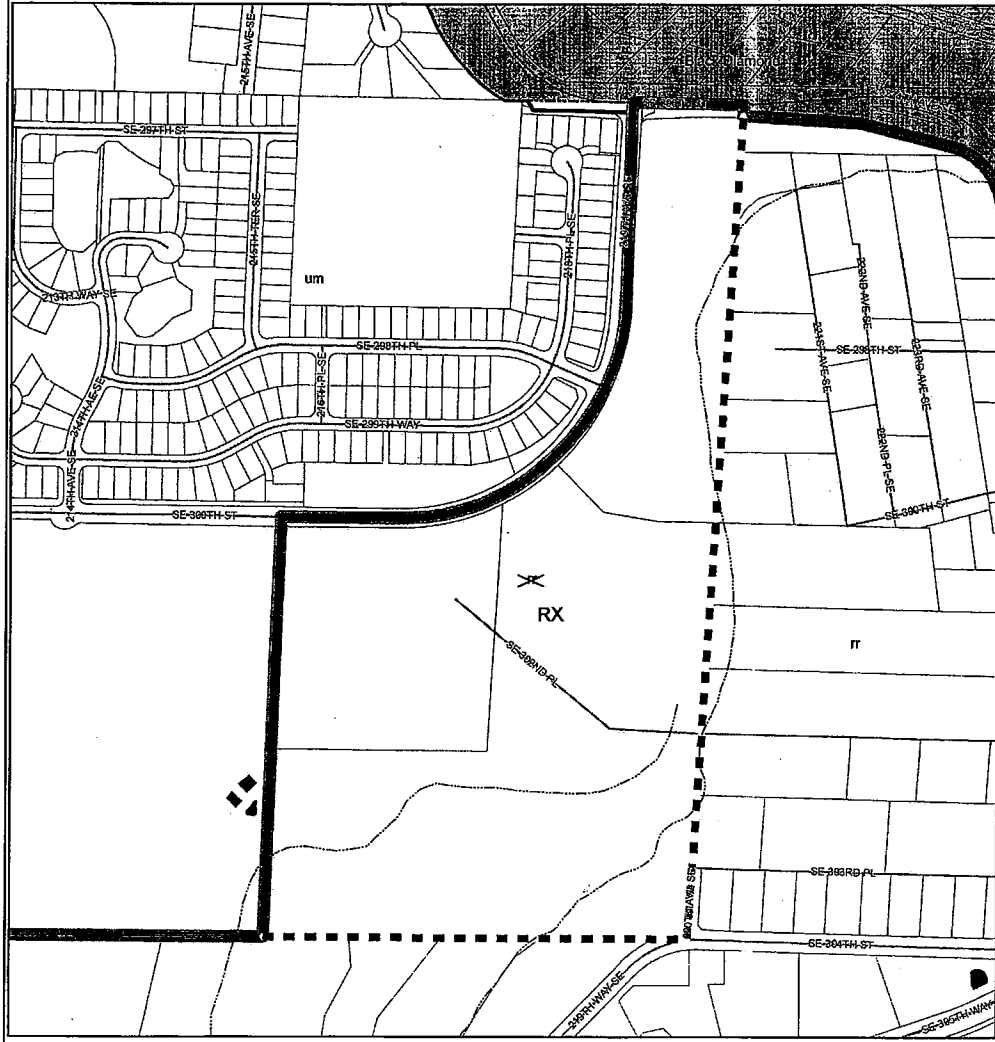


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400 200 0 400 Feet

-  Incorporated Areas
-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Change Area
-  Rural Residential 1 du/2.5 - 10 acres
-  Rural City Urban Growth Area



Map Amendment 29

Reserve at Covington Creek UGA

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #22, Section 4, Township 21, Range 6 as follows:

Reclassify parcel 0421069106 from RA-5 to R-4

Reclassify parcels 0421069008 and 0421069011 from RA-5 to UR-P, subject to the following p-suffix conditions:

- Development shall be consistent with all City of Black Diamond plans, regulation and guidelines;
- King County and any development applicant shall address traffic in the area to ensure existing 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 the conservation of at least four acres of rural land for every acre of urban land.

Effect:

- Rezones 51.09 acres from RA-5 near the city of Black Diamond, as follows: 11 acres of R-4 zoning for Kentlake Athletic Field and 40.09 acres of UR zoning for Reserve at Covington Creek.
- Adds a p-suffix to any future urban development on the Reserve at Covington Creek requiring consistency with city of Black Diamond plans, regulations and standards and addressing and improving future traffic conditions, as well as, requiring a pre-annexation agreement including the use of TDRs to conserve 4 acres of rural land for each new acre of urban land.

