

2005-096



King County

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Development Condition Query Results

Post-Conversion Condition: VS-P7

Effective: August 18, 1997

Description

134-76R (2884)

Development Condition Text

134-76R (Ordinance 2884)

1. _The use of the site shall be limited to a community health center, a senior citizen's activity center, administrative offices, recreational facilities, and accessory activities.
2. _The operation of "Granny's Attic" or any similar activity on the site shall be considered as an accessory use to the principal activities of the Vashon-Maury Island Health Services Center, Inc. so long as the activity is conducted by and for the benefit of the Center and under the direct and continuous control and management of the Board of Directors of the corporation.

Ordinance

12824

Effective Date

August 18, 1997

Changes

N/A

View Map(s) for VS-P7. (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.



Development Condition Query Results

Post-Conversion Condition: **SO-140**

Effective: August 18, 1997

Description

Ground Water Protection SDO

Development Condition Text

Ground Water Protection

A. The purpose of the ground water protection special district overlay is to limit land uses that have the potential to severely contaminate groundwater supplies and to provide increased areas of permeable surface to allow for infiltration of surface water into groundwater resources.

B. For all commercial and industrial development proposals, at least 40 percent of the site shall remain in natural vegetation or planted with landscaping, which area shall be used to maintain predevelopment infiltration rates for the entire site. For purposes of the special district overlay, the following shall be considered commercial and industrial land uses:

1. amusement/entertainment land uses as defined by K.C.C. 21A.08.040 except golf facilities;
2. general services land uses as defined by K.C.C. 21A.08.050 except health and educational services, daycare 1, churches, synagogues, and temples;
3. government/business services land uses as defined by K.C.C. 21A.08.060 except government services;
4. retail/wholesale land uses as defined by K.C.C. 21A.08.070 except forest product sales and agricultural product sales;
5. manufacturing uses as defined by K.C.C. 21A.08.080; and
6. mineral extraction and processing land uses as defined by K.C.C. 21A.08.090.

C. Permitted uses within the area of the ground water protection special district overlay shall be those permitted in the underlying zone, excluding the following as defined by Standard Industrial Classification number and type:

1. SIC 4581, airports, flying fields, and airport terminal services;
2. SIC 4953, refuse systems, (including landfills and garbage transfer stations operated by a public agency);
3. SIC 4952, sewerage systems (including wastewater treatment facilities);
4. SIC 7996, amusement parks; SIC 7948, racing, including track operation; or other commercial establishments or enterprises involving large assemblages of people or automobiles except where excluded by Section B above;
5. SIC 0752, animal boarding and kennel services.
6. SIC 1721, building painting services;
7. SIC 3260, pottery and related products manufacturing;
8. SIC 3599, machine shop services;
9. SIC 3732, boat building and repairing;
10. SIC 3993, electric and neon sign manufacturing;
11. SIC 4226, automobile storage services;
12. SIC 7334, blueprinting and photocopying services;
13. SIC 7534, tire retreading and repair services;
14. SIC 7542, carwashes;
15. SIC 8731, commercial, physical and biological research laboratory services;
16. SIC 02, interim agricultural crop production and livestock quarters or grazing on properties 5 acres or larger in size, within I zoned lands;
17. SIC 0752, public agency animal control facility;
18. SIC 2230, 2260, textile dyeing;
19. SIC 2269, 2299, textile and textile goods finishing;
20. SIC 2700, printing and publishing industries;
21. SIC 2834, pharmaceuticals manufacturing;

22. SIC 2844, cosmetics, perfumes and toiletries manufacturing;
23. SIC 2893, printing ink manufacturing;
24. SIC 3000, rubber products fabrication;
25. SIC 3111, leather tanning and finishing;
26. SIC 3400, metal products manufacturing and fabrication;
27. SIC 3471, metal electroplating;
28. SIC 3691, 3692, battery rebuilding and manufacturing;
29. SIC 3711, automobile manufacturing; and
30. SIC 4600, petroleum pipeline operations.

Ordinance

12823

Effective Date

August 18, 1997

Changes

N/A

View Map(s) for SO-140. (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.*

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2005 King County Comprehensive Plan Update
P – Suffix Development Conditions Zoning Study
Department of Development and Environmental Services

Study Area: Vashon P-Suffix Development Conditions Study
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Summary

This study of existing P-Suffix zoning Conditions was carried out in response to the following direction from the King County Council:

The executive shall complete a study of existing property-specific (P-Suffix) development conditions for properties on Vashon-Maury Island for the purpose of determining whether any P-Suffix conditions are no longer applicable and should be removed from the zoning of individual parcels.

P-Suffix conditions are property-specific development conditions 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.

The text of all P-Suffix conditions that have been applied to property on Vashon and Maury Island is also attached to this report. Large-scale maps showing parcel numbers and the identifying number of P-Suffix conditions applied to individual parcels have been prepared for use in this study.

Methodology

The methodology for this study was to systematically review maps of each quarter section of land that includes any property with one or more P-Suffix conditions. A focus of this review was to determine whether properties with multiple conditions had conflicting conditions. This was a particular concern if the conditions were the result of different planning processes and therefore not applied at the same time. For example, a parcel that was assigned a P-Suffix condition by the Vashon Community Plan, and then years later was assigned additional conditions by the Vashon Town Plan was studied carefully to determine whether all of these conditions were compatible.

Properties with conditions applied by a previous rezone, properties with a single condition, or properties with more than one condition applied by the same planning process were also reviewed as part of this study to determine whether those conditions are still applicable.

Findings:

By far, the majority of P-Suffix conditions on Vashon Island were applied through adoption of the Vashon Town Plan in 1996. Approval of individual rezones over the years resulted in property specific P-Suffix conditions. There are also some conditions

remaining from the Vashon Community plan, as well as one condition that was applied through an update of the King County Comprehensive Plan. These conditions remain applicable, with the following exceptions:

1. **Parcel 0522039015.** The western portion of this property was zoned CB-P SO, community business with a P-Suffix condition and a Special Overlay District, by the Vashon Town Plan. Previously, the western portion of this property was zoned I - industrial. Currently, two P-Suffix conditions apply to this property. Condition VS-P2, which is applicable to industrial property, and condition VS-P29 which applies to commercial property. The full text of these conditions is attached to this report. Condition VS-P2 is no longer applicable and conflicts with the commercial land use and zoning designation for the western portion this property.
2. **Parcels 2923039195 and 2923039044.** These parcels are located at the intersection of SW 171st Street and Vashon Highway. The attached map indicates that SW 171st Street cuts across these two parcels, with a narrow portion of these parcels lying north of SW 171st, and the majority of the two parcels located south of SW 171st Street.

The Vashon Town Plan applied P - Suffix condition VS - P27 to the large property (parcel 2923039040) north of SW 171st Street. This condition implements the "Town Gateway Landscaping Requirement". P - Suffix condition VS - 27 was not applied to the narrow portion of parcels 2923039195 and 2923039044 located north of SW 171st Street.

The Vashon Town Plan applied P-Suffix condition VS-P28 to parcels south of SW 171st Street. This condition applies to properties within the "Town Core". Condition VS-28 was also applied to the narrow portion of parcels 2923039195 and 2923039044, lying north of SW 171st Street.

It is likely that application of the Town Core condition to the portion of these lots lying north of SW 171st Street was not done intentionally, as none of the base maps in the Vashon Town Plan show the narrow portions of lots on the north side of SW 171st Street. Staff has concluded that the intent of the Vashon Town Plan was to apply the Town Gateway Landscaping Requirements on the north side of SW 171st Street and the Town Core conditions on the south side of SW 171st Street.

3. **Parcel 3223039111** This property was rezoned in 1989 (rezone file 105 89R). Through this rezone, P-Suffix condition VS-P15 was applied. VS-P15 is actually a series of project-specific conditions from rezone 105 89R which were based on a development proposal made in the late 1980's for a senior center. The project did not come to fruition and these P-Suffix conditions are no longer applicable. Removal of condition VS-P15 would allow the property to develop

under the existing R-8, Potential R-12 zoning, subject to applicable King County codes and policies.

Executive Staff Recommendation:

1. Delete P-Suffix condition VS-P2 from parcel 0522039015.
2. Delete P-Suffix condition VS-P28 from the portion of parcels 2923039195 and 2923039044 lying north of SW 171st Street. Retain VS-P28 for the remainder of these parcels, south of SW 171st Street.

Apply P-Suffix condition VS-P27 to the narrow portion of parcels 2923039195 and 2923039044 lying north of SW 171st Street.

3. Delete P-Suffix condition VS-P15 from parcel 3223039111; the resulting zoning would be R-8 Potential R-12.

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 file, which shall be updated as soon as possible after the effective date of the adopting ordinance adopting a P-Suffix standard.



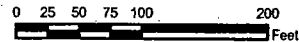
Executive Recommended
 Vashon P-Suffix Study
 Portion NW 1/4
 Section 32 Township 23 Range 3



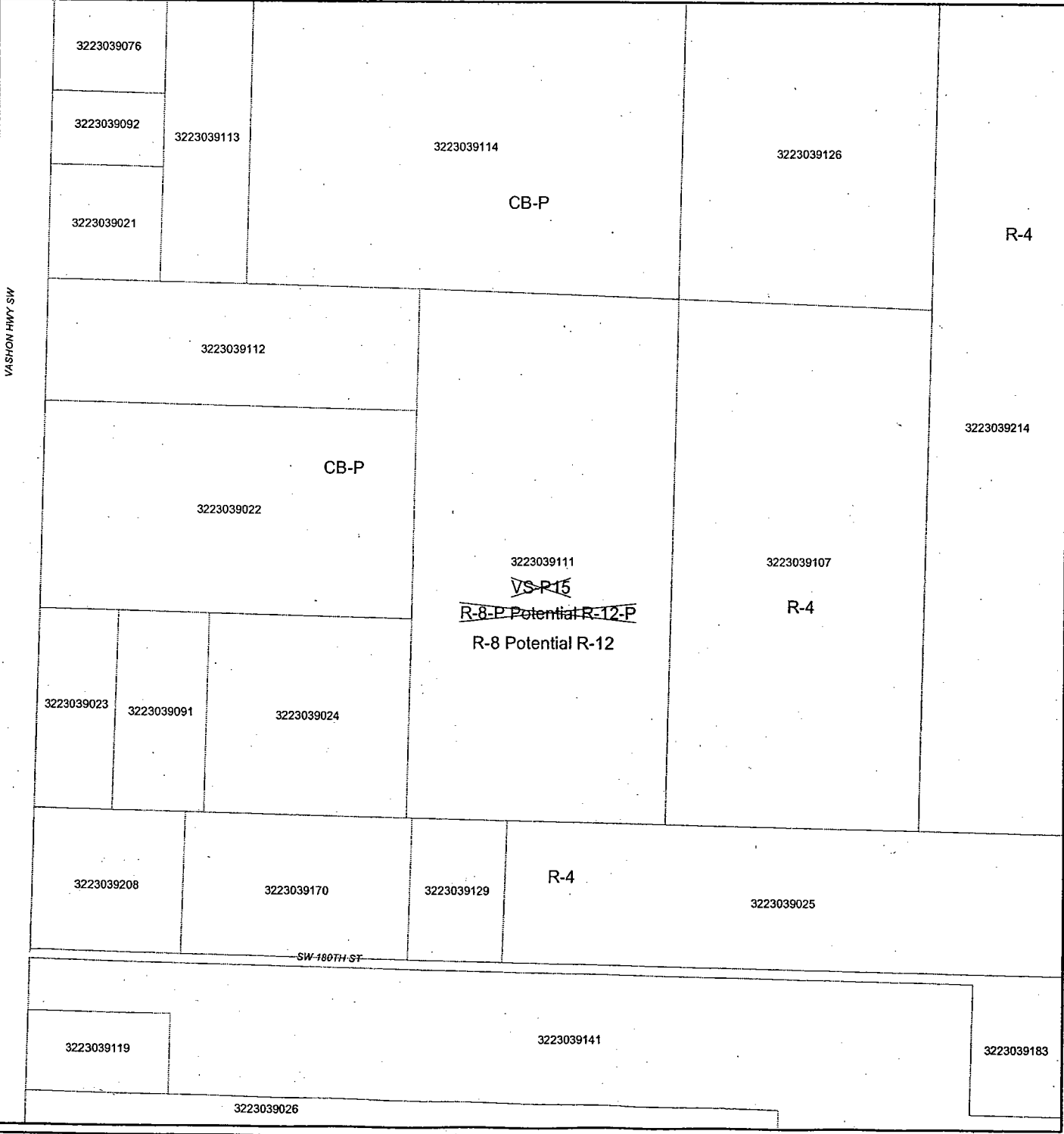
King County

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 Property Boundaries



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
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 Vashon P-Suffix Study
 Portion SW 1/4
 Section 29 Township 23 Range 3

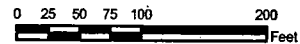


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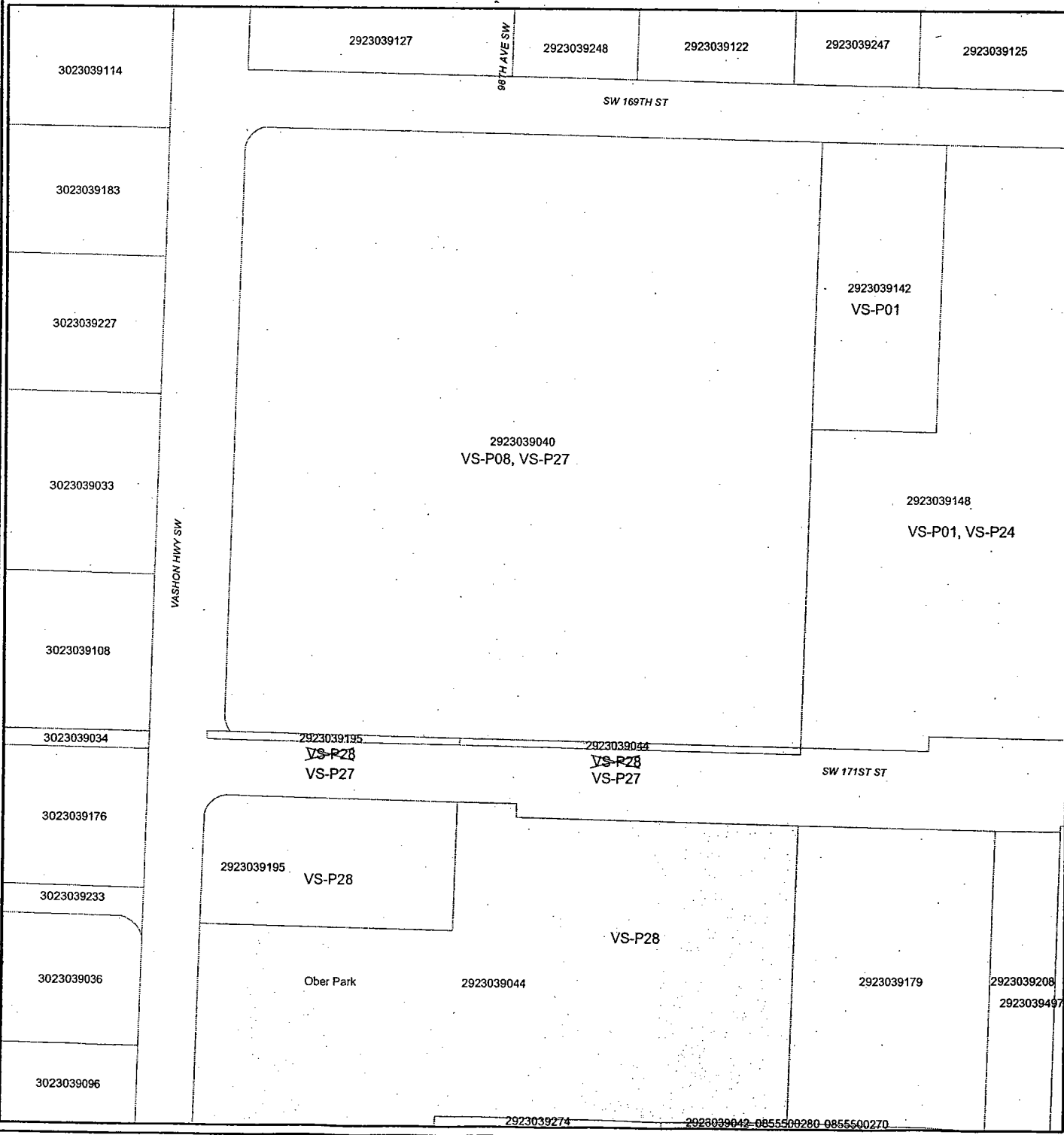
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 Property Boundaries

 Parks



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Vashon Island P-Suffix Condition Texts

VS-P1 W29-23-3: R-12-P

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

W 29-23-3: R-12-P (Source: Vashon Community Plan Area Zoning, p. 68)

A P-suffix was added to the zoning in order to limit the maximum density to 12 dwelling units per acre. This density is considered to be more appropriate for rural areas and more consistent with the existing level of development at the Town of Vashon.

VS-P2 W5-22-3: I-P (99 Ave. SW and SW 192nd St.)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

W 5-22-3: I-P (99 Ave. SW and SW 192nd St.) (Source: Vashon Community Plan Area Zoning, p. 111)

The following P-suffix conditions apply:

1. The use of the property shall be limited to the proposed storage, office, warehouse building shown on the site plan
2. The proposed structure shall be set back a minimum of 100 feet from the highway, pursuant to the Guidelines for Industrial Development from the Vashon Community Plan.

VS-P3 E18-22-3: NB-P - Use Limited to Fire Station

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

E 18-22-3: NB-P - Use Limited to Fire Station (Source: Vashon Community Plan Area Zoning, p. 148)

A P-suffix was added to limit the use of this site to a fire station.

VS-P4 E19-22-3: NB-P - Use Limited to Guest Inn/Restaurant

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

E 19-22-3: NB-P - Use Limited to Guest Inn/Restaurant (Source: Vashon Community Plan Area Zoning, p. 176)

A P-suffix was added to limit the use of the site to a guest inn/restaurant

VS-P9 101-79R (4290)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

101-79R (Ordinance 4290)

1. The applicant, at such time as a building permit is requested, shall within the submitted legal description describe a contiguous parcel which shall include the existing single family residence and the proposed stable on a lot in excess of 35,000 square feet with a minimum width of 135 feet.
2. No more than 1 barn shall be located on the total subject property. Said barn shall be located on either Lot C or Lot D as identified on Exhibit #5.

VS-P10 115-80R (4890)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

115-80R (Ordinance 4890)

1. Right-of-way shall be dedicated to King County to allow for the extension of SW 178th Street to the west boundary of the site. The determination of the location of this right-of-way shall be handled through the formal plat process (KCC 19.08) or the road establishment process (RCW 36.81).
2. A 15 foot wide landscape setback area or other suitable landscaping plan, at the discretion of the Department of Development and Environmental Services, shall be provided along the south and west boundaries of the site, which is to be planted with mixed trees, evergreen shrubs and low plantings. Existing trees within the setback areas shall be retained to meet the above landscaping requirements, unless their removal is deemed to be appropriate by Department of Development and Environmental Services. These setback and landscaping provisions are reclassified to allow multi-family residential uses.

VS-P11 103-80R (5984)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

103-80R (Ordinance 5984)

1. Use of the site shall be limited to a propane storage tank, and/or office space.

VS-P12 158-80R (5242)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

158-80R (Ordinance 5242)

1. The residential density of the subject property shall be limited to 12 dwelling units per acre unless this property is being developed in conjunction with an approved low income elderly housing project.

VS-P15 105-89R (9823)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

105-89R (Ordinance 9823)

1. Density shall be limited to a maximum of twelve units per acre.
2. Residential development shall meet a water use performance standard of sixty (60) gallons per person per day.
3. There shall be a maximum of 133 dwelling units constructed on the entire 11.3 acre development.
4. Occupancy of the dwelling units shall be limited to individuals 62 years of age and older. This restriction shall be adopted by covenant or deed restriction in which King County is granted enforcement authority. The language of the covenant or other deed restriction shall be reviewed and approved by the Department of Development and Environmental Services (DDES), and the Housing and Community Development Section.
5. Commercial development on the project site shall be limited to 22,000 square feet. Development of property associated with the Vashon Historical Association, or any other island based nonprofit organization approved by the applicant is not included in this limitation.
6. The development shall contain a senior center, constructed by the Developer, at the Developer's expense. The senior center shall be open to all seniors (62 years of age and older), including non-residents. The senior center, including the exercise pool, shall be constructed in the first phase of the project if the entire project is not constructed simultaneously.
7. The development shall include: a. A health services facility for examinations and consultations, primarily to be used by visiting health care professionals; b. A gardening area for residents; c. Sports and recreational facilities for residents; d. Activity and meeting areas; e. An exercise pool for the use of residents.
8. There shall be no perimeter fencing of the development, however, screening with shrubbery or other vegetation is allowed.
9. The applicant shall dedicate, at no charge save those discussed below, sufficient real property within the commercial area of the project to the Vashon Heritage Association for the construction of up to 1,000 square foot building, to conform to the architectural design of the existing development. If the Vashon Heritage Association declines the dedicated property, then the developer agrees to dedicate same to another Vashon Island based nonprofit organization approved by the applicant, which approval shall not be unreasonably withheld. The form of the dedication shall either be a fee simply conveyance, or 99-year ground lease. No costs of construction, including costs of preparation and execution of documents or conveyance, will be borne by the applicant.
10. The applicant shall set aside and maintain in perpetuity at least ten percent of the project's dwelling units for "low income" residents and at least ten percent for "moderate income" residents, as defined by King County Housing and Economic Development, and shall not charge rent and utilities for said units in excess of that amount determined as appropriate by King County Housing and Economic Development for "low income" and "moderate income" seniors, respectively.
11. If, within five years of issuance of the Certificate of Occupancy for said development, the level of service at the intersection of SW 176th Street and 99th Avenue SW becomes level "F", then applicant shall pay the pro rata cost of all improvements required by King County which are proportionate to the impact related to the development.

VS-P18 L91RZ006 (11024)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

L91RZ006 (Ordinance 11024)

1. The 20' wide Type I landscape perimeter buffer required by KCC 21A.16.060 shall be located adjacent to those parcel A boundaries shared with R-classified abutting properties.
 - A. The Type I landscape buffer is required along all boundaries of Parcel A which abut single-family residentially classified property, except those boundaries adjacent to that portion of the Vashon Co-Housing Group ownership which is set aside as wetland/buffer.
 - B. Along the north stem of the proposed gravel surface access road, the applicant's conceptual site plan shows no landscaping. That site plan deficiency must be remedied consistent with KCC 21A.16 prior to final site plan approval. This requirement may present a conflict with the division's September 23, 1991 Sensitive Areas Variance decision, which may require revision of that Sensitive Areas Variance decision prior to final site plan approval.
 - C. The applicant's preferred conceptual site plan (Exhibit No. 4) does not clearly indicate whether Type I landscaping is proposed along the south and west boundaries abutting Tax Lot 140 in addition to that landscaping shown in Exhibit No. 4. The same standard landscaping is required along all of those boundaries.
 - D. A landscape maintenance bond may be required consistent with standard Division procedures.
 - E. See also Condition No. 5.A., below.
2. Prior to final construction approval, the boundary between sensitive areas and adjacent lands abutting those sensitive areas shall be permanently fenced. Fencing details shall be shown on approved building plans.
3. The following conditions apply to Parcels B and C:
 - A. Use of Parcels B and C shall be limited solely to residential or medical clinic.
 - B. If developed as residential property, the residential development density of Parcels B and C shall be based upon the buildable lot area circumscribed by the Parcel B and C boundaries as shown on Exhibit Nos. 4 and 7.
 - C. If developed residentially, a new site plan review consistent with KCC 16.04.052 shall be required for Parcels B and C, consistent with all applicable then-current County standards and these site plan review conditions.
 - D. If developed as a medical clinic, then a conditional use permit shall be required. Conditional use permit approval shall be construed as satisfying any site plan approval requirement, provided that the conditional use permit otherwise complies with those review standards and conditions contained here which are applicable.
4. Prior to site plan approval, the applicant shall obtain a tax lot segregation change from the Department of Assessments which merges (consolidates) Tax Lot Nos. 37, 7, 54 and 80 into one tax lot.
 - A. Prior to each building permit or site plan approval (for the first or any subsequent development phase), the applicant shall demonstrate that the wetland/buffer areas excluded from this reclassification are not segregated into any separate tax parcel.
 - B. Prior to each building permit or site plan approval (or conditional use permit approval), the applicant shall demonstrate that Parcels B and C are not segregated as separate tax parcels unless subdivision or short subdivision approval is first obtained.
 - C. Parcels B and C shall not be sold or leased without short subdivision or subdivision approval.
 - D. The subject property shall not be subdivided or short subdivided for any reason except to enable the lease or sale of Parcels B and C.

VS-P23 **Vashon Town Plan - Use and Parking Restrictions**

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Vashon Town Plan - Use and Parking Restrictions (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Use restricted to existing building, parking at rear or sides of building only.

VS-P24 **Vashon Town Plan - Use Limits**

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Vashon Town Plan - Use Limits (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Development restricted to mobile homes, manufactured housing units and accessory support structures.

VS-P25 **Vashon Town Plan - Access Restrictions**

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Vashon Town Plan - Access Restriction (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Access restricted to 103rd Ave SW or SW 188th, or, if constructed, SW 183rd or SW 184th.

VS-P26 **Vashon Town Plan - Town Gateway**

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Vashon Town Plan - Town Gateway (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

The following P-Suffix conditions apply to 4 parcels on the west side of Vashon Highway at about 171st Street, labeled G:

- Buildings shall be set back 40 feet from the property line along Vashon Highway;
- Roof pitch shall be 5 feet in height for each 12 inches in length;
- Parking shall be at the side or rear of the buildings;
- No auto service facilities shall be allowed on commercial parcels; and
- Mixed use housing density is limited to 4 units per acre.

VS-P29 Vashon Town Plan - Restricted Uses for CB Zoned Properties

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Restricted Uses for Community Business-Zoned Properties - P-suffix condition (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Property with Community Business zoning shall be restricted to the following specific land uses as set forth in Chapter K.C.C. 21A.08.

Residential Land Uses

DWELLING UNITS, TYPES: Townhouse; Apartment**.

GROUP RESIDENCES: Community residential facility - I; Community residential facility - II; Senior citizen assisted housing.

ACCESSORY USES: Home occupation.

TEMPORARY LODGING: Hotel/Motel, Bed and breakfast guesthouse.

Recreational/Cultural Land Uses

PARK/RECREATION: Park

AMUSEMENT/ENTERTAINMENT: Theater, Plays/Theatrical production, Bowling center, Sports club.

CULTURAL: Library, Museum, Arboretum, Conference Center

General Services Land Uses

PERSONAL SERVICES: General Personal Service; Funeral Home/Crematory; Day care I; Day care II; Veterinary Clinic; Automotive repair; Miscellaneous repair; Churches, synagogue, temple; Social Services; Kennel or Cattery.

HEALTH SERVICES: Office/Outpatient Clinic; Nursing and personal care facilities; Hospital; Medical/Dental Lab.

EDUCATION SERVICES: Secondary or High School; Specialized Instruction School; Interim Recycling Facility.

Government/Business Service Land Uses

GOVERNMENT SERVICES: Public agency or utility office; Police Facility; Utility Facility; Private Stormwater Management Facility.

BUSINESS SERVICES: Individual Transportation and Taxi; Trucking and courier Service; Self-service Storage; Passenger Transportation Service; Telegraph and other Communications (excluding towers); General Business Service; Professional Office; Miscellaneous Equipment Rental; Automotive Parking; Commercial/Industrial Accessory Uses (Administrative, offices, employee exercise & food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).

Retail/Wholesale Land Uses

VS-P30 Vashon Town Plan - Restricted Uses for I Zoned Properties

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Restricted Uses for Industrially-Zoned Properties (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Property with Industrial zoning shall be restricted to the following specific land uses as set forth in Chapter K.C.C. 21A.08.

Recreational/Cultural Land Uses

PARKS/RECREATION: Park, Campgrounds

General Services Land Uses

PERSONAL SERVICES: Veterinary Clinic; Automotive repair; Automotive Service; Miscellaneous repair.

HEALTH SERVICES: Office/Outpatient Clinic; Medical/Dental Lab.

EDUCATION SERVICES: Vocational School.

Government/Business Service Land Uses

GOVERNMENT SERVICES: Utility Facility; Private Stormwater Management Facility.

BUSINESS SERVICES: Construction and Trade; Trucking and courier Service; Self-service Storage; Freight and Cargo Service; Automotive Parking; Research, Development and Testing; Commercial/Industrial Accessory Uses (Administrative offices, employee exercise & food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).

Retail/Wholesale Land Uses

Motor Vehicle and Boat Dealers; Gasoline Service Stations; Fuel Dealers.

Manufacturing Land Uses

Food and Kindred Products; Apparel and other Textile Products; Wood Products, Furniture and Fixtures; Printing and Publishing; Fabricated Metal Products; Industrial and Commercial Machinery; Computer and Office Equipment; Electronic and other Electric Equipment; Measuring and Controlling Instruments; Miscellaneous Light Manufacturing; Movie Production/Distribution.

Resource Land Uses

AGRICULTURE: Growing and Harvesting Crops; Raising Livestock and Small Animals, excluding feed lots and auctions.

FORESTRY: Growing and Harvesting Forest Products.

FISH AND WILDLIFE MANAGEMENT: Hatchery/Fish Preserve; Aquaculture.

Regional Land Uses

Public Agency Training Facility; Municipal Water Production; Transit Bus Base.

VS-P5 W13-22-2: RA-5-P

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

W 13-22-2: RA-5-P (Source: Vashon Community Plan Area Zoning, p. 142)

A P-suffix was added to limit the permitted use to food processing operations.

VS-P6 Parcel Number 292303-9127

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Parcel Number 292303-9127 (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 11z)

The existing setbacks from the building to the streets shall be maintained as landscaped areas. No new driveways or additional parking shall be allowed. The building may only be expanded to the east or north to meet accessibility standards. The existing facade shall be maintained to the west and south.

VS-P7 134-76R (2884)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

134-76R (Ordinance 2884)

1. The use of the site shall be limited to a community health center, a senior citizen's activity center, administrative offices, recreational facilities, and accessory activities.
2. The operation of "Granny's Attic" or any similar activity on the site shall be considered as an accessory use to the principal activities of the Vashon-Maury Island Health Services Center, Inc. so long as the activity is conducted by and for the benefit of the Center and under the direct and continuous control and management of the Board of Directors of the corporation.

VS-P8 169-77R (5353)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

169-77R (Ordinance 5353)

1. Development of the subject property shall be limited to not more than 85 dwelling units.

VS-P13 111-84R (6885)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

111-84R (Ordinance 6885)

1. Densities should be limited to a maximum of 12 dwelling units per acre.

VS-P14 219-88R (8571)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

219-88R (Ordinance 8571)

1. Density is limited to 6 units per acre as indicated on the applicant's site plan.
2. Parking areas and outside storage shall not be located within the required road setback.

VS-P16 L90RZ027 (10598)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

L90RZ027 (Ordinance 10598)

1. Use of the property shall be limited to self-service storage warehousing. Development of the property shall be limited to that use and ancillary, accessory or appurtenant uses, structures, or other improvements.
2. A temporary 80-foot diameter turnaround shall be constructed consistent with KCRS requirements at the south end of 100th Avenue SW, generally as shown in Exhibit No. 8 (Project Plans, July 29, 1992). a. To be approved as to content and form prior to site plan approval and recorded prior to building permit issuance, an easement benefiting King County shall be placed on the subject property in order to accommodate that portion of the turnaround bulb which cannot be located within dedicated 100th Avenue SE right-of-way. b. The easement and all rights granted by that easement shall be terminated whenever 100th Avenue SW is extended southward from the subject property. The requirement to terminate the easement as described in this condition of site plan approval shall be clearly stated in the easement.

VS-P17 L90RZ028 (11389)

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

L90RZ028 (Ordinance 11389)

1. Use of the property shall be limited to office/manufacturing. Development of the property shall be limited to this permitted use and ancillary, accessory or appurtenant use, structures or other improvements.
2. Half-street frontage improvements shall be constructed to Rural Industrial Access Street standards per King County Road Standards. This construction standard requires improvements to 103rd Avenue Southwest from the south property line of the subject property to Southwest 178th Street, and improvements to Southwest 178th Street from 103rd Avenue Southwest east to the existing pavement edge.
3. The new roadway shall be paved, with a minimum 20-foot travelway and an 8-foot gravel shoulder, unless a variance to construct less than these standards is approved by the King County Road Engineer.

5. Phasing of variance improvement requirements (such as roadway surfacing, utilities, installation, provision of fire truck turnaround, etc.) shall be consistent with then-current review standards.

A. Landscaping along the abutting boundaries of Tax Lot Nos. 140 and 149 shall be installed as a final construction approval requirement for the second duplex.

B. Compliance with these site plan approval conditions shall be assured at each phase of development, except that modifications may be approved subject to Condition No. 6, below.

6. The approved site plan may be modified upon submittal of subsequent development phases, subject to the following rules:

A. Modifications shall not result in an increase of impervious surface greater than 10% over that indicated by Exhibit No. 4.

B. Modifications shall not increase the dwelling unit density. Eighteen dwelling units are permitted in Parcel A. See Condition No. 3.B. (regarding Parcels B and C).

VS-P19 Vashon Town Plan - Setback Limitations

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Vashon Town Plan - Setback Limitation (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Setbacks shall be those for the R-8 zone.

VS-P20 Vashon Town Plan - Access and Landscaping Requirements

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Vashon Town Plan - Access and Landscaping Requirement (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Access restricted to SW 188th. Landscaping shall be as per K.C.C. 21A.16.050(D).

VS-P21 Vashon Town Plan - Access and Use Restrictions

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Vashon Town Plan - Access and use Restrictions (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Use restricted to existing building. Access parking from S.W. 188th.

VS-P22 Vashon Town Plan - Access and Density Limits

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Vashon Town Plan - Access and Density Limits (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

One driveway to Vashon Highway and a maximum of 14 housing units

VS-P27 Vashon Town Plan - Town Gateway Landscaping Requirement

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Vashon Town Plan - Town Gateway Landscaping Requirement (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

The following P-Suffix condition applies to a parcel on the east side of Vashon Highway, between SW 171st Street and SW Gorsuch Road, labeled G-1:

- Landscaping shall be Type 1 (K.C.C. 21A.16.040A), 20 feet wide.

VS-P28 Vashon Town Plan - Town Core

Ordinance: 12824 **Effective:** 08/18/1997

Condition Text

Vashon Town Plan - Town Core (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

The following P-Suffix conditions shall apply to uses locating within the Town Core designation:

1. Buildings fronting on streets, parking lots and pedestrian ways shall meet the following criteria:

A. Buildings shall not be set back over 10 feet from property lines, except to provide for landscaping, courtyards and other pedestrian or seating areas, and outdoor eating areas.

B. An exterior deck shall be required on the second floor of new mixed use buildings for each residential unit within the building, excluding those units facing north. Each deck shall have a minimum dimension of six feet (depth) by ten feet (width).

C. Building height shall not exceed two stories or a maximum of 35 feet as measured by K.C.C. 21A.12.050(C).

D. Building wall facing a primary pedestrian street shall have openings comprising not less than 60% of the width facing the street. No more than 20 feet of continuous width shall be without openings. Eligible openings include windows, doors, or other openings which provide vision through the wall starting no higher than 42 inches and stopping no lower than 72 inches above the adjacent floor line nearest grade.

E. Walkways internal to a private development shall connect to public walkways.

F. Building facades which occupy the full width of street frontages are preferred. Where facade continuity is interrupted by a parking lot(s) or lot entrance(s), such parking lots or entrances shall not occupy more than the lesser of 60 feet or 30% of the lot width in the first 60 feet of street-abutting lot depth, provided this limitation may be increased by up to 15 feet to provide sidewalks and entrance landscaping.

2. New developments or alterations to an existing building which are valued in excess of 50% of the prealteration assessed value, shall provide at least two of the following public features:

A. Street trees with planting areas (spacing and specie consistent with existing street trees).

B. Roof or canopies shall be provided over at least a 5 foot width of building-abutting sidewalk along the full length of at least one facade of the building.

C. Covered facade indentations adjacent to public sidewalks shall occur at least once every 50 feet of street frontage and each indentation shall have an area of at least 64 square feet with a depth of at least 6 feet.

D. Mid-block pedestrian connections, a minimum of 8 feet wide, connecting the public sidewalk with another street, alley or other public space.

E. Street furniture providing at least 4 seats for every 100 feet of frontage.

Building, Hardware and Garden Materials; Department and Variety Store; Food Stores; Auto Supply Stores; Apparel and Accessory Stores; Furniture and Home Furnishings Stores; Eating and Drinking Places; Drug Stores; Liquor Stores; Uses Goods; Antiques/Secondhand Shops; Sporting Goods and related Stores; Book, Stationery, Video and Art Supply Stores; Jewelry Stores; Hobby, Toy Game Shops; Photographic and Electronic Shops; Fabric Shops; Florist Shops; Personal Medical Supply Stores; Pet Shops.

Manufacturing Land Uses

Printing and Publishing.

Regional Land Uses

Wastewater Treatment Facility; Transit Park and Ride Lot.

****Residential density for mixed use development in Community Business zone shall not exceed eight units per acre.**

2005 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: White Center
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Summary:

This area of approximately 6.14 acres is currently designated as an Unincorporated Activity Center on the King County Comprehensive Plan Land-Use Map. The predominant zoning is I-SO, Industrial within an Economic Redevelopment Special District Overlay. Three of the parcels are zoned CB-SO, Community Business within the Economic Redevelopment Special District Overlay.

It is proposed that the land-use designation in this area remain Urban Activity Center and that zoning be modified on selected parcels to:

- reflect the current uses of parcels within the study area,
- encourage redevelopment of vacant lots and underutilized properties, and
- permit the rezoning of parcels with existing industrial uses to commercial business zoning, as the market demands.

If these modifications are approved the new zoning in the area will be predominately CB-SO, Community Business within an Economic Redevelopment Special District Overlay.

Two parcels with existing industrial uses will retain the existing industrial zoning, and a potential CB zone is proposed to be added to allow property owners the option of rezoning the property to community business at a future date should they choose to redevelop these properties. The Economic Redevelopment Special District Overlay is retained.

Maps indicating the proposed amendments are attached.

Background:

The White Center Community Action Plan adopted in November 1994 established a vision for the White Center Unincorporated Activity Center as a healthy business climate. The zoning tools employed in the plan, including the Economic Redevelopment Special District Overlay, reflect the community's strong desire to see development of vacant parcels and redevelopment of underutilized properties in the business areas. Now, more than ten years later, there is a need to reassess the effectiveness of existing zoning tools. Many parcels in the Activity Center remain vacant and underutilized; the community's vision has not been realized.

Public investment in the Greenbridge Hope VI project triggered the sub-area zoning study. While findings from several recent studies, including the Land Use Transportation

Air Quality and Health (LUTAQH) Report¹ and White Center Business District and Revitalization Plan², were instrumental in defining the boundaries of the study area and developing recommendations for change. It has been suggested that White Center is at a crossroads. The sub-area zoning study is intended to determine whether zoning changes are necessary to foster redevelopment in accordance with the community's vision.

Applicable King County Comprehensive Plan Policies:

- U-148 Unincorporated activity centers in urban areas should provide employment, housing, shopping, services and leisure-time amenities to meet the needs of the regional economy. The mix of uses may include:
- a. Health, human service and public safety facilities;
 - b. Retail stores and services;
 - c. Professional offices;
 - d. Business/office parks;
 - e. Multifamily housing and mixed-use developments;
 - f. Heavy commercial and industrial uses, when there is direct freeway or rail access;
 - g. Light manufacturing; and
 - h. Parks and open space.
- U-153 Development within the designated White Center Unincorporated Activity Center, as shown on the Comprehensive Plan Land Use Map, shall be in accordance with the White Center Community Action Plan.
- U-154 The White Center Community Action Plan establishes the following zoning as appropriate within the White Center Unincorporated Activity Center: Urban Residential with a density of twelve to forty-eight dwelling units per acre, Neighborhood Business, Community Business, Office and Industrial.
- U-155 In the White Center Unincorporated Activity Center, existing Industrial uses should be zoned and regulated to preserve their use into the future. Conversion of industrial properties to other uses shall be strictly limited.
- U-156 In the White Center Unincorporated Activity Center, new major residential developments should include low-impact design features and should promote public health by increasing opportunities for physical activity in daily life. The development should include: safe walkways and bicycle lanes with access to commercial areas, schools, and community facilities; trails; and pocket parks.

¹ The LUTAQH report, entitled Travel Behavior, Environmental, & Health Impacts of Community Design & Transportation Investment, is the product of a collaborative study conducted by the King County Departments of Transport and Development and Environmental Services, Puget Sound Regional Council, the Cities of Seattle, Kent and Redmond to address linkages between land-use, transportation, and air quality. The report will be released in January 2005.

² White Center Business District Analysis and Revitalization, September 2002. Economic Consulting Services with Kasprisin-Pettinari Design, Insight GIS, Transportation Solutions Inc. Prepared for the King County Office of Regional Policy and Planning.

- U-325 Through local subarea planning and coordination with other agencies and organizations, King County should use zoning, incentives or other measures to ensure that an appropriate proportion of the land adjacent or near to major public infrastructure facilities is used to capitalize on the economic benefit of that infrastructure. The surrounding land uses should be buffered or compatible with economic development uses.

Applicable White Center Community Action Plan Policies:

- ECD-4 Industrial-designated portions of the White Center Urban Village are located in proximity to commercial and residential areas. King County should encourage full utilization of these industrial areas consistent with maintenance of high quality commercial residential areas.
- ECD-15 New multifamily development (24-48 dwelling units per acres) is encouraged as infill development on lands near the urban village and as part of a mixed-use development within the designated Urban Village Boundary.

Analysis:

Greenbridge, and its expected community impacts, inspired and provides justification for amending the zoning within the study area. The proposed zoning changes are consistent with King County Comprehensive Plan Policies and White Center Community Action Plan Policies. Community Business (CB) is a permitted zoning designation within an Economic Revitalization Special District Overlay. The types of land-uses permitted in a Community Business zone support the development of pedestrian design features and public health enhancements that are encouraged by both plans. This zoning also allows for a mix of uses and invites more retail, which is appropriate given the increase in residential development resulting from the Greenbridge development.

Community Business zoning not only allows land-uses that support increased retail and office development, but it will encourage the type of residential development desired by the community. ECD-15 in the White Center Community Plan calls for new multifamily development “as part of a mixed-use development within the designated Urban Village Boundary.” Increased residential development in this area is further supported by the LUTAQH study, which calls for a “greater concentration of people living in and around the commercial core” to enhance the walkability of the community.

Several policies specifically address the rezoning and regulation of industrial zoned parcels within Unincorporated Activity Centers. County Comprehensive Plan Policy U-155, “strictly limits” the “conversion of industrial properties to other uses.” This policy does not equate to a complete prohibition of industrial conversion and is justified in the sub-area for the following reasons.

1. Existing industrial zoned parcels have a limited potential for industrial redevelopment.

In 2002, the King County Office of Regional Policy and Planning commissioned an economic study and revitalization plan for the White Center Commercial Business District (CBD), which includes the study area. The report found that “there is limited potential for light industrial and non-office, non-retail uses but there is zoning for it” (page 2-31). The study concludes that there are several sites within the White Center CBD ripe for redevelopment, yet zoned for industrial use.

“The land north of SW 100st Street may be considered as part of an expanded commercial district with mixed-use developments rather than set aside for industrial use due to its close location to the commercial core and adjacent residential areas.”

Further, the analysis suggests development in retail, office or residential uses north of 100th Street would not inhibit industrial in-fill in blocks south of SW 100th Street, thus preserving some industrial uses in the community.

2. County policies encourage greater utilization of properties in the subarea.

As stated in policy U-325, “King County should use zoning, incentives or other measures to ensure that an appropriate proportion of the land adjacent or near to major public infrastructure facilities is used to capitalize on the economic benefit of that infrastructure.” The Greenbridge Hope VI development will add 200 to 400 for-sale homes to the area and replace 569 units of public housing. Even prior to the announcement of this development, the market research for the CBD revealed that White Center has the potential to capture a larger share of the local demand for everyday goods. The analysis projected a need for 143,000 square feet of new office space and from 30,000 to 68,000 square feet of retail space. The proposed zoning modifications will increase the square footage zoned for Community Business, accommodating the projected need and maximizing the community economic benefit resulting from public investment in Greenbridge.

The White Center Community Action Plan Policies also target the study area for redevelopment. Policy ECD-4 encourages “full utilization” of industrial areas “consistent with the maintenance of high quality commercial residential areas.” Limiting redevelopment opportunities to industrial-based uses could stymie this policy goal. As previously discussed the White Center Business District and Revitalization Plan found limited potential for industrial redevelopment, but uncovered demand in other areas of the market. For example, the study reported an interest by local residents and property owners in “live/work facilities.” The logical place for such real estate products, the consultants believe, is in existing industrial zones. By not allowing this type of development, the existing industrial zoning could prevent live/work facility projects from going forward.

Conclusions:

The proposed zoning amendments are consistent with the King County Comprehensive Plan Policies and the White Center Community Action Plan Policies.

- Community Business zoning will accommodate the type of redevelopment the community desires and the market research supports in the White Center Commercial Business District.
- Market research suggests that there is a limited potential for industrial development in the study area providing justification for the conversion of some industrial zoned lots to Community Business. The potential for industrial development will remain in the business district on parcels adjacent to the study area.

Executive Staff Recommendation:

Amend the zoning map to convert the following parcels from Industrial (I-SO) to Community Business within an Economic Redevelopment Special District Overlay (CB-SO):

0623049143

0623049006

2195100205

0623049226

0623049379

0623049208

0623049044

Modify the zoning for parcels 0623049215 and 0623049286 from I-SO to I-SO potential CB-SO to allow property owners the option for rezoning to Community Business as the market demands.

See the attached maps showing the recommended amendments.



Executive Recommended

White Center Subarea - Land Use Amendment

No Change



King County

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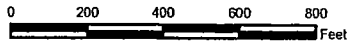
Study Area

Incorporated Areas

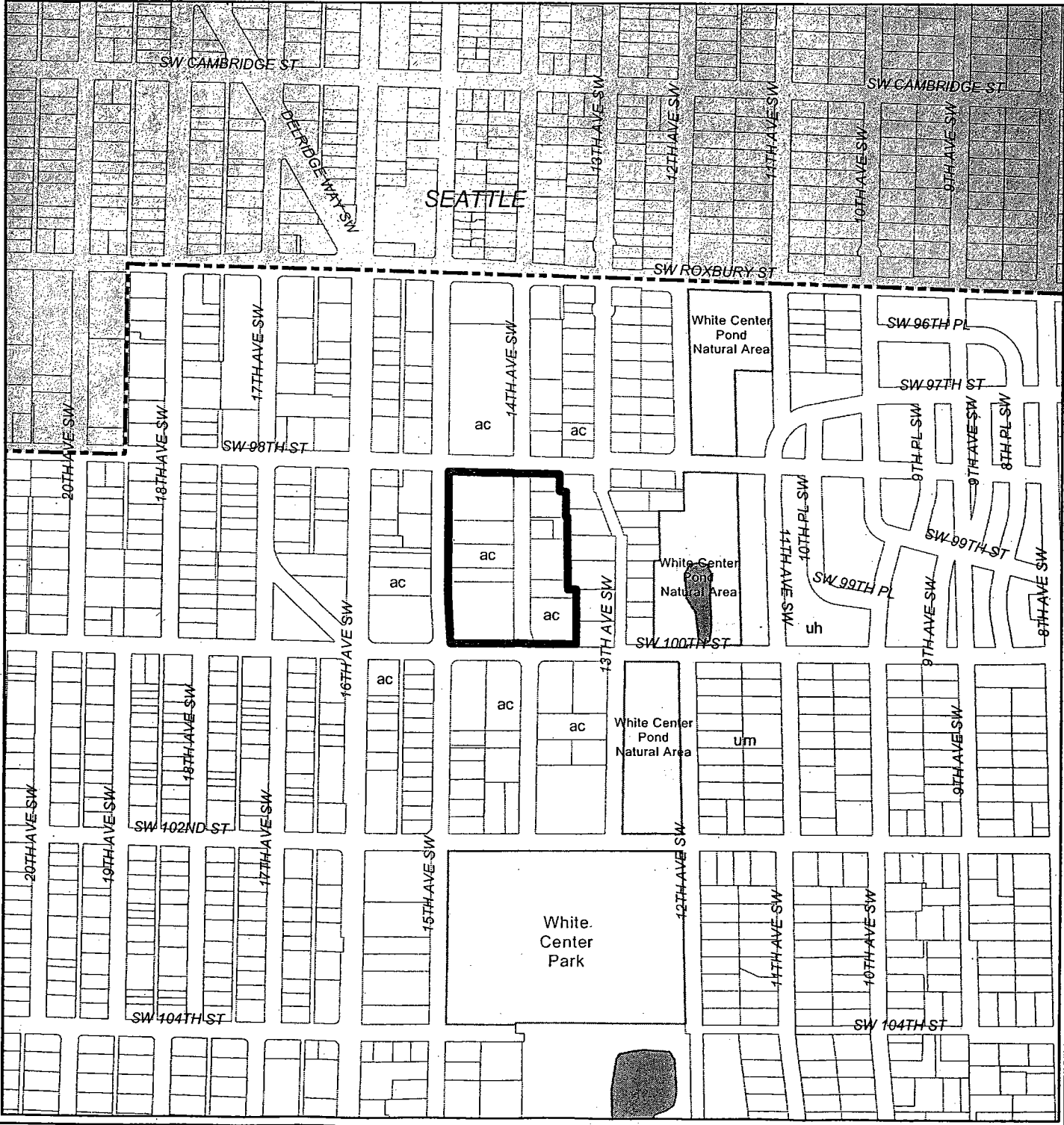
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Executive Recommended



White Center Subarea - Zoning Amendment

Recommended Area Zoning

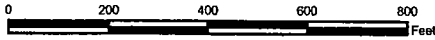


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-  Study Area
-  Incorporated Areas

- I Industrial
- CB Community Business
- R-6 Residential, six DU per acre
- R-18 Residential, 18 DU per acre
- R-24 Residential, 24 DU per acre



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