



PUBLIC REVIEW DRAFT

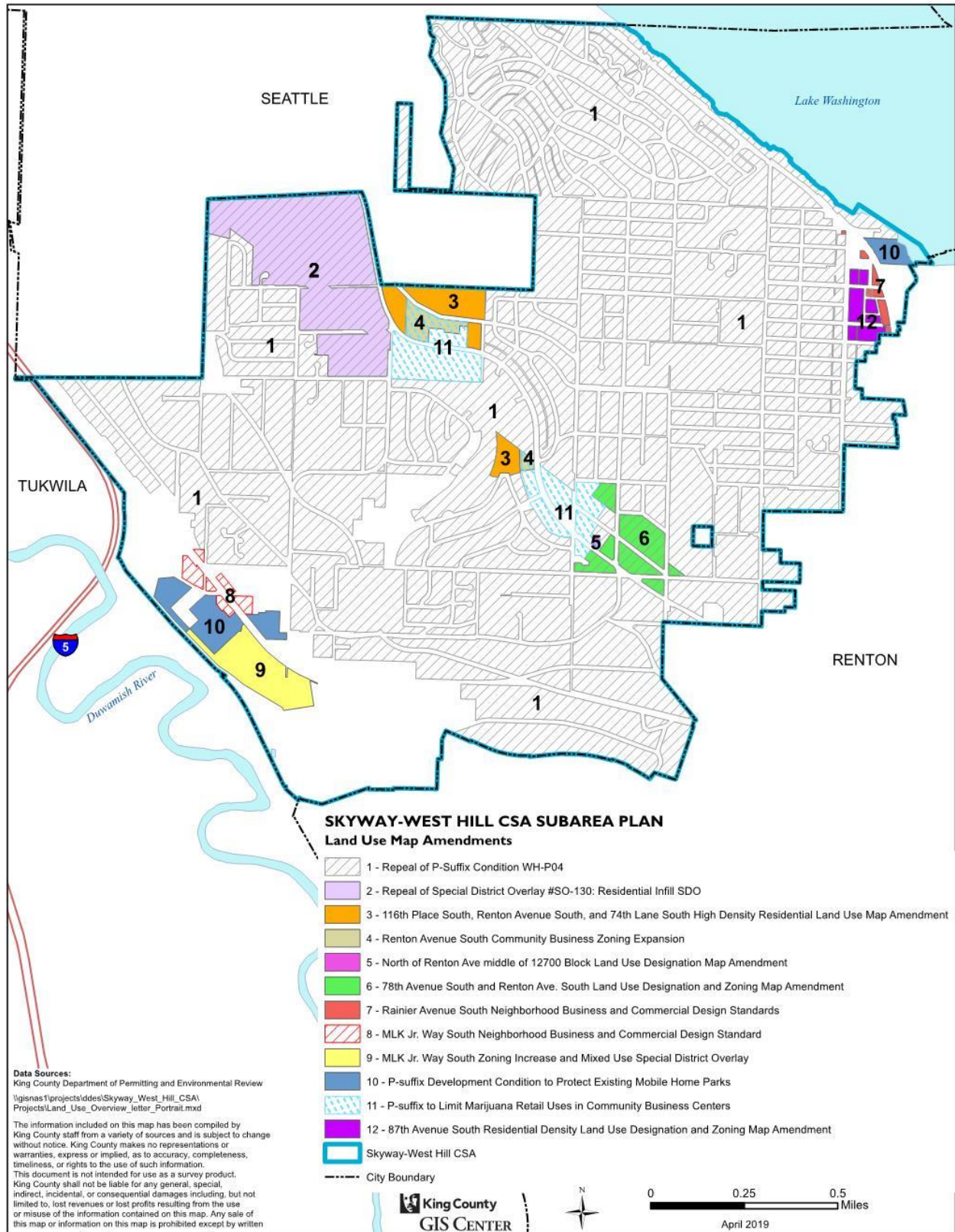
Skyway-West Hill
Amendments to Land Use and Zoning Maps

Department of Local Services – Permitting Division

July 2019

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

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN - 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. Repeal P-suffix condition WH-P04 from 4,765 parcels currently zoned R-6, R-8, R-12, R-18, R-24 (Residential, six to 24 dwelling units per acre) and CB (Community Business).

The list of parcel follows the Effect statement.

Effect: Removes P-Suffix 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 repeal would remove a development condition that was applied to these parcels upon adoption of the 1994 West Hill Community Plan. The repeal removes several development conditions that are currently included in the King County Zoning Code.

Parcel List

Parcel Number	Parcel Number	Parcel Number	Parcel Number
0001400020	0182000035	0182000437	0185000070
0001400025	0182000036	0182000438	0185000071
0001400026	0182000040	0182000439	0185000075
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0003800010	0182000435	0185000065	0185000118
0003800011	0182000436	0185000067	0185000120

Parcel Number	Parcel Number	Parcel Number	Parcel Number
0185000122	0399000025	0399000235	0399200060
0185000134	0399000030	0399000240	0399200065
0185000135	0399000035	0399000245	0399200070
0185000141	0399000040	0399000250	0399200075
0185000142	0399000045	0399000255	0399200080
0185000143	0399000050	0399000260	0399200085
0185000144	0399000055	0399000265	0399200090
0185000145	0399000060	0399000270	0399200095
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0185000166	0399000095	0399000285	0399200130
0185000167	0399000100	0399000291	0399200135
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0185000171	0399000110	0399000297	0399200145
0185000172	0399000115	0399000300	0399200150
0185000173	0399000120	0399000301	0399200155
0185000174	0399000125	0399000305	0399200160
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0372000050	0399000200	0399200025	0623059006
0372000060	0399000205	0399200030	0623059007
0372000065	0399000210	0399200035	0623059008
0399000005	0399000215	0399200040	0623059010
0399000010	0399000220	0399200045	0623059011
0399000015	0399000225	0399200050	0623059012
0399000020	0399000230	0399200055	0623059014

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Parcel Number	Parcel Number	Parcel Number	Parcel Number
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0623059017	0723059103	0949000096	1123049049
0623059018	0723059106	0949000100	1123049050
0623059019	0949000005	0949000101	1123049051
0623059020	0949000006	0949000102	1123049052
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Parcel Number	Parcel Number	Parcel Number	Parcel Number
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1568800220	1678400130	1823059204	2045800045
1568800230	1678400135	1823059222	2045800050
1568800240	1678400140	1823059223	2045800051
1637600005	1678400141	1823059231	2045800065
1637600007	1742600005	2045400005	2045800066
1637600014	1742600010	2045400006	2045800077
1637600019	1742600015	2045400015	2045800090
1637600025	1742600020	2045400020	2045800100
1637600030	1742600025	2045400025	2045800105
1637600032	1742600030	2045400035	2045800106
1637600036	1742600035	2045400036	2045800107
1637600045	1742600040	2045400040	2045800140
1637600046	1742600045	2045400045	2045800141
1637600047	1742600050	2045400055	2045800142
1637600056	1742600055	2045400065	2045800145
1637600060	1742600060	2045400075	2045800155
1637600065	1742600065	2045400085	2045800165
1637600076	1742600070	2045400095	2045800175
1637600086	1742600075	2045400110	2045800185
1637600094	1743000010	2045400120	2045800190
1637600095	1743000020	2045400121	2045800195
1678400005	1743000030	2045400155	2045800200
1678400010	1743000040	2045400160	2045800205
1678400015	1743000050	2045400170	2045800215
1678400020	1743000060	2045400180	2045800220
1678400025	1801500010	2045400190	2045800225
1678400030	1801500020	2045400200	2045800235
1678400035	1801500030	2045400201	2045800240
1678400037	1801500040	2045400210	2045800241
1678400047	1801500050	2045400220	2045800250
1678400054	1801500060	2045400221	2045800255
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2045800290	2144800040	2144800149	2144800375
2045800291	2144800044	2144800150	2144800385
2045800300	2144800045	2144800151	2144800440
2045800310	2144800054	2144800152	2144800450
2045800320	2144800055	2144800153	2144800451
2045800325	2144800065	2144800154	2144800455
2045800330	2144800066	2144800156	2144800585
2045800345	2144800070	2144800157	2144800590
2045800355	2144800071	2144800160	2144800595
2045800370	2144800075	2144800169	2144800600
2045800380	2144800077	2144800170	2144800605
2045800390	2144800078	2144800171	2144800610
2046200005	2144800080	2144800172	2144800615
2046200007	2144800081	2144800175	2144800616
2046200010	2144800085	2144800176	2144800620
2046200011	2144800090	2144800180	2144800621
2046200015	2144800094	2144800181	2144800625
2046200020	2144800095	2144800185	2144800630
2046200025	2144800096	2144800186	2144800631
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2046200031	2144800100	2144800191	2144800635
2046200035	2144800101	2144800195	2144800637
2046200040	2144800102	2144800205	2144800640
2046200045	2144800103	2144800206	2144800645
2046200050	2144800110	2144800210	2144800646
2046200055	2144800115	2144800215	2144800650
2046200060	2144800116	2144800220	2144800655
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2046200071	2144800119	2144800226	2144800665
2144800005	2144800120	2144800227	2144800670
2144800006	2144800125	2144800235	2144800680
2144800007	2144800130	2144800236	2144800682
2144800008	2144800131	2144800330	2144800685
2144800010	2144800132	2144800331	2144800690
2144800011	2144800135	2144800332	2144800695
2144800012	2144800138	2144800334	2144800696
2144800013	2144800139	2144800335	2144800700
2144800020	2144800140	2144800336	2171400005
2144800021	2144800145	2144800341	2171400010
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2171400021	2171400171	2171400229	2172000851
2171400025	2171400172	2172000710	2172000870
2171400035	2171400173	2172000711	2172000871
2171400040	2171400174	2172000715	2172000872
2171400041	2171400175	2172000720	2172000873
2171400045	2171400176	2172000725	2172000875
2171400046	2171400177	2172000733	2172000876
2171400050	2171400178	2172000750	2172000877
2171400051	2171400181	2172000751	2172000878
2171400075	2171400190	2172000752	2172000880
2171400086	2171400191	2172000753	2172000881
2171400095	2171400192	2172000755	2172000882
2171400096	2171400193	2172000756	2172000885
2171400100	2171400194	2172000757	2172000886
2171400101	2171400195	2172000760	2172000887
2171400120	2171400196	2172000765	2172000889
2171400121	2171400197	2172000776	2172000890
2171400122	2171400198	2172000779	2172000891
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2171400125	2171400200	2172000781	2172000893
2171400126	2171400201	2172000791	2172000894
2171400127	2171400202	2172000796	2172000895
2171400128	2171400205	2172000801	2172000896
2171400129	2171400206	2172000806	2172000897
2171400130	2171400207	2172000811	2172000898
2171400132	2171400208	2172000815	2172000899
2171400133	2171400209	2172000816	2172000900
2171400135	2171400210	2172000819	2172000901
2171400140	2171400211	2172000822	2172000902
2171400141	2171400212	2172000823	2172000903
2171400142	2171400215	2172000825	2172000905
2171400145	2171400216	2172000830	2172000908
2171400150	2171400217	2172000831	2172000910
2171400155	2171400218	2172000835	2172000915
2171400160	2171400219	2172000840	2172000919
2171400161	2171400220	2172000844	2172000920
2171400165	2171400221	2172000845	2172000921
2171400166	2171400223	2172000846	2172000922
2171400167	2171400224	2172000847	2172000923
2171400168	2171400225	2172000848	2172000924

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2220400025	2988800015	2988800130	3379200100
2220400030	2988800017	2988800131	3379200110
2220400040	2988800020	2988800135	3379200120
2220400045	2988800021	2988800136	3379200130
2220400050	2988800025	2988800140	3379200140
2220400055	2988800030	2988800141	3379200150
2220400065	2988800035	2988800142	3379200160
2220400070	2988800036	2988800143	3379200170
2220400080	2988800040	2988800144	3379200180
2220400085	2988800041	2988800145	3379200190
2220400090	2988800042	2988800150	3379200200
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2220400105	2988800046	2988800156	3379200220
2220400106	2988800050	2988800160	3379200230
2220400107	2988800051	2988800165	3379200240
2220400110	2988800055	2988800166	3379200250
2220400115	2988800056	2988800170	3379200260
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2220400125	2988800060	2988800180	3379200280
2220400126	2988800061	2988800181	3737700010
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2220400135	2988800065	3151600005	3737700030
2220400145	2988800066	3151600009	3737700040
2220400150	2988800070	3151600010	3737700050
2220400160	2988800071	3151600014	3737700060
2220400165	2988800075	3151600025	3810000005
2220400170	2988800076	3151600030	3810000010
2220400180	2988800081	3151600033	3810000012
2220400185	2988800082	3151600035	3810000015
2220400190	2988800085	3151600045	3810000020
2220400195	2988800090	3151600046	3810000021
2220400200	2988800091	3151600051	3810000025
2220400210	2988800095	3151600060	3810000030
2220400215	2988800096	3379200010	3810000035
2220400220	2988800100	3379200020	3810000040
2220400225	2988800105	3379200030	3810000045
2220400230	2988800110	3379200040	3810000050
2220400235	2988800115	3379200050	3810000051
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3810000095	3810000315	3810000526	3810000856
3810000100	3810000316	3810000527	3810000860
3810000102	3810000320	3810000528	3810000865
3810000103	3810000321	3810000535	3810000870
3810000104	3810000325	3810000540	3810000875
3810000105	3810000330	3810000545	3810400005
3810000106	3810000335	3810000546	3810400006
3810000107	3810000340	3810000547	3810400010
3810000125	3810000345	3810000548	3810400011
3810000130	3810000348	3810000555	3810400012
3810000132	3810000350	3810000560	3810400021
3810000134	3810000355	3810000562	3810400035
3810000135	3810000360	3810000565	3969300005
3810000136	3810000365	3810000570	3969300010
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3810000138	3810000400	3810000635	3969300020
3810000140	3810000425	3810000636	3969300025
3810000142	3810000430	3810000637	3969300030
3810000145	3810000431	3810000638	3969300035
3810000152	3810000432	3810000639	3969300040
3810000155	3810000433	3810000640	3969300045
3810000170	3810000436	3810000641	3969300050
3810000200	3810000438	3810000660	3969300060
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3810000285	3810000495	3810000840	3969300130
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3969300165	4058200085	4058200320	4058200545
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3969300175	4058200095	4058200330	4058200555
3969300180	4058200100	4058200335	4058200560
3969300185	4058200105	4058200340	4058200565
3969300190	4058200110	4058200345	4058200570
3969300195	4058200115	4058200350	4058200575
3969300200	4058200120	4058200355	4058200580
3969300205	4058200125	4058200360	4058200585
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3991400015	4058200150	4058200385	4058200610
3991400020	4058200155	4058200390	4058200615
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3991400030	4058200165	4058200400	4058200625
3991400035	4058200170	4058200405	4058200630
3991400040	4058200175	4058200410	4058200635
3991400045	4058200180	4058200415	4058200640
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3991400055	4058200190	4058200425	4058200650
3991400060	4058200195	4058200430	4058200655
3991400064	4058200200	4058200435	4058200660
3991400065	4058200205	4058200440	4058200665
3991400070	4058200215	4058200445	4058200670
3991400075	4058200220	4058200450	4058200675
3991400079	4058200230	4058200455	4058200680
3991400080	4058200235	4058200460	4058200685
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4058200040	4058200266	4058200505	4058200720
4058200045	4058200275	4058200510	4058200730
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4058200055	4058200290	4058200520	4058200740
4058200060	4058200295	4058200525	4058200745

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4058200785	4058201055	4058201275	4058201500
4058200800	4058201060	4058201280	4058201518
4058200815	4058201065	4058201285	4058201524
4058200825	4058201070	4058201290	4058201525
4058200830	4058201075	4058201295	4058201535
4058200835	4058201080	4058201300	4058201540
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4058200895	4058201120	4058201340	4058201575
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4058200910	4058201135	4058201360	4058201590
4058200915	4058201140	4058201365	4058800015
4058200920	4058201145	4058201370	4058800025
4058200925	4058201150	4058201375	4058800030
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4058200935	4058201160	4058201385	4058800040
4058200940	4058201165	4058201394	4058800045
4058200945	4058201166	4058201395	4058800050
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4058200965	4058201190	4058201410	4058800065
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4058200991	4058201220	4058201440	4058800100
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4058800135	4058800400	4058800625	4058800860
4058800145	4058800405	4058800630	4058800865
4058800150	4058800410	4058800635	4058800870
4058800165	4058800415	4058800640	4058800875
4058800170	4058800420	4058800650	4058800880
4058800176	4058800425	4058800655	4058800885
4058800180	4058800430	4058800660	4058800890
4058800185	4058800435	4058800665	4058800895
4058800190	4058800439	4058800670	4058800900
4058800195	4058800440	4058800675	4058800905
4058800200	4058800450	4058800680	4058800911
4058800210	4058800455	4058800685	4058800920
4058800215	4058800460	4058800690	4058800925
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4058800225	4058800470	4058800700	4058800935
4058800230	4058800475	4058800705	4058800940
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4058800245	4058800485	4058800715	4058800950
4058800250	4058800490	4058800720	4058800955
4058800255	4058800495	4058800725	4058800960
4058800260	4058800500	4058800730	4058800970
4058800265	4058800505	4058800736	4058800975
4058800275	4058800515	4058800746	4058800980
4058800280	4058800520	4058800755	4058800985
4058800290	4058800525	4058800760	4058800990
4058800295	4058800530	4058800765	4058800995
4058800300	4058800535	4058800770	4058801000
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4058800335	4058800555	4058800790	4058801029
4058800340	4058800560	4058800795	4058801030
4058800345	4058800565	4058800800	4058801031
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4058800355	4058800575	4058800810	4058801050
4058800365	4058800580	4058800815	4058801055
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4058801175	4058801390	4058801623	4058801835
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4058801215	4058801430	4058801665	4058801875
4058801220	4058801435	4058801670	4058801880
4058801225	4058801440	4058801675	4058801885
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4058801275	4058801500	4058801725	4058801931
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4058801960	4058802175	4136800091	4141680130
4058801965	4058802180	4136800105	4141680140
4058801970	4058802185	4136800115	4141680150
4058801975	4058802190	4136800125	4141680160
4058801980	4058802195	4136800130	4141680170
4058801985	4058802200	4136800145	4141680180
4058801990	4058802205	4136800149	4141680190
4058801995	4058802210	4136800150	4141680200
4058802000	4058802215	4136800160	4141680210
4058802005	4058802220	4136800170	4141680220
4058802010	4058802225	4136800180	4141680230
4058802015	4058802230	4136800185	4141680240
4058802020	4058802235	4136800190	4187900010
4058802025	4058802240	4136800195	4187900020
4058802030	4058802245	4136800200	4187900030
4058802035	4058802250	4140940010	4187900040
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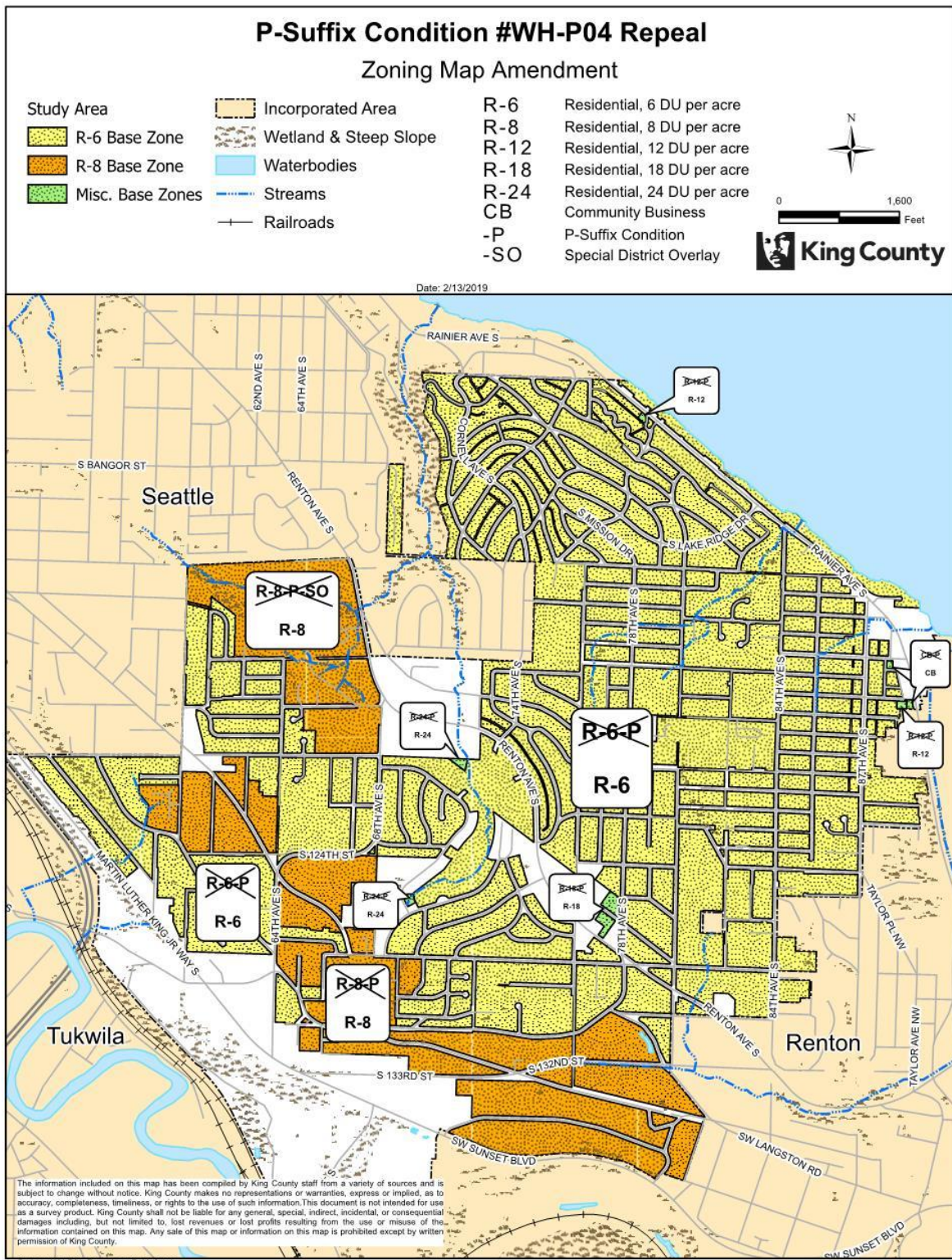
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7887200520	8013600015	9124600065	9282800357
7961400005	8013600020	9124600070	9282800390
7961400010	8013600025	9124600075	9282800405
7961400015	8013600030	9124600080	9282800415
7961400020	8013600035	9282800005	9282800425
7961400025	8013600040	9282800015	9282800435
7961500010	8013600041	9282800025	9282800445
7961500020	8013600042	9282800035	9282800460
7961500030	8013600043	9282800045	9282800470
7961500040	8013600045	9282800055	9282800480
7961500050	8013600050	9282800065	9282800490
7961500060	8013600056	9282800075	9282800500
7961500070	8013600060	9282800085	9282800515
7989800009	8013600065	9282800095	9282800525
7989800010	8013600070	9282800105	9282800535
7989800011	8069000114	9282800115	9282800550
7989800012	8664900010	9282800125	9282800565
7989800014	8664900020	9282800135	9282800576
7989800016	8664900030	9282800145	9282800590
7989800018	8664900040	9282800155	9282800598
7989800030	8664900050	9282800165	9282800620
7989800050	8664900060	9282800175	9282800630
7989800070	8664900070	9282800185	9282800640
7989800090	8664900080	9282800195	9282800650
7989800091	8664900090	9282800205	9282800660
7989800092	8664900100	9282800215	9282800670
7989800111	8664900110	9282800225	9282800680
7989800151	8664900120	9282800235	9282800690
7989800152	8664900130	9282800245	9282800700
7989800153	8664900140	9282800255	9282800725

Parcel Number	Parcel Number	Parcel Number	Parcel Number
9282800752	9282801230	9282801660	112304TRCT
9282800753	9282801240	9282801670	112304TR-E
9282800754	9282801250	9282801680	112304unkn
9282800755	9282801260	9282801695	114830TRCT
9282800805	9282801270	9282801710	118050TRCT
9282800855	9282801280	9282801720	122304TR-A
9282800856	9282801290	9282801730	122304TRCT
9282800857	9282801300	9282801740	156880TR-A
9282800858	9282801310	9282801750	156880TR-B
9282800875	9282801325	9282801760	156880TR-D
9282800876	9282801335	9282801770	156880TR-E
9282800877	9282801345	9282801780	156880TR-F
9282800878	9282801355	9282801790	156880TR-G
9282800879	9282801360	9282801800	156880TR-H
9282800905	9282801370	9282801810	156880TR-I
9282800930	9282801380	9282801820	156880TR-J
9282800931	9282801405	9282801830	204540TRCT
9282800960	9282801410	9282801840	214480TR-A
9282800995	9282801435	9282801850	217140TRCT
9282801010	9282801440	9282801860	217200TR-A
9282801020	9282801450	9282801870	217200TR-B
9282801030	9282801460	9282801880	217200TRCT
9282801040	9282801465	9282801890	373770TRCT
9282801045	9282801490	9282801900	381000TRCT
9282801050	9282801510	9282801910	414094TR-A
9282801060	9282801520	9282801920	414094TR-B
9282801062	9282801530	9282801930	414094TR-C
9282801064	9282801545	9282801940	414094TR-D
9282801065	9282801550	9282801950	414168TR-A
9282801105	9282801560	9282801960	414168TR-B
9282801110	9282801570	9282801970	414168TR-C
9282801115	9282801580	9282801980	643380TR_A
9282801120	9282801590	9282801990	780540TRCT
9282801150	9282801600	9282802000	781250TRCT
9282801155	9282801610	072305TR-A	781350TRCT
9282801160	9282801620	072305TRCT	787840TRCT
9282801165	9282801630	112304TR-A	
9282801210	9282801640	112304TR-B	
9282801220	9282801650	112304TR-C	



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

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN - KING COUNTY ZONING ATLAS

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

ZONING

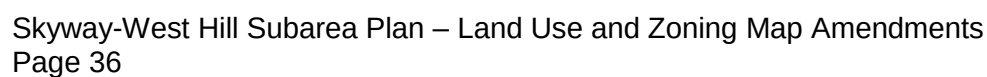
1. Remove Special District Overlay SO-130 (Residential Infill Standards) from the following parcels currently zoned R-8-P-SO (Residential, eight dwelling units per acre), with a Property Specific (P-Suffix) development condition and a special district overlay.

Parcel List

Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number
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

Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number
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	
1123049167	1148300120	1148300490	7805400020	
1123049174	1148300130	1148300500	7805400030	

Effect: Removes Special District Overlay SO-130 from 186 parcels. This amendment will not change densities or allowed uses on the affected parcels but will align development standards with current zoning regulations. The Property Specific (P-Suffix) development condition development condition that also applies to this area, WH-P04, is proposed to be repealed by Map Amendment 1.



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 (23 parcels zoned R-24 [Residential, 24 dwelling units per acre] and seven parcels zoned R-48 [Residential, 48 dwelling units per acre] from “cb” (Community Business Center) to “uh” (Urban Residential, High Density):

Parcel Number	Current Zoning
1223049030	R-24
1223049038	R-24
1223049046	R-24
1223049047	R-24
1223049050	R-24
1223049102	R-24
1223049110	R-24
1223049119	R-24
1223049122	R-24
1223049127	R-24
1223049131	R-24
1223049145	R-24
1223049152	R-24
1223049157	R-24
1223049158	R-24
1223049159	R-24
1223049160	R-24
1223049161	R-24
1223049162	R-24
1223049172	R-24
1223049182	R-24
1223049186	R-24
6669130000	R-24
1123049036	R-48
1123049074	R-48
1123049192	R-48
1223049034	R-48

Parcel Number	Current Zoning
1223049064	R-48
1223049138	R-48
1223049029	R-48

12

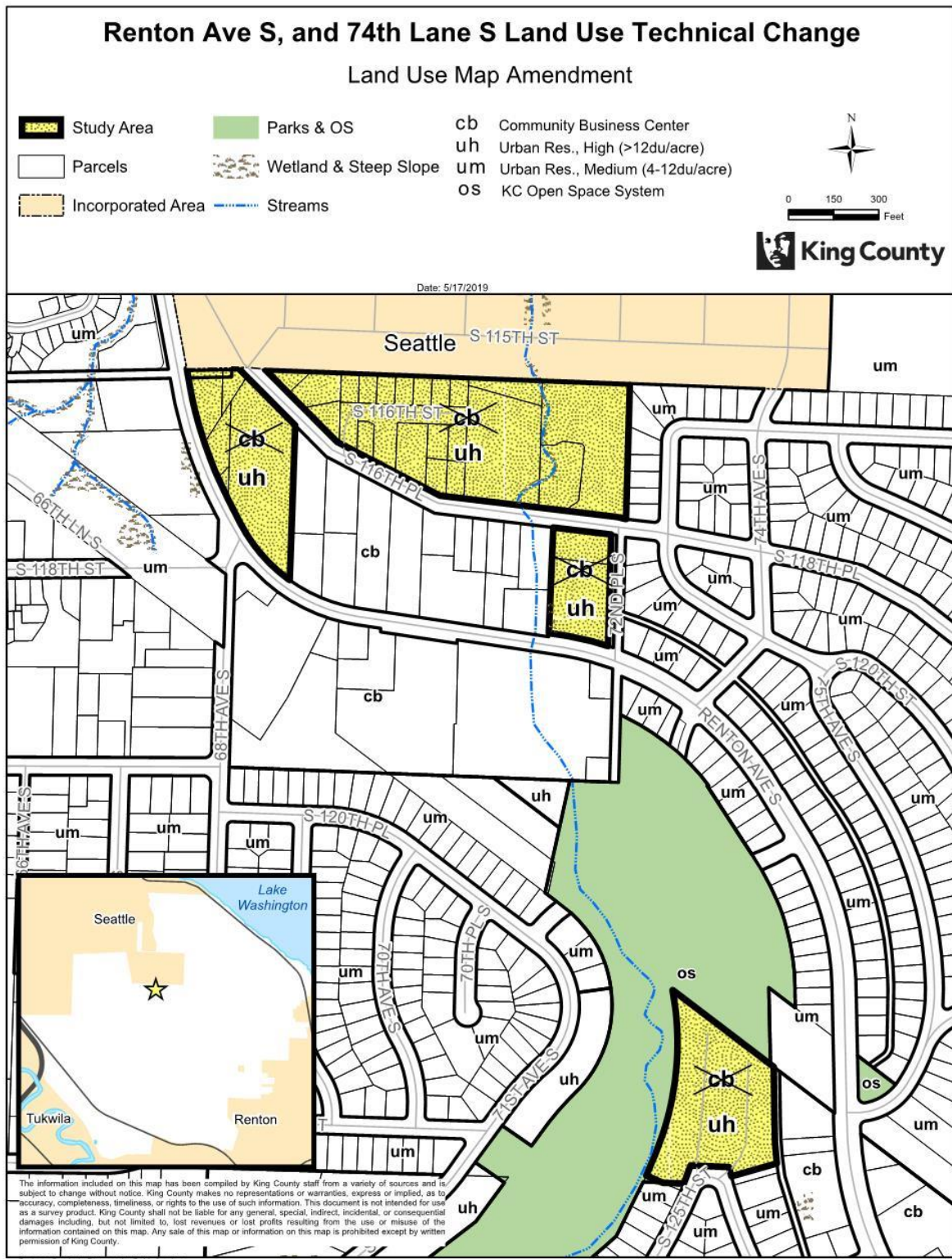
13

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



Map Amendment 4 - Renton Avenue South Community Business Zoning Expansion

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING COUNTY ZONING ATLAS

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

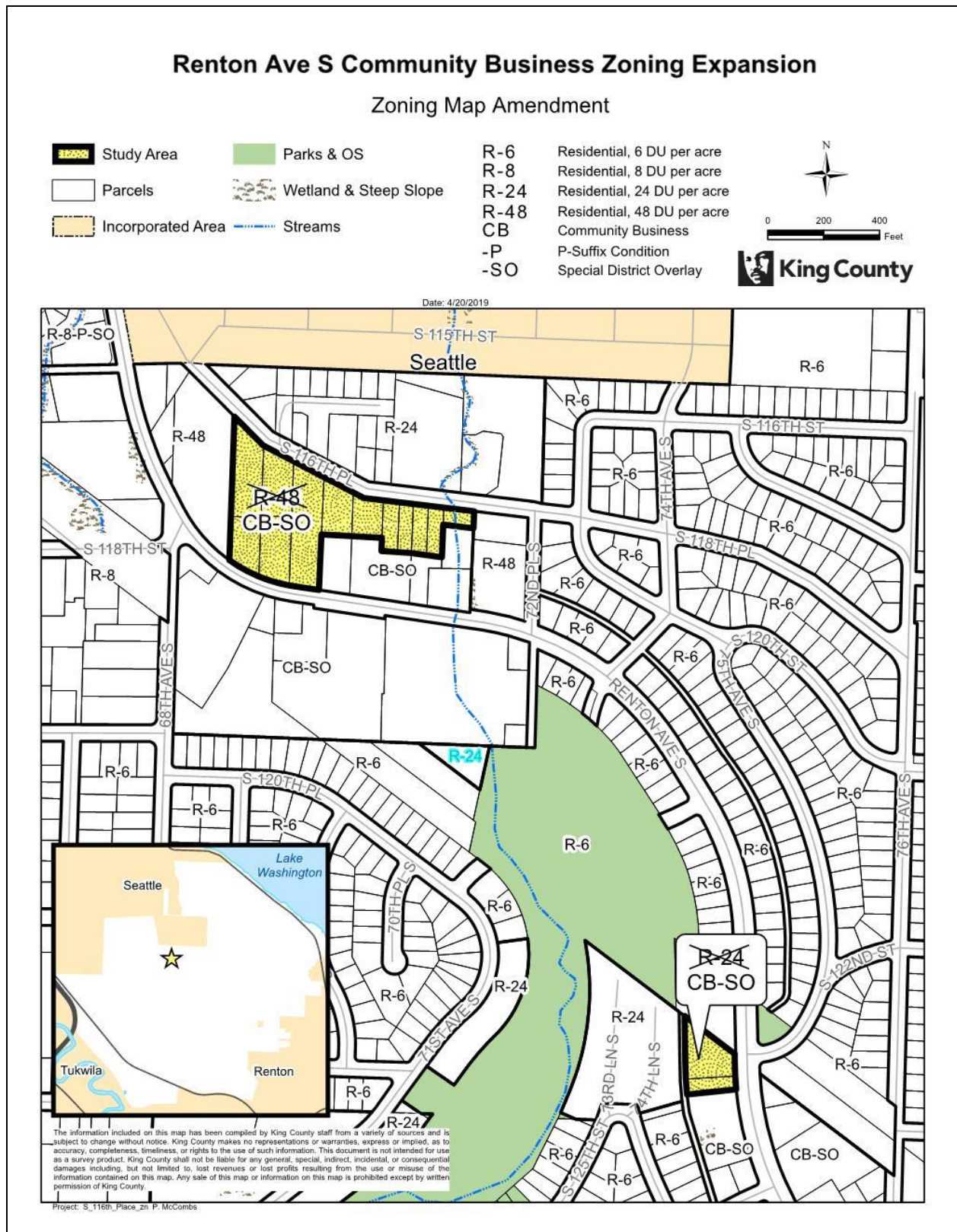
ZONING

1. Change zoning on fourteen parcels – including 12 parcels zoned R-48 (Residential, 48 dwelling units per acre) and 2 parcels zoned R-24 (Residential, 24 dwelling units per acre) – to CB (Community Business).

2. Add Special District Overlay SO-050 to all 14 parcels.

Parcel Number	Current Zoning
1223049039	R-48
1223049042	R-48
1223049043	R-48
1223049044	R-48
1223049045	R-48
1223049054	R-48
1223049077	R-48
1223049117	R-48
1223049120	R-48
1223049129	R-48
1223049130	R-48
1223049151	R-48
0232000003	R-24
0232000010	R-24

Effect: The map amendment would change the zoning on subject parcels to CB-SO, which is consistent with the “cb” land use designation. The area to the south is already zoned CB-SO, and this change would expand the current Skyway Business District. This zone change also resolves a split-zoning issue on one parcel making it entirely CB-SO. Special District Overlay SO-050 provides for high-density, pedestrian-oriented retail/employment uses. SO-050 also limits allowed uses to those that are considered “pedestrian-oriented.” The special district overlay currently applies to the rest of the Skyway Business District.



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

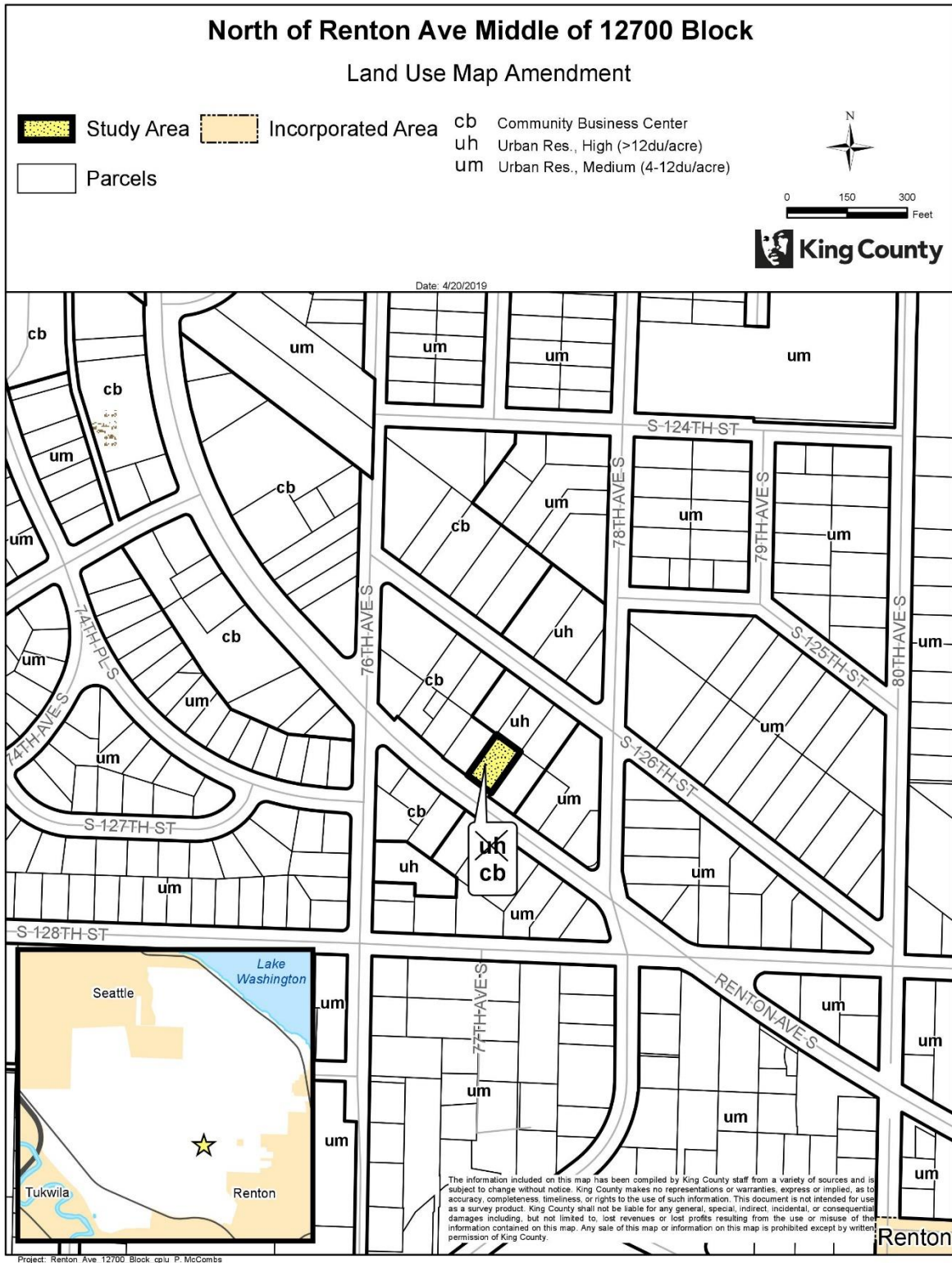
Amend Section 12, Township 23N, Range 4E as follows:

LAND USE

1. Change land use designation on one parcel from “uh” (Urban Residential, High Density) to “cb” (Community Business Center) on one parcel zoned CB-SO (Community Business, with a special district overlay).

Parcel Number
7580200250

Effect: This parcel is currently zoned CB-SO. Amending the land use designation from “uh” to “cb” will create consistency. This is a technical change and will not change densities, current development standards, or allowed uses on the parcel. The area to the north is already zoned CB-SO, and this change will slightly expand the current Skyway Business District.



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

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 55 parcels from “um” (Urban Residential, Medium Density) to “uh” (Urban Residential, High Density).

See Parcel List following Zoning.

ZONING

1. Amend the zoning on 55 parcels – this includes 52 parcels currently with R-6-P (Residential, six dwelling units per acre, with a P-Suffix) and three parcels with R-12 (Residential, 12 dwelling units per acre) – to R-18 (Residential, 18 dwelling units per acre).

2. Add P-suffix to all 55 parcels as follows:

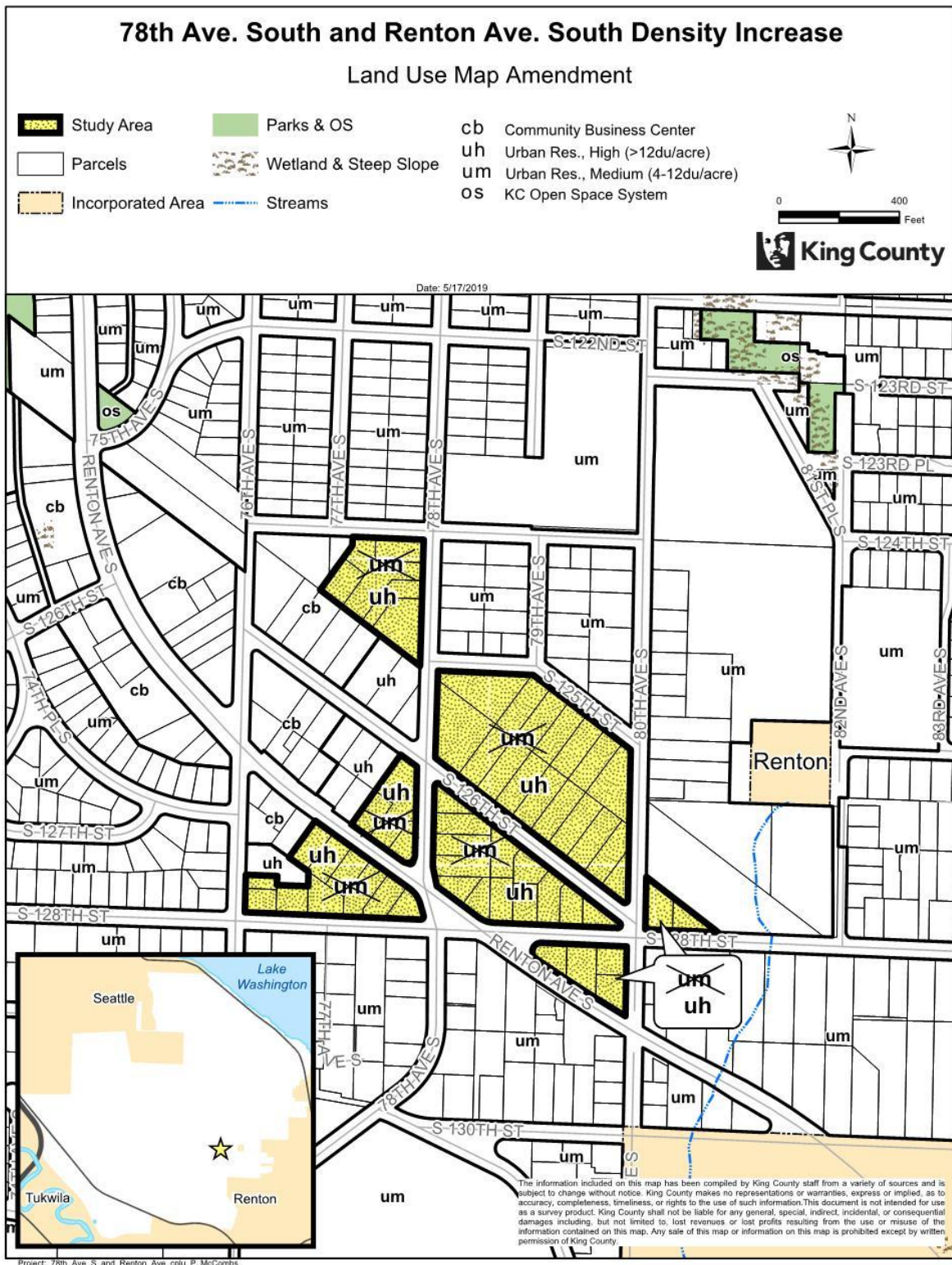
"Upon development of new or redevelopment of existing multifamily residential buildings, the developer shall:

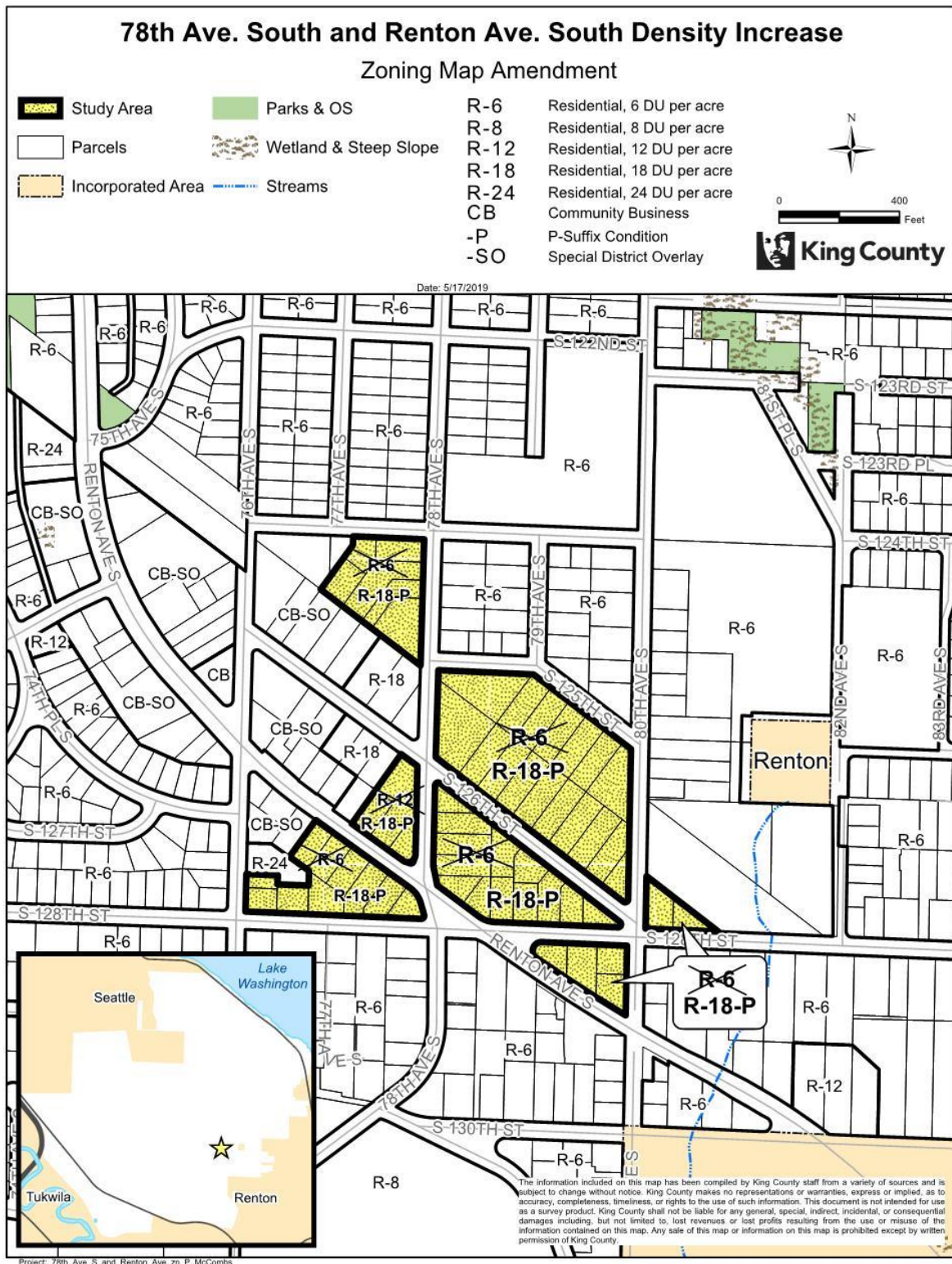
- a. Include least 10 percent of the residential units for income-qualified households making 70 percent or less of the annual median income as defined in the King County Consolidated Housing and Community Development Plan, or successor plans, for the life of the project. This shall be recorded by a covenant on the title of the property prior to the issuance of the certificate of occupancy; and
- b. Be accompanied with appropriate equitable development strategies consistent with the requirements established by SWH Action 2 in the Skyway West Hill Land Use Plan."

Parcel Number	Parcel Number	Parcel Number	Parcel Number
1223049048	7580200141	7580200310	7580200370
1223049084	7580200230 (R-12)	7580200315	7580200375
2144800070	7580200235 (R-12)	7580200320	7580200380
2144800071	7580200240 (R-12)	7580200325	7580200385
2144800075	7580200275	7580200330	7580200390
2144800081	7580200280	7580200335	7580200395
7580200125	7580200285	7580200340	7580200400
7580200126	7580200290	7580200345	7580200405
7580200130	7580200295	7580200350	7580200410
7580200135	7580200300	7580200355	7580200415

7580200140	7580200305	7580200365	7580200420
7580200425	7580200450	7580200460	7580200470
7580200445	7580200455	7580200465	7580200475
7580200480	7580200485	7580200486	

Effect: Amends land use designation on 55 parcels from “um” to “uh” to allow for higher density residential uses in this neighborhood adjacent to the Skyway Business District, Dimmitt Middle School, Skyway Library, Metro bus stops, and other services. The zoning change will provide additional multifamily development opportunities as a permitted use 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 proposed P-Suffix is intended to expand access to and continued availability of affordable housing in the area.





Map Amendment 7 - Rainier Avenue South Neighborhood Business Designation and Commercial Design Standards

AMENDMENT TO THE KING COUNTY ZONING ATLAS – 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 14 parcels from “co” (Commercial Outside of Centers) to “nb” (Neighborhood Business Center).

See Parcel List following Zoning.

ZONING

1. Amend the zoning on all 14 parcels from CB (community business) to NB (neighborhood business).

2. Add P-Suffix development condition to all 14 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 side walk 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 75 percent of the total street frontage for a property and if applicable, at least 75 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 30 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.”

43

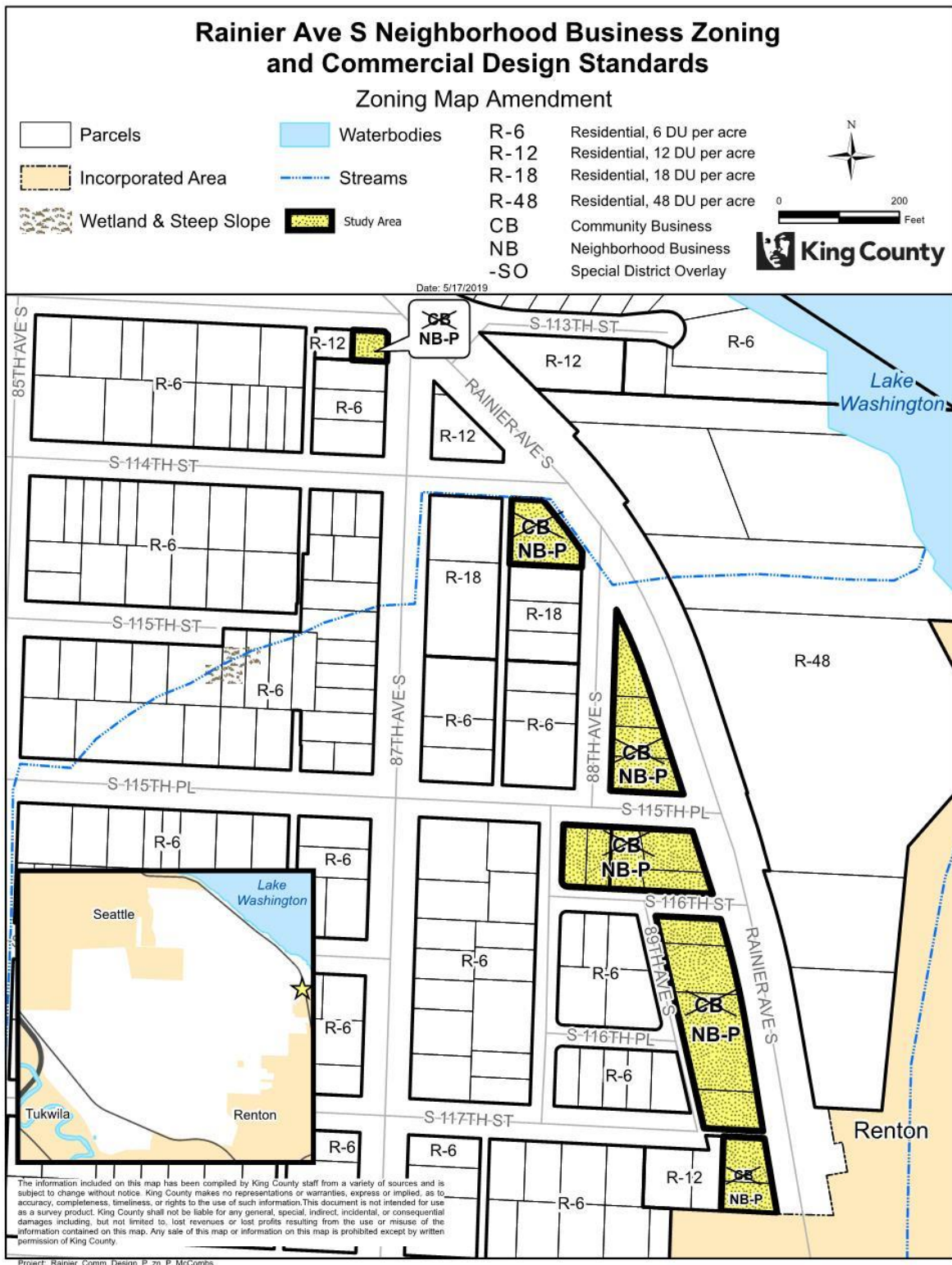
Parcel Number	Parcel Number
1180000400	4136800140
0372000094	4136800240
0372000115	4136800230
0372000130	4136800210
0372000135	4136800205
0372000140	4136800205
1180001765	1180002795

44

45 **Effect:** The Comprehensive Plan identifies this commercial area as a designated
 46 Neighborhood Business Center. The existing zoning is not consistent with this
 47 designation. The land use map in the Comprehensive Plan also incorrectly shows these
 48 parcels as “co.” These land use and zoning amendments would correct this
 49 inconsistency. These parcels are relatively small and are not suitable for larger
 50 commercial business than would be allowed under NB zoning.

51 A P-Suffix development condition proposes to improve the design and aesthetics of the
 52 area, similar to the pedestrian-oriented development conditions currently required for
 53 other commercial development in Skyway-West Hill.





Map Amendment 8 - MLK Jr. Way South Neighborhood Business Designation and Commercial Design Standards

AMENDMENT TO THE KING COUNTY ZONING ATLAS – 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 ten parcels from “co” (Commercial Outside of Centers) to “nb” (Neighborhood Business Center).

Parcel Number
2172000660
2172000648
2172000650
2172000665
2172000670
2172000671
2172000616
2172000611
2172000596
2172000594

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

Parcel Number
2172000646

ZONING

1. Amend zoning of ten parcels from CB (community business) to NB (neighborhood business).

Parcel Number
2172000660
2172000648
2172000650
2172000665
2172000670
2172000671

Parcel Number
2172000616
2172000611
2172000596
2172000594

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

Parcel Number
2172000646

3. Add P-Suffix development condition WH-Pxx to 19 parcels currently zoned CB and R-24 on Martin Luther King Jr. Way S as follows:

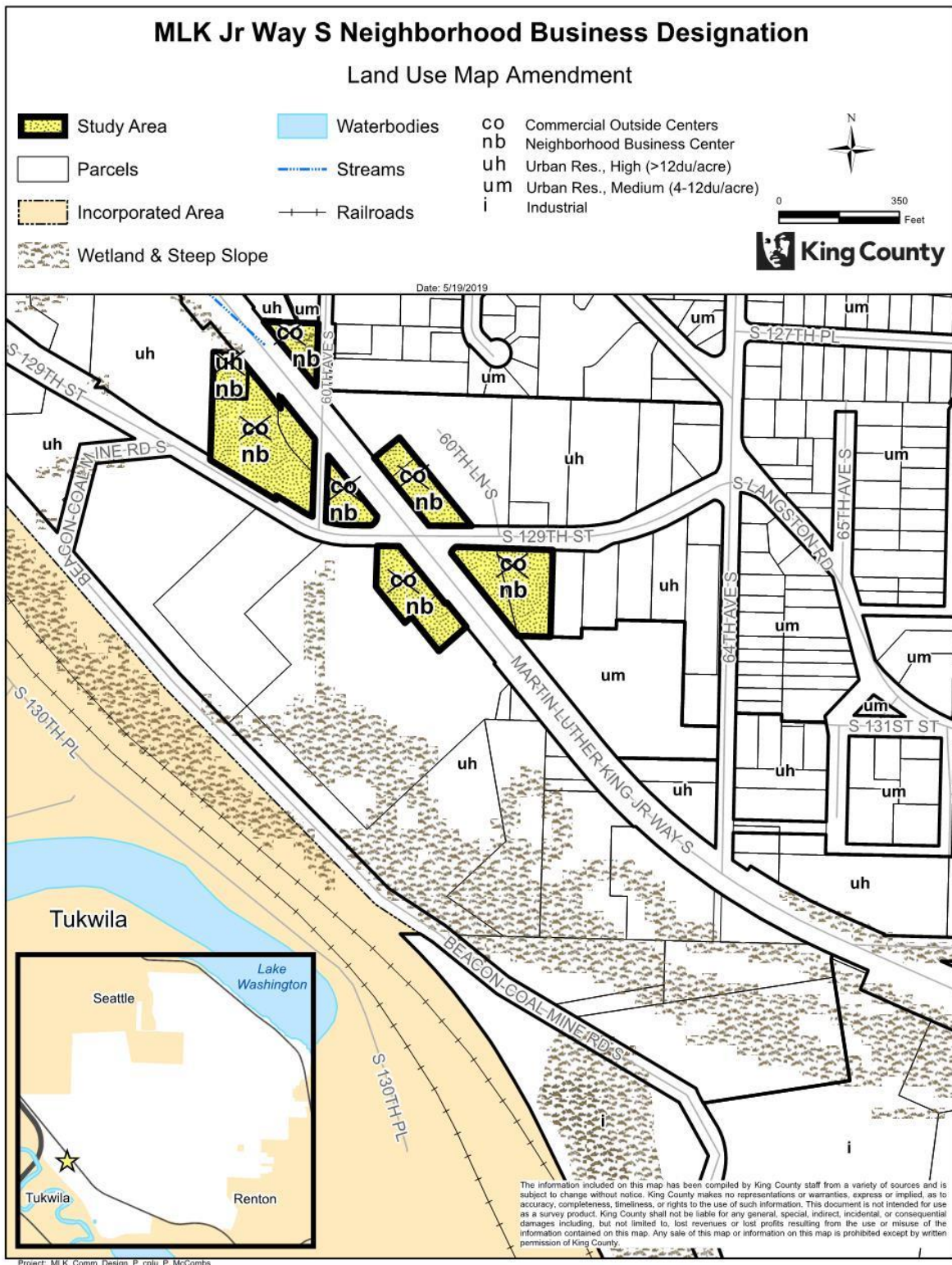
“The following standards shall apply to development or redevelopment of commercial or mixed-use buildings on parcels with frontage on MLK Jr. Way South:

- a. main building entrances shall be oriented to the public street;
- b. building facades shall comprise at least 75 percent of the total street frontage for a property and if applicable, at least 75 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 30 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.”

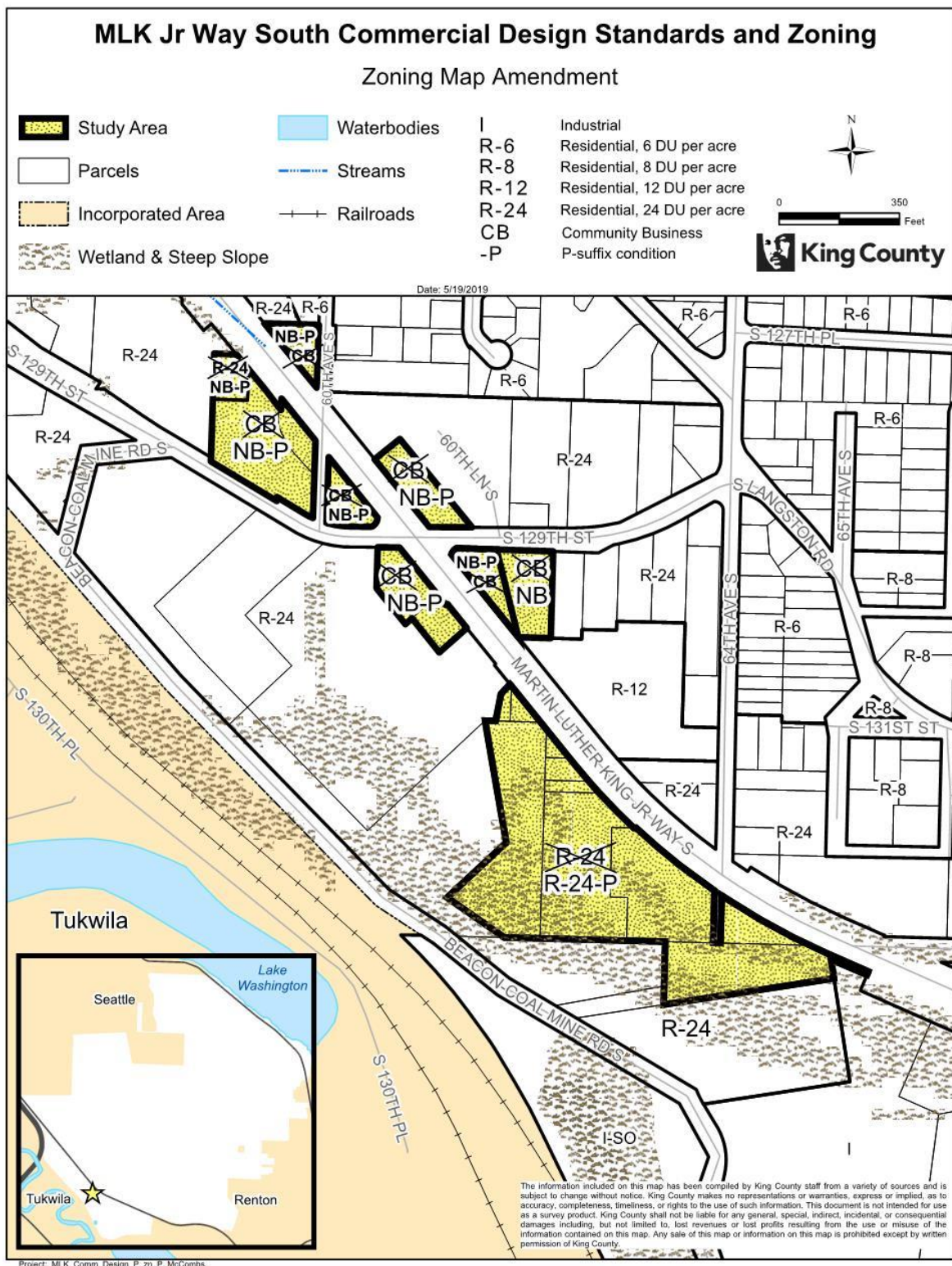
Parcel Number	Current Zoning	Proposed Zoning
0001400041	R-24	R-24-P
1423049048	R-24	R-24-P
2172000518	R-24	R-24-P
2172000540	R-24	R-24-P
2172000545	R-24	R-24-P
2172000551	R-24	R-24-P
2172000560	R-24	R-24-P
2172000563	R-24	R-24-P
2172000596	CB	NB-P
2172000605	R-24	R-24-P
2172000611	CB	NB-P
2172000616	CB	NB-P
2172000646	R-24	NB-P
2172000648	CB	NB-P

Parcel Number	Current Zoning	Proposed Zoning
2172000650	CB	NB-P
2172000660	CB	NB-P
2172000665	CB	NB-P
2172000670	CB	NB-P
2172000671	CB	NB-P

Effect: The land use and zoning amendments would correct an inconsistency within the current Comprehensive Plan. The commercial parcels involved are relatively small and are not suitable for larger commercial business than would be allowed under NB zoning. A 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 will also apply to the parcels proposed for mixed-use redevelopment in Map Amendment 9.



Project: MLK_Comm_Design_P_cplu P. McCombs



Map Amendment 9 - MLK Jr. Way South Increase in Residential Density and Mixed Use Special District Overlay

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING COUNTY ZONING ATLAS

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

ZONING

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

Parcel list shown below 2. P-Suffix Development Condition, which affects the same parcels.

2. Add a P-Suffix Development Condition to thirteen parcels as follows:

"At least 10 percent of the residential units shall be affordable for income-qualified households making 70 percent or less of the annual median income as defined in the King County Consolidated Housing and Community Development Plan, or successor plans, for 20 years. This shall be recorded on title at the time of development approval."

Parcel List

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

3. Add a special district overlay to nine parcels with frontage on MLK Jr. Way South:

- "i. Development shall be mixed-use as defined in K.C.C. 21A.06.753.
- ii. A professional office as defined in K.C.C. 21A.06.910 is an allowed use as part of a mixed-use development in subsection a of this section.
- iii. Any non-residential component of the development that is personal services or retail use shall comply with K.C.C. 21A.12.230, except that subsections A, B and C of that code section are waived and do not apply to this site."

Parcel Number	Parcel Number	Parcel Number
0001400041	2172000540	2172000560
1423049048	2172000545	2172000563

2172000518	2172000551	2172000605
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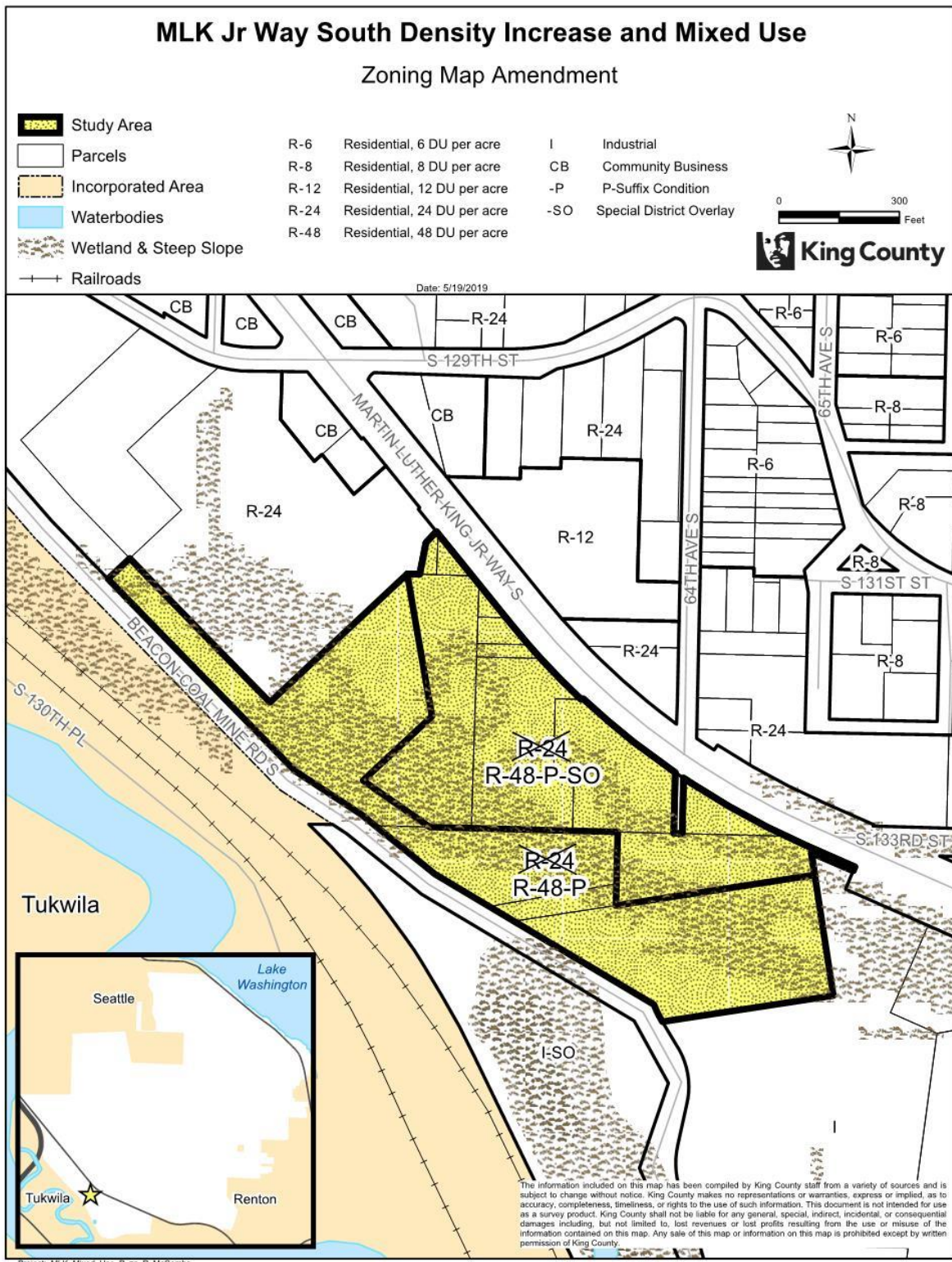
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Effect: Amending zoning from R-24 to R-48-P-SO will allow for the maximum residential density on these parcels, assisting with financial feasibility. The requirement for mixed uses would facilitate linkages to the existing commercial area further north and west of this site and would allow commercial opportunities closer to the existing high-density housing to the south. The proposed development standards are intended to incentivize commercial development by allowing more uses than traditionally found in mixed-use developments and to provide flexibility in current square footage limitations.



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

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING COUNTY ZONING ATLAS

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

ZONING

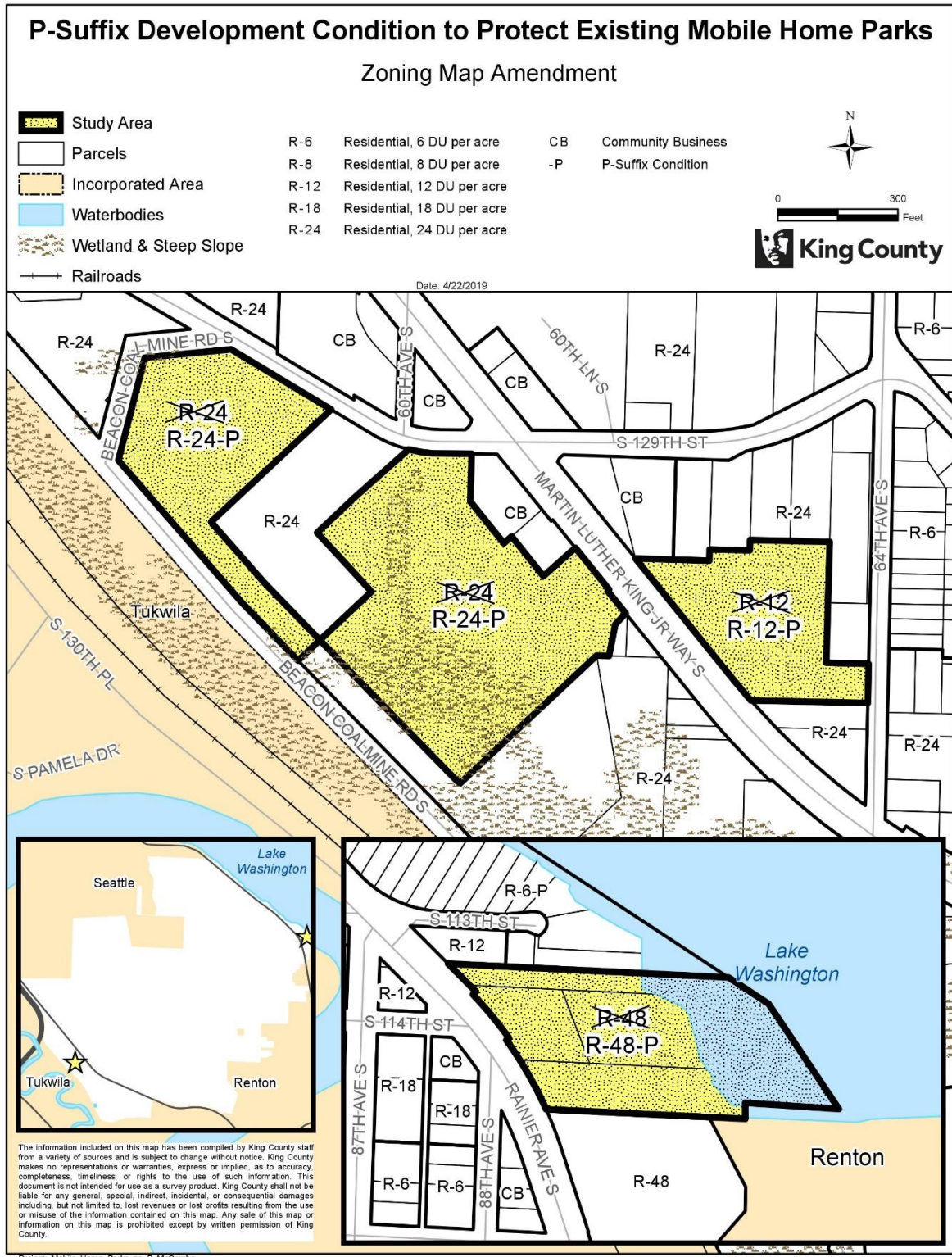
1. Add P-Suffix development condition WH-PXX to seven parcels as follows:

"a. The use of these parcels shall be limited to Mobile Home Park, per KCC 21A.08.030.

b. Development of this parcel shall only be approved when in compliance with the Equitable Development Strategies Program."

Parcel Number
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. Any request to remove this limitation would require a public process where the proponent making the request must demonstrate compliance with the Residential Displacement Mitigation Program.



Map Amendment 11 - Special District Overlay Capping Marijuana Retail Stores

Note: This Map Amendment is shown in the Comprehensive Plan Land Use and Zoning Map Amendments Document, as map amendment 8. The rationale for including it in the separate document is that there are three marijuana-related map amendments, and they are therefore presented and consolidated in one location.

Map Amendment 12 - 87th Avenue South and 88th Avenue South Increase Residential Density

AMENDMENT TO THE KING COUNTY 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 44 parcels from “um” (Urban Residential, Medium Density) to “uh” (Urban Residential, High Density).

See Parcel List following Zoning.

ZONING

1. Amend the zoning on all 44 parcels (currently with R-6-P (Residential, six dwelling units per acre, with a P-Suffix to R-18 (Residential, 18 dwelling units per acre).

2. Add P-Suffix to all 44 parcels as follows:

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

- a. Include least 10 percent of the residential units for income-qualified households making 70 percent or less of the annual 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; and
- b. Be accompanied with appropriate equitable development strategies consistent with the requirements established by SWH Action 2 in the Skyway-West Hill Land Use Plan in Attachment XXX to this Ordinance."

Parcel List

Parcel Number	Parcel Number	Parcel Number	Parcel Number
0372000030	1180002645	1180002760	4136800090
0372000040	1180002660	1180002820	4136800091
0372000045	1180002670	4136800005	4136800105
0372000050	1180002680	4136800015	4136800115
0372000060	1180002685	4136800020	4136800145
0372000065	1180002705	4136800040	4136800149
1180001675	1180002720	4136800060	4136800150
1180001700	1180002735	4136800065	4136800160
1180002625	1180002745	4136800070	4136800170

1180002627	1180002755	4136800075	4136800180
4136800185	4136800190	4136800195	4136800200

Effect: Amends land use designation on 44 parcels from “um” to “uh” to allow for higher density residential uses in this neighborhood adjacent to the Rainier Avenue South Business District. The zoning change will provide additional multifamily development opportunities as a permitted use adjacent to the pedestrian-oriented commercial district on Rainier Avenue South. This increase in density is intended to focus new growth near these services and increase the local market to support the Rainier Business District. The proposed P-Suffix is intended to expand access to and continued availability of affordable housing in the area.

