

ORDINANCE NO. 1704

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON, amending the official zoning map of the City of Des Moines in order to effectuate a zoning reclassification for tax parcel 1722049023 from RM-900B Residential: Multifamily Zone to I-C Institutional Campus Zone for the Landmark on the Sound property.

WHEREAS, the City has received an application for a rezone for tax parcel 1722049023, and

WHEREAS, the application requests to reclassify the zoning for the subject parcels from RM-900B Residential: Multifamily Zone to I-C Institutional Campus Zone, and

WHEREAS, the property's current zoning classification of RM-900B Residential Multifamily Zone is inconsistent with the Institutional Campus preferred land use designation for the property in the City's adopted Comprehensive Plan, and

WHEREAS, the rezone to Institutional Campus Zone(I-C) will bring the zoning designation of the property into conformance with the comprehensive plan preferred land use designation, and

WHEREAS, this application has been processed in accordance with the SEPA requirements established by chapter 197-11 WAC, and

WHEREAS, pursuant to DMMC 18.20.210 the City Council consideration of a site-specific rezone is a quasi-judicial process and requires a public hearing to receive public comment regarding the proposal, and

WHEREAS, DMMC 18.30.100(3) requires that the date of the public hearing be set by motion of the City Council, and

WHEREAS, the City Council set the date for the public hearing by motion on September 6, 2018, fixing the hearing for September 27, 2018, and

WHEREAS, notice of the public hearing was issued on August 31, 2018 in accordance with the DMMC, and

WHEREAS, a public hearing was held on September 27, 2018 and all persons wishing to be heard were heard, and

WHEREAS, the City Council finds that the site-specific rezone and associated zoning map amendment contained in this Ordinance meets the criteria of DMMC 18.30.080 and has merit for the community as a whole; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES ORDAINS AS FOLLOWS:

Sec. 1. Area of Zone Reclassification. The zoning classification of the following legally described property is amended from RM-900B Residential: Multifamily Zone to I-C Institutional Campus Zone:

PARCEL A

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY FOR SOUTH 240TH STREET;

AND EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY MARGIN OF MARINE VIEW DRIVE SOUTH (8TH AVENUE SOUTH);

AND EXCEPT THAT PORTION THEREOF LYING EASTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 1430.21 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID SECTION, AND RUNNING THENCE NORTH 01°02'54" EAST PARALLEL TO THE EAST LINE OF SAID SECTION TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

AND EXCEPT THAT PORTION OF THE WEST HALF OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING NORTHERLY OF THE NORTH LINE OF THE SOUTH 11.25 FEET OF THE NORTH 509 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 (BEING THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE MOST WORSHIPFUL GRAND LODGE OF FREE AND ACCEPTED MASONS OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1883799).

PARCEL B

THAT PORTION OF THE SOUTH 816.75 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE NORTH LINE OF THE SOUTH 11.25 FEET OF THE NORTH 509 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 (BEING THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE MOST WORSHIPFUL GRAND LODGE OF FREE AND ACCEPTED MASONS OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1883799.

Sec. 2. DMMC 18.10.050, *Adoption of official zoning map*, and section 35 of Ordinance No. 1591 as amended by section 13 of Ordinance No. 1601 as amended by section 9 of Ordinance No. 1618-A as amended by section 2 of Ordinance No. 1655 as amended by section 2 of Ordinance No. 1660 as amended by section 3 of Ordinance No. 1663 are each amended to read as follows:

18.10.050 Adoption of official zoning map.

The map filed in the City Clerk's office and marked Exhibit "A" to Ordinance No. 1704 and adopted September 27, 2018, constitutes the zoning map for the City. The map referenced herein supersedes all previously adopted maps. If the designations of the map are found to be in conflict with other land use designations, the map is deemed to control.

Sec. 3. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

(2) If the provisions of this Ordinance are found to be inconsistent with other provisions of the Des Moines Municipal Code, this Ordinance is deemed to control.

Sec. 4. Effective date. This Ordinance shall take effect and be in full force five (5) days after its final approval by the Des Moines City Council in accordance with law.

PASSED BY the City Council of the City of Des Moines this 27th day of September and signed in authentication thereof this 27th day of September, 2018.


MAYOR

APPROVED AS TO FORM:


Assistant City Attorney

ATTEST:


City Clerk

Published: October 2, 2018

LEGAL NOTICE
SUMMARY OF ADOPTED ORDINANCE
CITY OF DES MOINES

ORDINANCE NO. 1704, Adopted September 27, 2018.

DESCRIPTION OF MAIN POINTS OF THE ORDINANCE:

This Ordinance amends the official zoning map of the City of Des Moines in order to effectuate a zoning reclassification for tax parcel 1722049023 from RM-900B Residential: Multifamily Zone to I-C Institutional Campus Zone for the Landmark on the Sound property.

The full text of the Ordinance will be mailed without cost upon request.

Bonnie Wilkins, CMC
City Clerk

Published: October 2, 2018



City of Des Moines

Zoning

RESIDENTIAL ZONING

- R-SE Residential: Suburban Estates
- R-SR Residential: Suburban Residential
- RS-15,000 Residential: Single Family 15,000
- RS-8,600 Residential: Single Family 8,600
- RS-8,400 Residential: Single Family 8,400
- RS-7,200 Residential: Single Family 7,200
- RS-4,000 Residential: Single Family 4,000
- RA-3,600 Residential: Attached Townhouses & Duplex
- RM-2,400 Residential: Multifamily 2,400
- RM-1,800 Residential: Multifamily 1,800
- RM-900 Residential: Multifamily 900
- RM-900A Residential: Multifamily 900A
- RM-900B Restricted Service Zone
- PR-R Pacific Ridge Residential

COMMERCIAL ZONING

- W-C Neighborhood Commercial
- B-C Business Commercial
- C-C Community Commercial
- D-C Downtown Commercial
- C-G General Commercial
- B-P Business Park
- I-C Institutional Campus
- H-C Highway Commercial
- PR-C Pacific Ridge Commercial
- T-C Transit Community
- W-C Woodmont Commercial

See Comprehensive Plan for Development Potential

Planned Unit Development

Des Moines City Limits

Tax Parcels

Tidelands

Enacting Ordinances

Bill/Ordinance	Ordinance	Effective Date
Adoption of original zoning map	1928	July 5, 1928
Renaming of zoning	1937	May 17, 1938
Business Park (B-P) rezoning	1983	June 21, 2000
Pacific Ridge rezoning	1987	July 25, 2000
Redondo Riviera rezoning	1976	September 3, 2000
Adoption of OS maps	1988	October 11, 2001
Michael Chamber rezoning	1933	January 11, 2006
Redondo rezoning	1987	March 7, 2007
Crestwood Park	1488	December 9, 2007
Shawnee rezoning	1476	June 26, 2008
Sea Hill rezoning	1528	October 13, 2011
Balfour rezoning	1540	July 24, 2012
Addition of H-C zones	1583	March 28, 2013
Pacific Ridge rezoning	1676	September 12, 2013
Addition of H-C Zone	1697	June 26, 2014
Addition of H-C Zone	1614-A	March 17, 2015
Brewery Lane Rezoning	1560	September 3, 2015
S 21st Street Rezoning	1563	October 13, 2015
Landslide Rezoning	1704	September 27, 2016

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