



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Joan Lieberman-Brill, AICP, Senior Planner

Date: April 22, 2008

Subject: Intent to Adopt Resolution – Nakhjiri Private Amendment Request (File ZON07-00010)

RECOMMENDATION

Adopt the enclosed resolution setting forth the intention of the City Council to approve the requested land use and density redesignation and rezone for the Nakhjiri parcel later this year concurrent with all other amendments included in the City's annual Comprehensive Plan amendments.

BACKGROUND DISCUSSION

The Council, at its March 18th public meeting, considered the Planning Commission (PC) recommendation on the Nakhjiri / Kirkland Congregational Church Private Amendment Request (PAR). At that meeting, a motion to accept the Planning Commission recommendation failed. Then at its April 1st public meeting, the Council reconsidered the motion. Council then unanimously approved a motion to accept the Planning Commission recommendation to amend the Kirkland Comprehensive Plan City wide and Norkirk Neighborhood land use maps and the Kirkland Zoning Map and directed staff to bring back a resolution of intent to adopt to the May 6, 2008 meeting. Council directed the effective date to implement the request be at least two years from the adoption date of the Norkirk Neighborhood Plan update, which was on December 12, 2006. The City Attorney confirmed that an effective date should be incorporated into the final ordinance.

The other components of the annual CPA that will be incorporated into the final ordinance for adoption later this year are:

- City initiated Transportation Concurrency and LOS changes – currently in process
- Hart Private Amendment Request
- Totem Lake – 9 city initiated zoning revisions

The three downtown PAR's that are in process; Touchstone (Park Place), Orni and Alton, will be adopted separately as part of a Planned Action Ordinance.

Memo Intent to Adopt Resolution Nakhjiri PAR

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cc: ZON07-00010

Planning Commission

Mehdi Nakhjiri, 10420 NE 55th Street, Kirkland, WA 98033

Youssef Parast, 1534 4th St, Kirkland, WA 98033 parast@comcast.net

Melody B. McCutcheon, HCMP, 500 Galland Building, 1221 Second Ave., Seattle, WA 98101

mbm@hcmp.com

Reverend Dr. Walter John Boris, Pastor, Kirkland Congregational Church, United Church of Christ,
106 Fifth Ave., Kirkland, WA 98033

Norkirk Neighborhood Association

Kirkland Alliance of Neighborhoods

Kirkland Chamber of Commerce

RESOLUTION R-4699

A RESOLUTION OF THE CITY OF KIRKLAND RELATED TO COMPREHENSIVE PLANNING AND LAND USE AND EXPRESSING AN INTENT TO AMEND THE KIRKLAND COMPREHENSIVE PLAN, ORDINANCE 3481 AS AMENDED, AND AMENDING ORDINANCE 3710 AS AMENDED, THE KIRKLAND ZONING MAP AS A RESULT OF THE NAKHJIRI PRIVATE AMENDMENT REQUEST, FILE NO ZON07-00010.

WHEREAS, the City Council has received recommendations from the Kirkland Planning Commission to amend the Kirkland Land Use Map Figure LU – 1, and the Norkirk Land Use Map Figure N-4 of the Comprehensive Plan for the City, Ordinance 3481 as amended, and the Zoning Map, Ordinance 3710 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated March 5, 2008, and bearing Kirkland Department of Planning and Community Development File No. ZON07-00010; and

WHEREAS, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, held on January 24, 2008, a public hearing, on the amendment proposal and considered the comments received at said hearing; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a SEPA Addendum to Existing Environmental Documents, issued by the responsible official pursuant to WAC 197-11-600; and

WHEREAS, in open public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission; and

WHEREAS, the Growth Management Act, RCW 36.70A.130, requires the city to review all amendments to the comprehensive plan concurrently and no more frequently than once every year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The City Council acknowledges the recommended amendment to the Comprehensive Plan and Zoning Ordinance as set forth in File ZON07-00010, and will consider adopting said recommendation by ordinance concurrent with all other amendments included in the City's annual Comprehensive Plan amendments.

Section 2. The recommended amendment to the Comprehensive Plan and Zoning Ordinance is set out in Exhibit "A" attached hereto and be this reference incorporated herein.

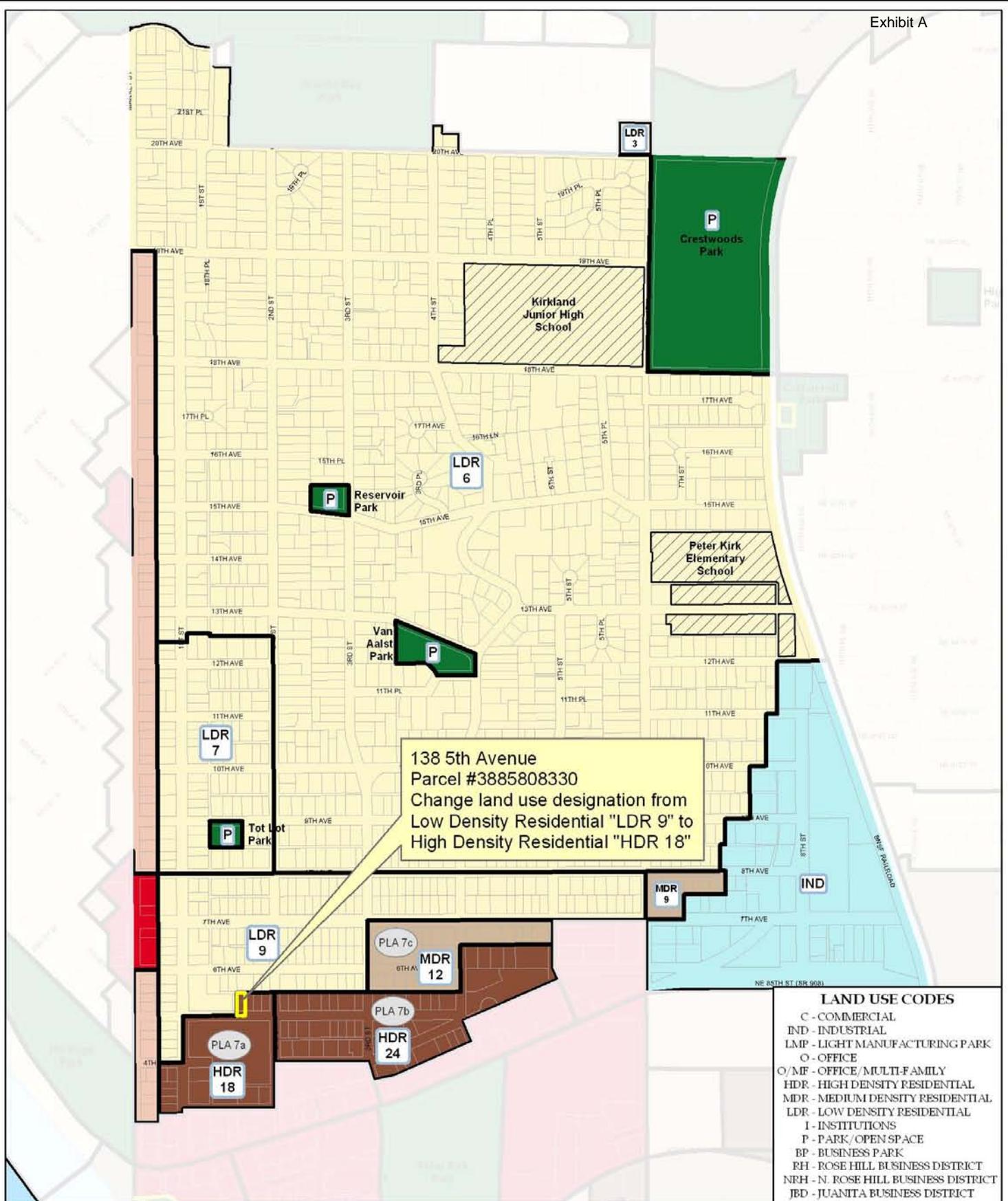
Passed by majority vote of the Kirkland City Council in open meeting on the _____ day of _____, 20____.

SIGNED IN AUTHENTICATION THEREOF this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk



138 5th Avenue
 Parcel #3885808330
 Change land use designation from
 Low Density Residential "LDR 9" to
 High Density Residential "HDR 18"

LAND USE CODES

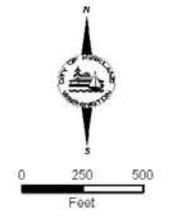
- C - COMMERCIAL
- IND - INDUSTRIAL
- LMP - LIGHT MANUFACTURING PARK
- O - OFFICE
- O/MF - OFFICE / MULTI-FAMILY
- HDR - HIGH DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- I - INSTITUTIONS
- P - PARK / OPEN SPACE
- BP - BUSINESS PARK
- RH - ROSE HILL BUSINESS DISTRICT
- NRH - N. ROSE HILL BUSINESS DISTRICT
- JBD - JUANITA BUSINESS DISTRICT

Citywide Land Use and Norkirk Neighborhood Land Use Map

ORDINANCE NO. 4084
 ADOPTED by the Kirkland City Council
 February 6, 2007

LAND USE BOUNDARIES	PARCEL BOUNDARIES
SUBAREA BOUNDARY	PLANNED AREA NUMBER
TOTEM CENTER	LAND USE CODE
PUBLIC FACILITIES	DENSITY (UNITS/ ACRE)

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
 * INDICATES CLUSTERED LOW DENSITY



Maps produced February 6, 2008.
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Zoning Map Change

