
Statement of Compliance for Quasi-judicial Rezone (KZC 130.40)

The City may approve an application for a quasijudicial rezone only if it finds that:

1. Conditions have substantially changed since the property was given its present zoning or the proposed rezone implements the policies of the Comprehensive Plan.

The proposed rezone implements Comprehensive Plan (April 2013) policies LU-2.2, LU-2.3, and LU-4.3. The properties proposed for rezone are large, underdeveloped residential uses that are designated Low Density Residential (1-3) in the Comprehensive Plan Land Use Map (Ord. No. 4392). With Residential Densities identified up to 3 dwelling units per acre, the Comparable Zoning Classification allowed is RS – 12,500 (Table LU-3).

2. The proposed rezone is compatible with the existing land uses in the immediate vicinity of the subject property.

As identified in Criteria 1 above, the proposed zoning is consistent with existing Comprehensive Plan designations and policies. The proposal provides for residential uses which are consistent with existing residential uses to the north and south. East of the proposal is Bridle Trails State Park, and the proposal would allow for continued equestrian access as anticipated in the Bridle Trails Neighborhood Plan (September 2011). To the west of the proposal, across 116th Ave NE, is open space which is compatible with the proposed residential uses on the subject property.

3. The proposed rezone bears a substantial relationship to the public health, safety, or welfare.

This proposed rezone is compliant with the Comprehensive Plan and Zoning code because it lies within adopted ranges for Low Density Residential. The Comprehensive Plan and Zoning code were adopted to help preserve the public's health, safety, and/or welfare, therefore this proposed rezone is substantially related to the public's health, safety, and/or welfare.

4. The proposed rezone is in the best interest of the community of Kirkland.

This proposed rezone is compliant with the Comprehensive Plan and Zoning code, which were both adopted to ensure the City's growth occurs consistent with its adopted vision and goals. Therefore, this proposed rezone maintains the best interests of the community of Kirkland.

5. If the rezone is to place or remove an overlay zoning designation on the Zoning Map, the proposal meets the applicable designation criteria of Chapters 70 through 80 KZC.

The rezone does not propose to place or remove an overlay zoning designation on the Zoning map, and therefore is not required to meet the designation criteria of Chapters 70 through 80 KZC.