

# AMBAUM BOULEVARD SW

## PROPOSED Land Use/Zoning

Unincorporated King County

1/4 Mile Radius

**A1-CI zoning** recognizes this area may be better suited for low to moderate convenience commercial uses. The zoning allows a diverse mix of uses to encourage pedestrian and transit access and be compatible with adjacent residential neighborhoods.

**A2-Changes zoning** of highly underutilized commercial land to multi-family and creates consistency with adjacent zones to the west and the east.

**A3-Matches similar zone** at the intersection to the south (Ambaum and SW 128th St). CN allows convenience retail, office, eating and drinking establishments, and mixed use up to 12 units per acre.

**A4-Match zoning** to existing use which is a 1958 MFR development with a density of approximately 19 units per acre.

**A5-Adjust line** to include the one parcel to the west and increase the redevelopment potential in an area with good access from roads other than Ambaum Blvd SW.

**A6-Changes a one parcel zoning designation** (spot zone) of a religious facility to the adjacent single family zone designation. Religious facilities are allowed in SFR zones.

**A8-The subject parcel** is under the same ownership as the parcel to the south which is zoned office. A portion of the existing use to the south is also located on the subject parcel.

**A7-Adjusts zoning** to match RM-48 zoning on the parcel to the east, which is under the same ownership.

**A9-Change zoning designation** to match the general development pattern of the area west of Ambaum Blvd SW. All of the parcels are developed at a density greater than 24 units per acre. The change returns the zoning back to designations of the early

**A10-Matches zoning designation** to existing use. Existing use is a 24 unit MFR development with a density of approximately 27 units per acre constructed in 1966.

**A11-Matches zoning** to existing MFR density constructed on the parcels.

**A12-Proposed change** is for comprehensive plan map only, underlying zoning designation remains the same.

**A13-Matches the zoning designation** to the majority of the site, which is a religious facility that is zoned RS-7,200.

**A14-Changes zoning** to match existing single family residences constructed in 1991.

**A15-Changes zoning** to match existing multi-family development constructed at 40 units per acre (south parcel) and 24 units per acre on the parcel north of SW 128th.

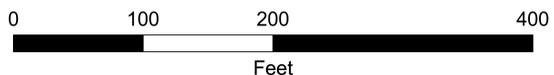
Comp Plan to PPSROS

Comp Plan to PPSROS

### Legend

#### Proposed Zoning

- Residential Single Family A
- Residential Single-Family 12,000
- Residential Single-Family 7,200
- Residential Multi-Family 12
- Residential Multi-Family 18
- Residential Multi-Family 24
- Residential Multi-Family 48
- Neighborhood Center
- Intersection Commercial
- Downtown Commercial
- Regional Commercial
- Community Commercial 1
- Community Commercial 2
- Office
- Professional/Residential
- Industrial
- Airport Industrial 1
- Airport Industrial 2
- Special Planning Area 1
- Special Planning Area 2
- Special Planning Area 3



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