

AMBAUM BOULEVARD SW

EXISTING ZONING

Unincorporated King County

1/4 Mile Radius

A1
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
A2-Changes zoning of highly underutilized commercial land to multi-family and creates consistency with adjacent zones to the west and the east.

A3
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
A4-Match zoning to existing use which is a 1958 MFR development with a density of approximately 19 units per acre.

A5
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
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
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.

A9
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
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
A11-Matches zoning to existing MFR density constructed on the parcels.

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

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

A15
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.

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

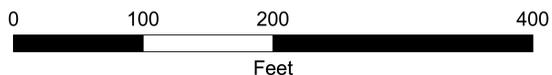
Comp Plan to PPSROS

Comp Plan to PPSROS

Legend

Existing 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



THE CITY OF BURIEEN DISCLAIMS ANY WARRANTY OF FITNESS OF USE FOR A PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS PRODUCT

