


CITY OF BURIEN, WASHINGTON
MEMORANDUM

DATE: November 10, 2009
TO: Planning Commission
FROM: Charles W. "Chip" Davis, Planner 
SUBJECT: Proposed North Highline Annexation Area Zoning Conversion from King County Zoning Designations to Burien Designations – Introduction.

PURPOSE

The purpose of this agenda item is for the Planning Commission to commence discussion on proposed amendments to the Burien Zoning Code and Zoning Map concerning the conversion from existing King County zoning to City of Burien zoning for the North Highline Annexation Area. The zoning code and map designations must be in effect at the time the annexation area is brought into the City of Burien which is proposed for March 2, 2010. This is an opportunity for the Commission to discuss the proposed amendments and provide direction regarding the proposed amendments and timeline to staff prior to scheduling a public hearing in November.

BACKGROUND

In the August 18, 2009 General Election, 56% of residents in the proposed North Highline Annexation Area voted to join the City of Burien. Since the General Election, staff has been working on issues associated with the transition of the area into the City of Burien. To conform to the Revised Code of Washington (RCW) it will be necessary to prepare zoning regulations to become effective upon the formal annexation of the area into the City of Burien.

Burien Comprehensive Plan Policy AN 1.2 provides policy guidance regarding the determination of zoning for the annexation area:

If annexation is approved, the City should adopt interim zoning and comprehensive plan land use designations comparable to existing King County designations. A planning process to confirm or change these interim designations should be completed within two years of annexation.

In line with Policy AN 1.2, staff is recommending the conversion from existing King County zoning designations to comparable City of Burien zoning designations as is outlined on the attached conversion chart. The similar nature of the existing King County zoning designations to Burien's zoning designations can be seen by comparing the two zoning maps. This approach also has the added advantage of being timely and can be implemented to provide a framework for review and approval of development requests in the North Highline Annexation Area by March 2, 2010.

The tentative schedule for this first phase of the planning and zoning effort for the North Highline Annexation Area is as follows:

November 10, 2009 – Initial Presentation of Process to Planning Commission

November 24, 2009 – Public Hearing before Planning Commission
December 8, 2009 – Discussion and Possible Recommendation to City Council
December 15, 2009 – Recommendation to City Council (if needed)
January, 2010 – Presentation of Zoning Conversion Recommendation to City Council
February, 2010 – Adoption of Zoning for North Highline Annexation Area by City Council
March 2, 2010 – North Highline Annexation Takes Place with Burien Zoning in Place

The relatively small number of exceptions associated with the conversion will be outlined for the Planning Commission at the meeting. These exceptions will be addressed either as part of the annual comprehensive plan amendment review cycle or addressed when a neighborhood planning and zoning effort is conducted as part of the state-mandated 2011 Comprehensive Plan Update.

ACTION REQUESTED

No action by the Planning Commission is required at this meeting. Staff would appreciate direction from the Planning Commission on the substance of the proposed amendments and the adoption timetable. With the Commission's concurrence, we will schedule a public hearing on the proposal for November 24, 2009.

ATTACHMENTS

- 1) Recommended North Highline Annexation Area / City of Burien Zoning Conversion Chart
- 2) North Highline Annexation Area – Existing King County Zoning
- 3) North Highline Annexation Area – Applied Burien Zoning

Recommended North Highline Annexation Area / City of Burien Zoning Conversion Chart

KING COUNTY

CITY OF BURIEN

R-4 Urban Residential (10,890 sf.)	→	RS-12,000 Single-Family Residential
R-6 Urban Residential (7,260 sf.)	→	RS-7,200 Single-Family Residential
R-8 Urban Residential (5,445 sf.)		Recommend Combination with RS-7,200 Single-Family Residential
R-12 Urban Residential (3,630 sf.)	→	RM-12 Residential Multi-Family
R-18 Urban Residential (2,420 sf.)	→	RM-18 Residential Multi-Family
R-24 Urban Residential (1,815 sf.)	→	RM-24 Residential Multi-Family
R-48 Urban Residential (907.5 sf.)		Recommend Creation of RM-48 Residential Multi-Family
NB – Neighborhood Business	→	CN – Neighborhood Center
CB – Community Business	→	CC – Community Commercial
CB-SO – Com. Bus. Special Overlay	→	CC – Community Commercial
RB – Regional Business	→	CR – Regional Commercial
O – Office	→	O – Office