

Ordinance No. 119724

WCC

The City of Seattle Council Bill/Ordinance

Council Bill No. 112918

Relating to land use and zoning, amending Section 23.34.010 and the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by 12th Avenue South and 18th Avenue South and South Judkins Street and South Stevens Street to implement the North Beacon Hill Neighborhood Plan.

10/12/99 *passed*

CF No. _____

Date Introduced:	SEP 27 1999	
Date 1st Referred:	SEP 27 1999	To: (committee) Neighborhoods, Growth Planning and Civic Engagement Committee
Date Re - Referred:		To: (committee)
Date Re - Referred:		To: (committee)
Date of Final Passage:	11-1-99	Full Council Vote: 8-0
Date Presented to Mayor:	11-2-99	Date Approved: 10/14/99
Date Returned to City Clerk:	11/5/99	Date Published: 3/99
Date Vetted by Mayor:		T.O. <input checked="" type="checkbox"/> P.T. <input checked="" type="checkbox"/>
Date Passed Over Veto:		Date Veto Published:
		Veto Sustained:

10-25-99 *Foil*

11-1-99 *Foil*

This file is complete and ready

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN
Councillmember

Committee Action: (E)

10/12/99 passed unanimously as amended 3-0

Conlin yes
Frieda yes
Donaldson yes

10-25-99 Full Council: Held 1 week (E)

11-1-99: Full Council: Passed As Amended 8-0

This file is complete and ready for presentation to Full Council. Committee: _____
(initial/date)

Law Dept. Review

OMP
Review

City Clerk
Review

Electronic
Copy Loaded

Indexed

ORDINANCE 119724

AN ORDINANCE relating to land use and zoning, amending Section 23.34.010 and the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by 12th Avenue South and 18th Avenue South and South Judkins Street and South Stevens Street to implement the North Beacon Hill Neighborhood Plan.

Whereas, the City Council finds that the rezoning established by this ordinance will protect and promote the health, safety and welfare of the general public, and implement the North Beacon Hill Neighborhood Plan; and

Whereas, Council has determined that the purposes intended by the rezone proposed for Rezone Area III can be met through Land Use Code measures to be developed at a later time; and

Whereas, Council has determined that the rezones proposed for Rezone Area IV should be reevaluated as part of Station Area Planning, with any decisions to be made only after appropriate public process and notice; and

Whereas, certain areas of the North Beacon Hill Urban Village exhibit characteristics that warrant possible consideration of a wider array of rezone possibilities than now permitted by the Land Use Code,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection B of Section 23.34.010 of the Seattle Municipal Code, as subsequently amended, is further amended as follows:

SMC 23.34.010. Designation of single-family zones.

* * *

B. Areas zoned single family, or RSL which meet the criteria for single-family zoning contained in subsection B of Section 23.34.011 and are located within the adopted boundaries of an urban village may be considered for rezoning to a Residential Small Lot (RSL), Residential Small Lot -- Tandem (RSL/T), Residential Small Lot -- Cottage (RSL/C), Residential Small Lot -- Tandem/Cottage (RSL/TC), Lowrise Duplex/Triplex (LDT), Lowrise 1 (L1), Neighborhood Commercial 1 30'/Lowrise 1 (NC1 30'/L1), Neighborhood Commercial 2 30'/Lowrise 1 (NC2 30'/L1), Neighborhood Commercial 3 30'/Lowrise 1 (NC3 30'/L1), or Lowrise 1/Residential-Commercial (L1/RC) only when all of the following conditions are met: Within the areas identified in the North Beacon Hill Neighborhood Plan, the rezone may be to any of the above-listed zones and densities and also to Lowrise or Neighborhood Commercial zones up to and including Neighborhood Commercial 2 /R-40' (NC2/R-40').



1 1. A neighborhood plan adopted or amended by the City Council after January 1,
2 1995 has designated the area as appropriate for the zone designation, including
3 specification of the RSL/T, RSL/C, or RSL/TC suffix when applicable;

4 2. All parts of the rezone area are within a five (5) minute walk for a person of typical
5 abilities, within five (5) blocks, or within one-quarter (1/4) mile, whichever is the shortest
6 distance, of a designated principal commercial street;

7 3. The acreage of land proposed for such rezoning on a cumulative basis does not
8 exceed the quantity of land specified for the area in Appendix C of the Land Use Element
9 of the Comprehensive Plan;

10 4. If the rezone is to an NC1 30/L1, NC2 30/L1, NC3 30/L1 ((~~or~~)) L1/RC zone
11 designation or, in the North Beacon Residential Urban Village, to the zones permitted in
12 this subsection B, the subject property is contiguous to an urban village commercial zone.

13
14
15 **Section 2.** Attached to this ordinance are two zoning maps, identified as Attachment
16 A, pages 1 and 2, and incorporated herein by reference. The Official Land Use Map,
17 pages 131 and 132, is amended to rezone the properties shown on the maps in Attachment
18 A as "Proposed Rezone Area," to the zone indicated in the title on the map pages in
19 Attachment A.

20
21 **Section 3.** The provisions of this ordinance are declared to be separate and severable
22 and the invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or
23 portion of this ordinance, or the invalidity of the application thereof to any person or
24 circumstance, shall not affect the validity of the remainder of this ordinance or the
25 validity of its application to other persons or circumstances.

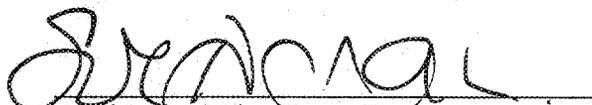
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Section 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

PASSED by the City Council the 1st day of November 1999 and signed by me in open session in authentication of its passage this 1st day of November, 1999.



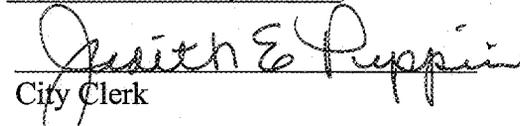
President of City Council

Approved by me this 4th day of November, 1999



Mayor

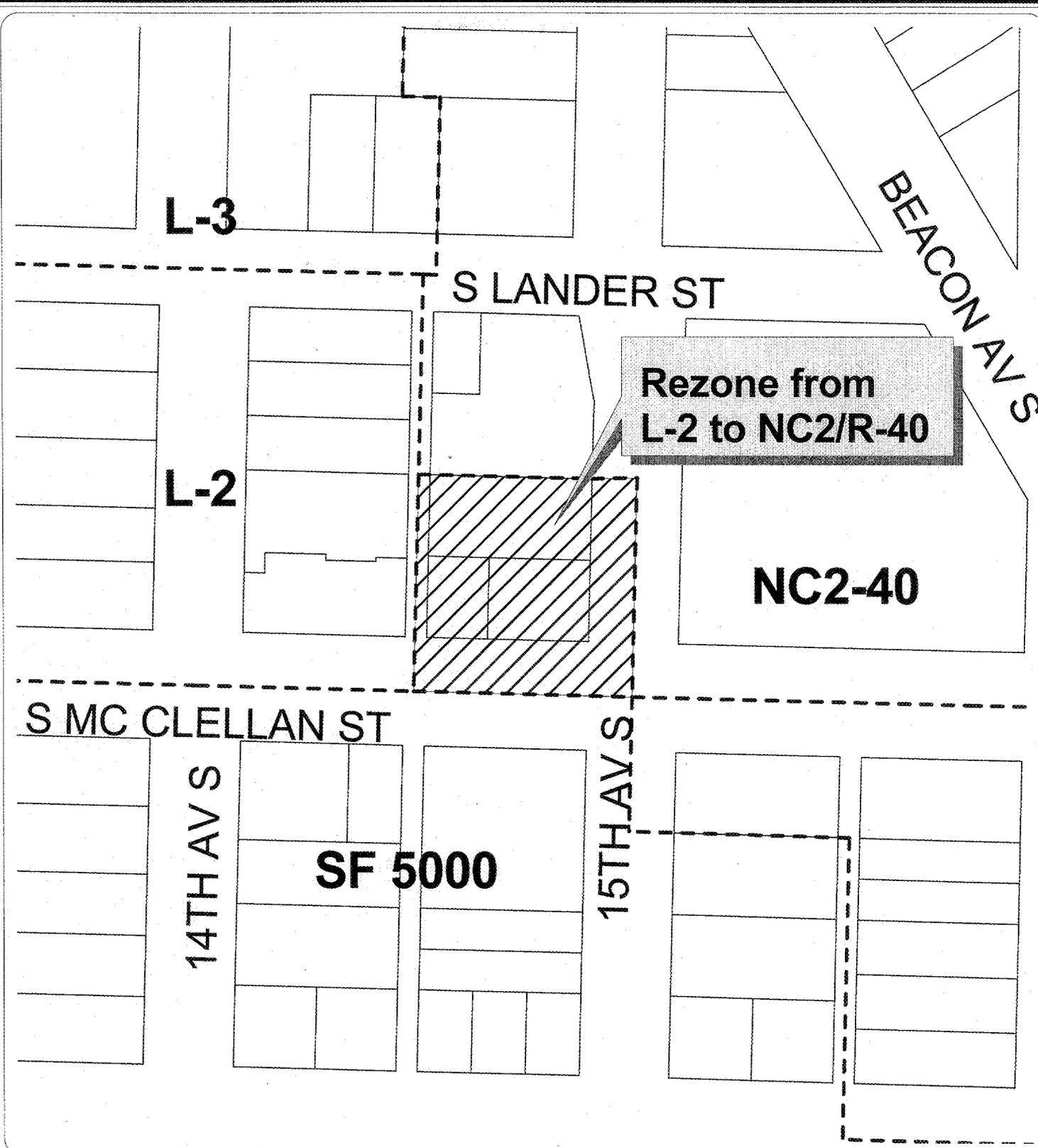
Filed by me this 5th day of November, 1999



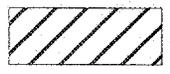
City Clerk

(SEAL)

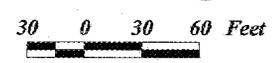




North Beacon Hill Neighborhood Plan

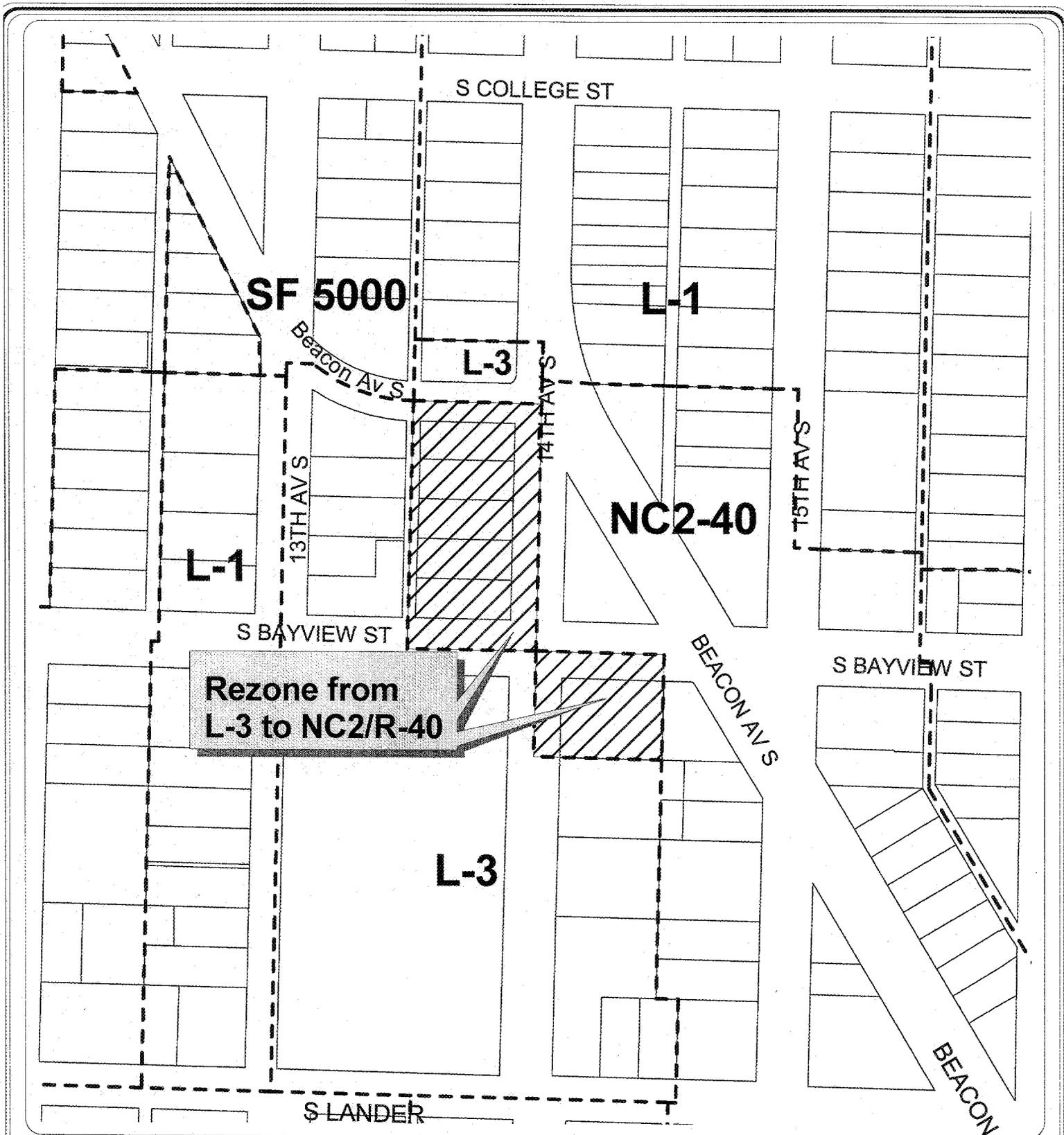


Rezoned Area V

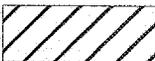


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Copyright 1999 City of Seattle, DCLU-GIS





North Beacon Hill Neighborhood Plan



Rezone Area VI

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No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

Copyright 1999 City of Seattle, DCEU-GIS





19991118001585
 PAGE 001 OF 006
 11/18/1999 15:00
 KING COUNTY, WA

Return Address:

CITY OF SEATTL MISC 13.00

Seattle City Clerk's Office

600 4th Avenue, Room 104

Seattle, WA 98104

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

1999 111 8001585

<p>Document Title(s) (or transaction contained therein): (all areas applicable to your document <u>must</u> be filled in.)</p> <p>1. ORDINANCE #119724</p>
<p>Re - _____ of document.</p> <p>AN ORDINANCE relating to land use and zoning, amending Section 23.34.010 and the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by 12th Avenue South and 18th Avenue South and South Judkins Street and South Stevens Street to implement the North Beacon Hill Neighborhood Plan.</p>
<p>Grantor(s) (Last name first, then first name and initials)</p> <p>1. City of Seattle</p> <p><input type="checkbox"/> Additional names on page-----of document.</p>
<p>Grantee(s) (Last name first, then first name and initials)</p> <p>1. N/A</p> <p>2.</p>
<p>Legal description (abbreviated: i.e. lot, block, plat or section, township, range)</p> <p><input type="checkbox"/> Additional reference #'s on page -----of document N/A</p>
<p>Assessor's Property Tax Parcel/Account Number/ N/A</p> <p><input type="checkbox"/> Assessor Tax # not yet assigned.</p>

MBB:JCK

October 14, 1999

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ORDINANCE 119724

1 AN ORDINANCE relating to land use and zoning, amending Section 23.34.010 and the
2 Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area
3 generally bounded by 12th Avenue South and 18th Avenue South and South Judkins
4 Street and South Stevens Street to implement the North Beacon Hill Neighborhood Plan.
5

6
7 Whereas, the City Council finds that the rezoning established by this ordinance will
8 protect and promote the health, safety and welfare of the general public, and
9 implement the North Beacon Hill Neighborhood Plan; and

10 Whereas, Council has determined that the purposes intended by the rezone proposed for
11 Rezone Area III can be met through Land Use Code measures to be developed at a
12 later time; and

13 Whereas, Council has determined that the rezones proposed for Rezone Area IV should
14 be reevaluated as part of Station Area Planning, with any decisions to be made
15 only after appropriate public process and notice; and

16 Whereas, certain areas of the North Beacon Hill Urban Village exhibit characteristics
17 that warrant possible consideration of a wider array of rezone possibilities than
18 now permitted by the Land Use Code,

19 NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS
20 FOLLOWS:

21 Section 1. Subsection B of Section 23.34.010 of the Seattle Municipal Code, as
22 subsequently amended, is further amended as follows:

23
24 SMC 23.34.010. Designation of single-family zones.

25
26 * * *

27
28 B. Areas zoned single family, or RSL which meet the criteria for single-family zoning
29 contained in subsection B of Section 23.34.011 and are located within the adopted
30 boundaries of an urban village may be considered for rezoning to a Residential Small Lot
31 (RSL), Residential Small Lot -- Tandem (RSL/T), Residential Small Lot -- Cottage
32 (RSL/C), Residential Small Lot -- Tandem/Cottage (RSL/TC), Lowrise Duplex/Triplex
33 (LDT), Lowrise 1 (L1), Neighborhood Commercial 1 30'/Lowrise 1 (NC1 30'/L1),
34 Neighborhood Commercial 2 30'/Lowrise 1 (NC2 30'/L1), Neighborhood Commercial 3
35 30'/Lowrise 1 (NC3 30'/L1), or Lowrise 1/Residential-Commercial (L1/RC) only when
36 all of the following conditions are met: Within the areas identified in the North Beacon
37 Hill Neighborhood Plan, the rezone may be to any of the above-listed zones and densities
38 and also to Lowrise or Neighborhood Commercial zones up to and including
39 Neighborhood Commercial 2 /R-40' (NC2/R-40').

1999 111 8001585



MBB:JCK

October 14, 1999

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- 1 1. A neighborhood plan adopted or amended by the City Council after January 1,
2 1995 has designated the area as appropriate for the zone designation, including
3 specification of the RSL/T, RSL/C, or RSL/TC suffix when applicable;
- 4 2. All parts of the rezone area are within a five (5) minute walk for a person of typical
5 abilities, within five (5) blocks, or within one-quarter (1/4) mile, whichever is the shortest
6 distance, of a designated principal commercial street;
- 7 3. The acreage of land proposed for such rezoning on a cumulative basis does not
8 exceed the quantity of land specified for the area in Appendix C of the Land Use Element
9 of the Comprehensive Plan;
- 10 4. If the rezone is to an NC1 30/L1, NC2 30/L1, NC3 30/L1 ((~~er~~)) L1/RC zone
11 designation or in the North Beacon Residential Urban Village, to the zones permitted in
12 this subsection B, the subject property is contiguous to an urban village commercial zone.
13

14
15 Section 2. Attached to this ordinance are two zoning maps, identified as Attachment
16 A, pages 1 and 2, and incorporated herein by reference. The Official Land Use Map,
17 pages 131 and 132, is amended to rezone the properties shown on the maps in Attachment
18 A as "Proposed Rezone Area," to the zone indicated in the title on the map pages in
19 Attachment A.
20

21 Section 3. The provisions of this ordinance are declared to be separate and severable
22 and the invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or
23 portion of this ordinance, or the invalidity of the application thereof to any person or
24 circumstance, shall not affect the validity of the remainder of this ordinance or the
25 validity of its application to other persons or circumstances.
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Section 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

PASSED by the City Council the 10th day of November 1999 and signed by me in open session in authentication of its passage this 10th day of November, 1999.

[Signature]
President of City Council

Approved by me this 4th day of November, 1999

[Signature]
Mayor

Filed by me this 5th day of November, 1999

[Signature]
City Clerk

(SEAL)

1999 111 8001585

STATE OF WASHINGTON
COUNTY OF KING
CITY OF SEATTLE

10

I, JUSTICE PUPPI, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT COPY OF Ordinance 119724

AS THE CASE APPEARS ON FILE, AND OF RECORD IN THIS DEPARTMENT.

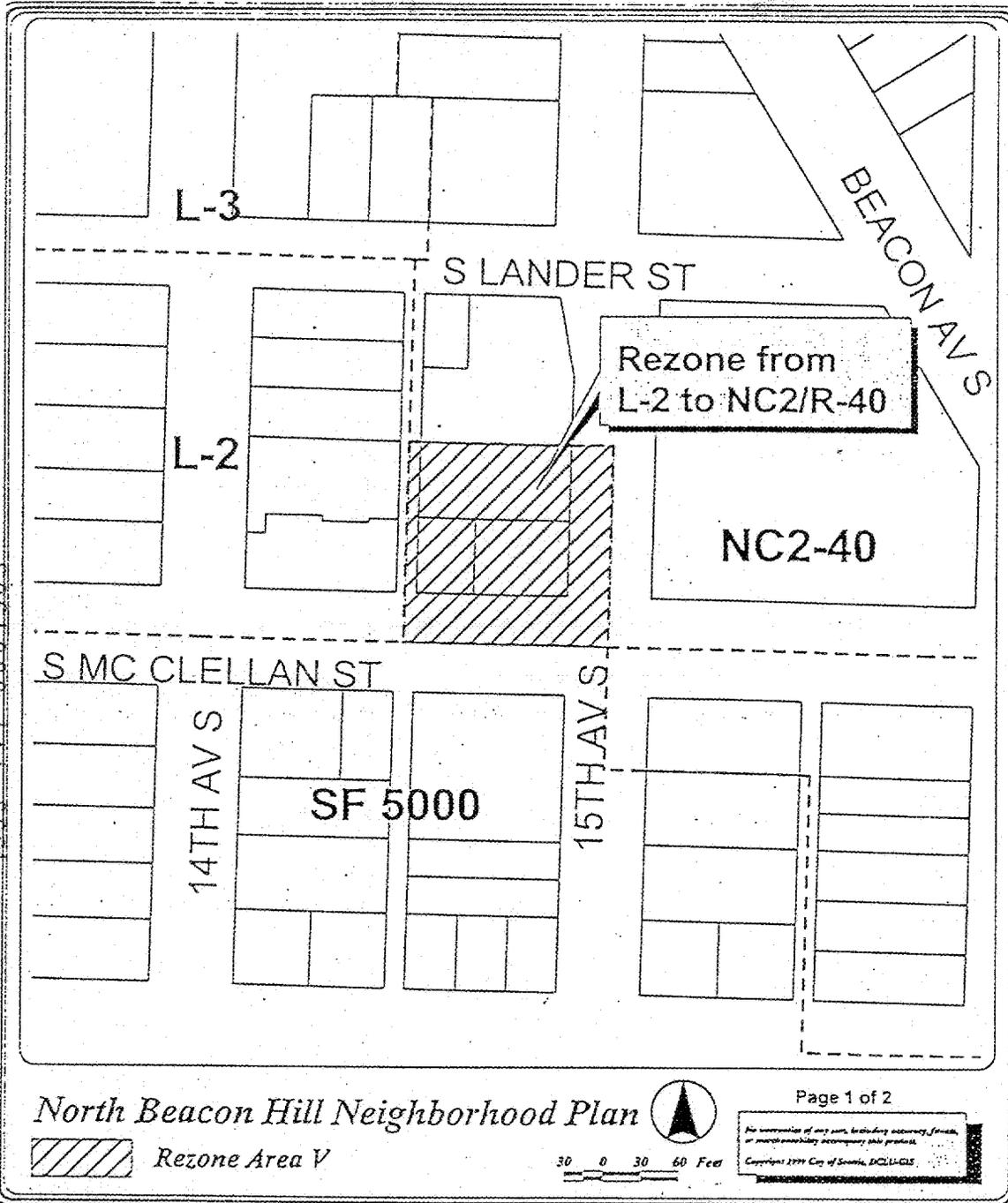
IN WITNESS WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED THE SEAL TO THE CITY OF SEATTLE, THIS 10th day of November, 1999

JUSTICE PUPPI
CITY CLERK

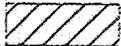
[Signature]
MARGARET CARTER



1999 111 8001585



North Beacon Hill Neighborhood Plan



Rezone Area V



Page 1 of 2

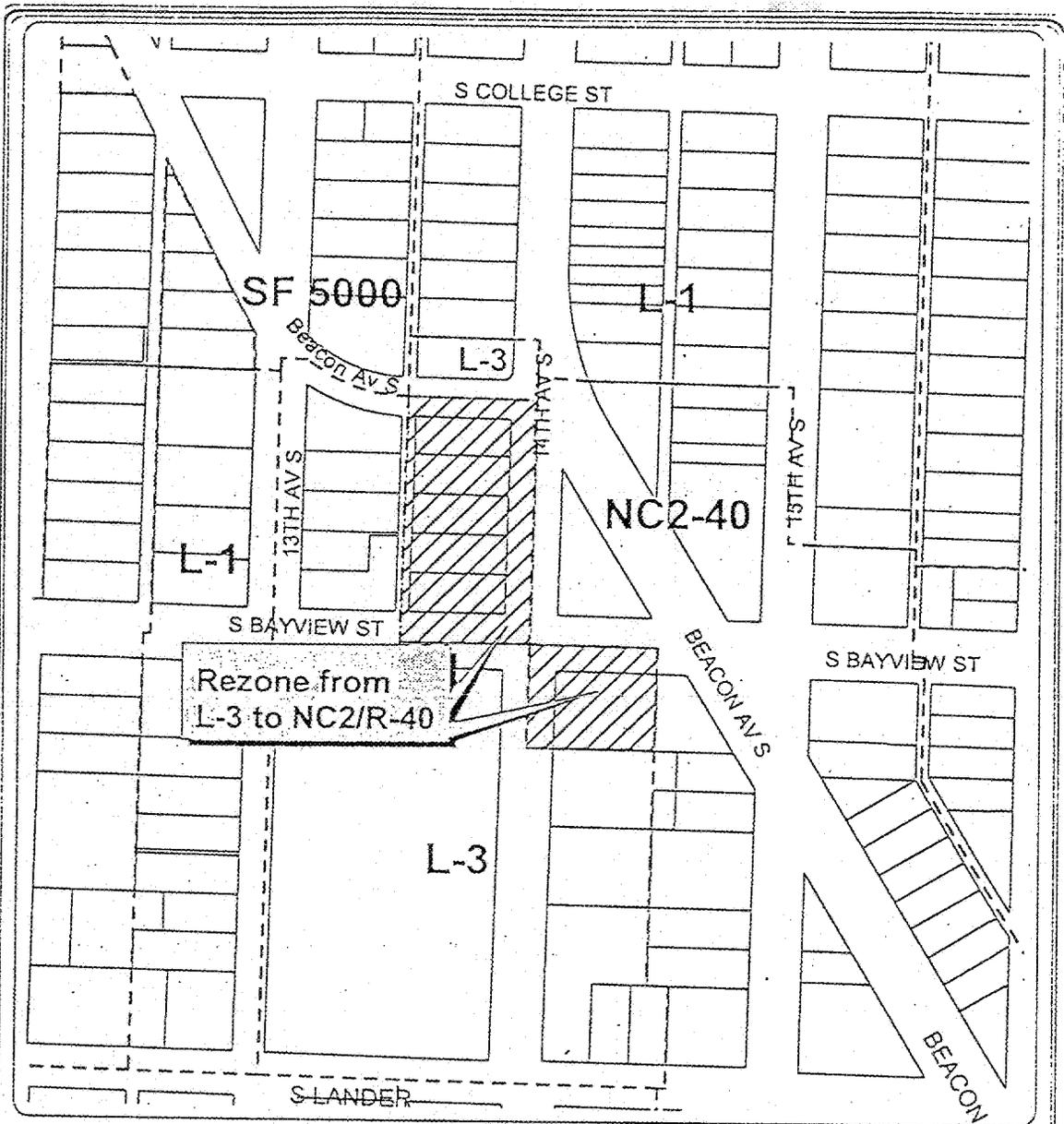
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ATTACHMENT A

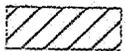


1999 111 8001585



North Beacon Hill Neighborhood Plan



 Rezone Area VI

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In accordance with our policy, including accuracy, format, or north-south orientation, we warrant the accuracy of this product.
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ORDINANCE _____

AN ORDINANCE relating to land use and zoning, amending Section 23.34.010 and the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by 12th Avenue South and 18th Avenue South and South Judkins Street and South Stevens Street to implement the North Beacon Hill Neighborhood Plan.

Whereas, the City Council finds that the rezoning established by this ordinance will protect and promote the health, safety and welfare of the general public, and implement the North Beacon Hill Neighborhood Plan,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection B of Section 23.34.010 of the Seattle Municipal Code, which Section was last amended by (Delridge) Ordinance _____, is further amended as follows:

SMC 23.34.010. Designation of single-family zones.

Please change so there is no blank.

* * *

B. Areas zoned single family or RSL that meet the criteria for single-family zoning contained in subsection B of Section 23.34.011 may be considered for rezoning only when all of the following conditions are met:

1. The rezone is to a Residential Small Lot (RSL), Residential Small Lot - Tandem (RSL/T), Residential Small Lot - Cottage (RSL/C), Residential Small Lot - Tandem/Cottage (RSL/TC), Lowrise Duplex/Triplex (LDT), Lowrise 1(L1), Neighborhood Commercial 1-30'/Lowrise 1 (NC1-30'/L1), Neighborhood Commercial 2-30'/Lowrise 1 (NC2-30'/L1), Neighborhood Commercial 3-30'/Lowrise 1 (NC3-30'/L1), or Lowrise 1/Residential-Commercial (L1/RC). Within the North Beacon Hill Residential Urban Village, the rezone may be to NC2/R-40.

2. The area is located within the adopted boundaries of an urban village, or a neighborhood plan adopted or amended by the City Council after January 1, 1995 has designated the area as appropriate for the zone designation, including specification of the RSL/T, RSL/C, or RSL/TC suffix when applicable;

3. All parts of the rezone area are within a five (5) minute walk for a person of typical abilities, within five (5) blocks, or within one-quarter (1/4) mile, whichever is the shortest distance, of a designated principal commercial street;

4. Unless otherwise provided in an adopted neighborhood plan, the acreage of land proposed for such rezoning on a cumulative basis does not exceed the quantity of land specified for the area in Appendix C of the Land Use Element of the Comprehensive Plan;



5. If the rezone is to an NC1 30/L1, NC2 30/L1, NC3 30/L1, ((or)) L1/RC or NC2/R-40 zone designation, the subject property is contiguous to an urban village commercial zone.

Section 2. Attached to this ordinance are four zoning maps, identified as Attachment A, pages 1 through 4, and incorporated herein by reference. The Official Land Use Map, pages 117, 131, and 132, is amended to rezone the properties shown on the maps in Attachment A as "Proposed Rezone Area," to the zone indicated in the title on the map pages in Attachment A.

Section 3. The provisions of this ordinance are declared to be separate and severable and the invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Section 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

PASSED by the City Council the _____ day of _____, 1999 and signed by me in open session in authentication of its passage this _____ day of _____, 1999.

President of City Council
Approved by me this _____ day of _____, 1999

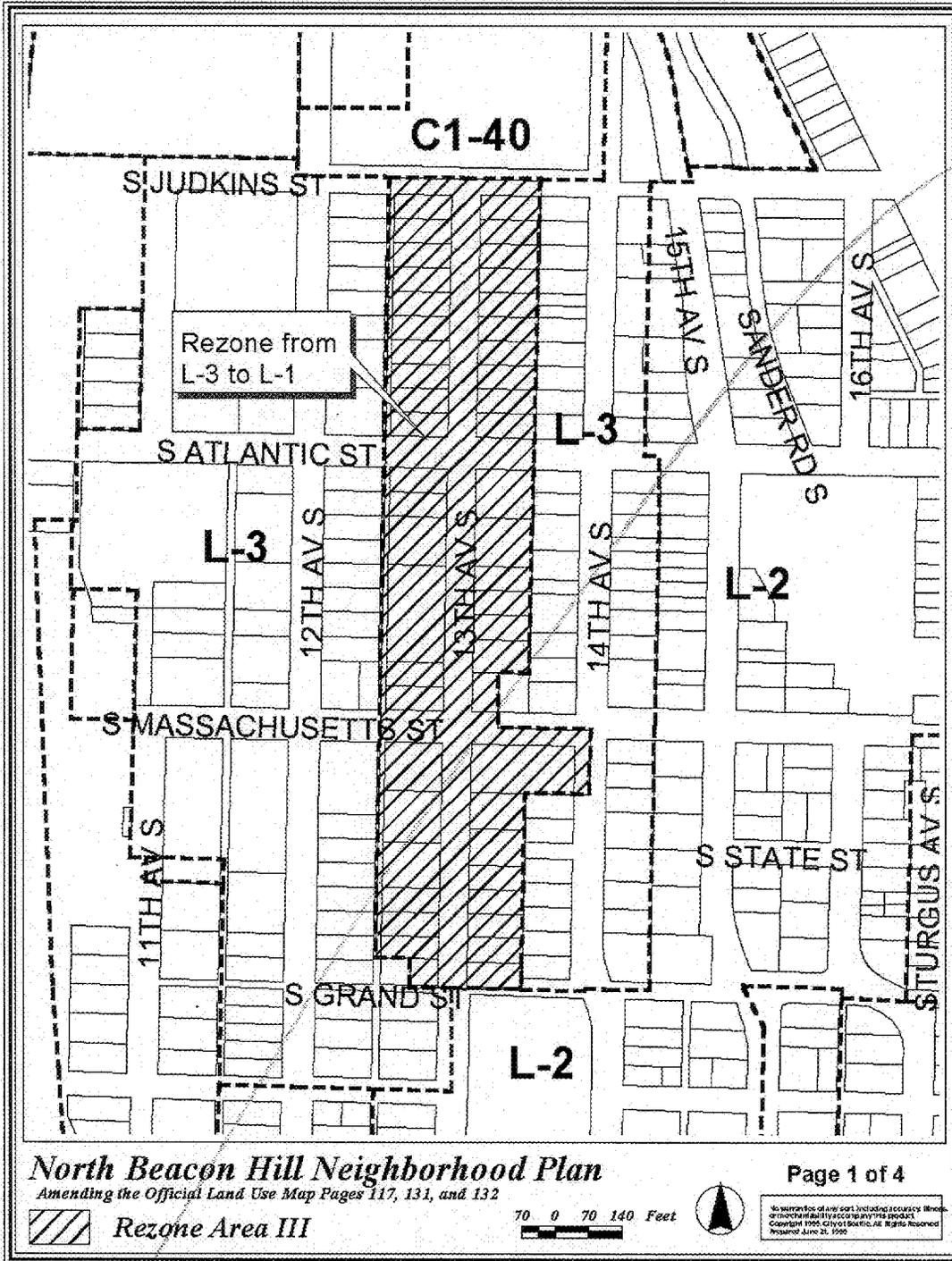
Mayor

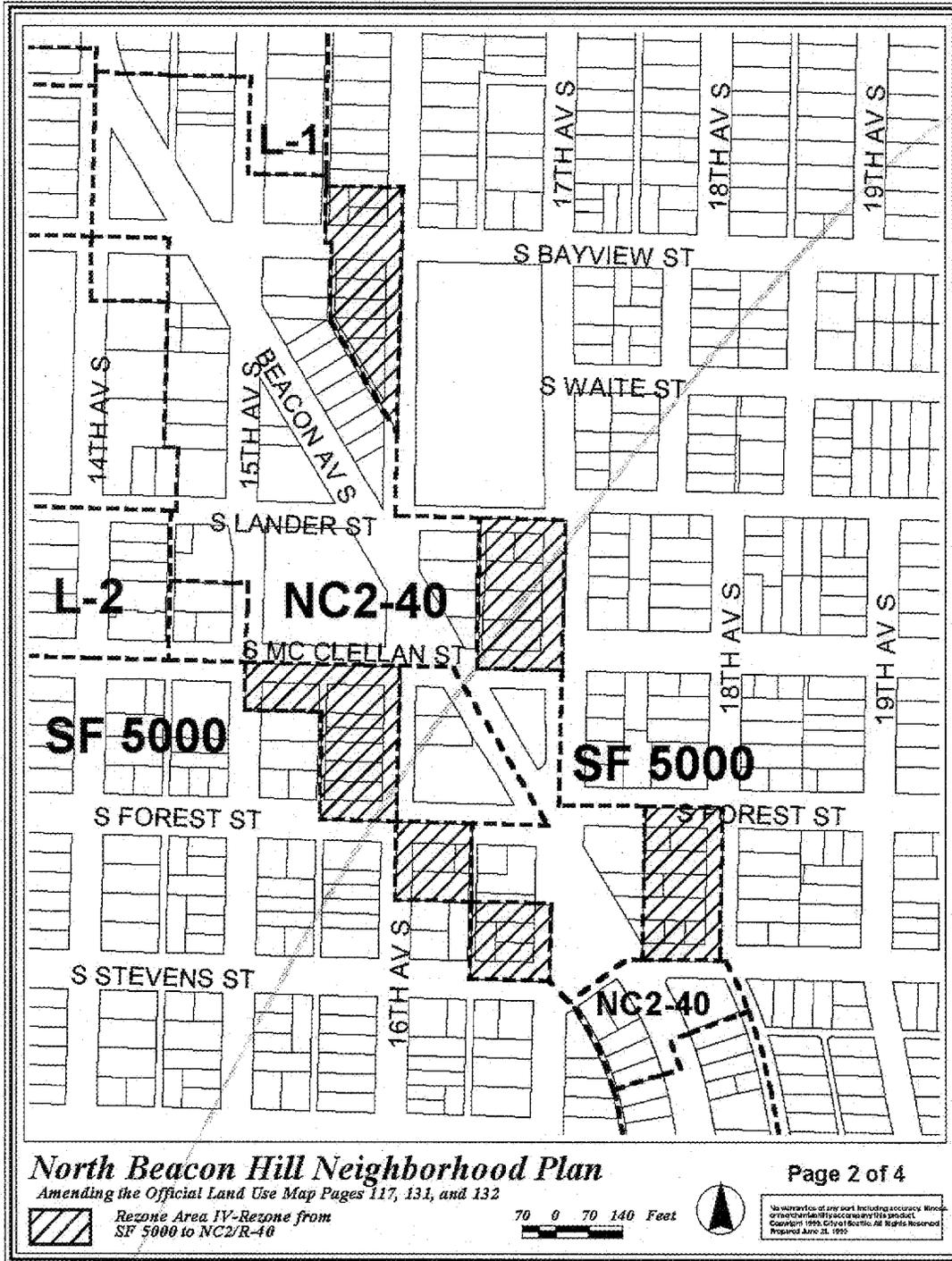
Filed by me this _____ day of _____, 1999

City Clerk

(SEAL)







North Beacon Hill Neighborhood Plan

Amending the Official Land Use Map Pages 117, 131, and 132

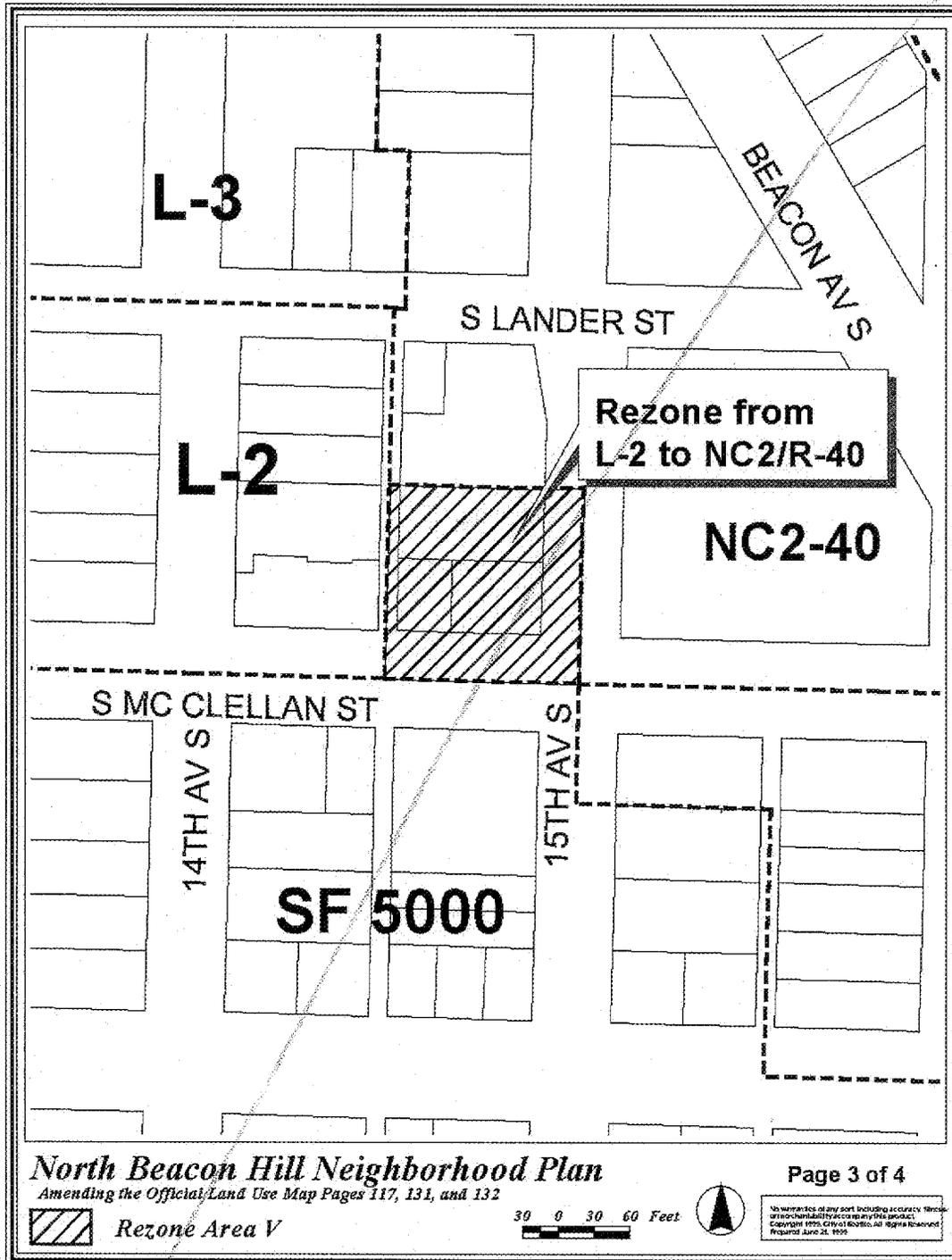
 **Rezone Area IV-Rezone from SF 5000 to NC2/R-40**

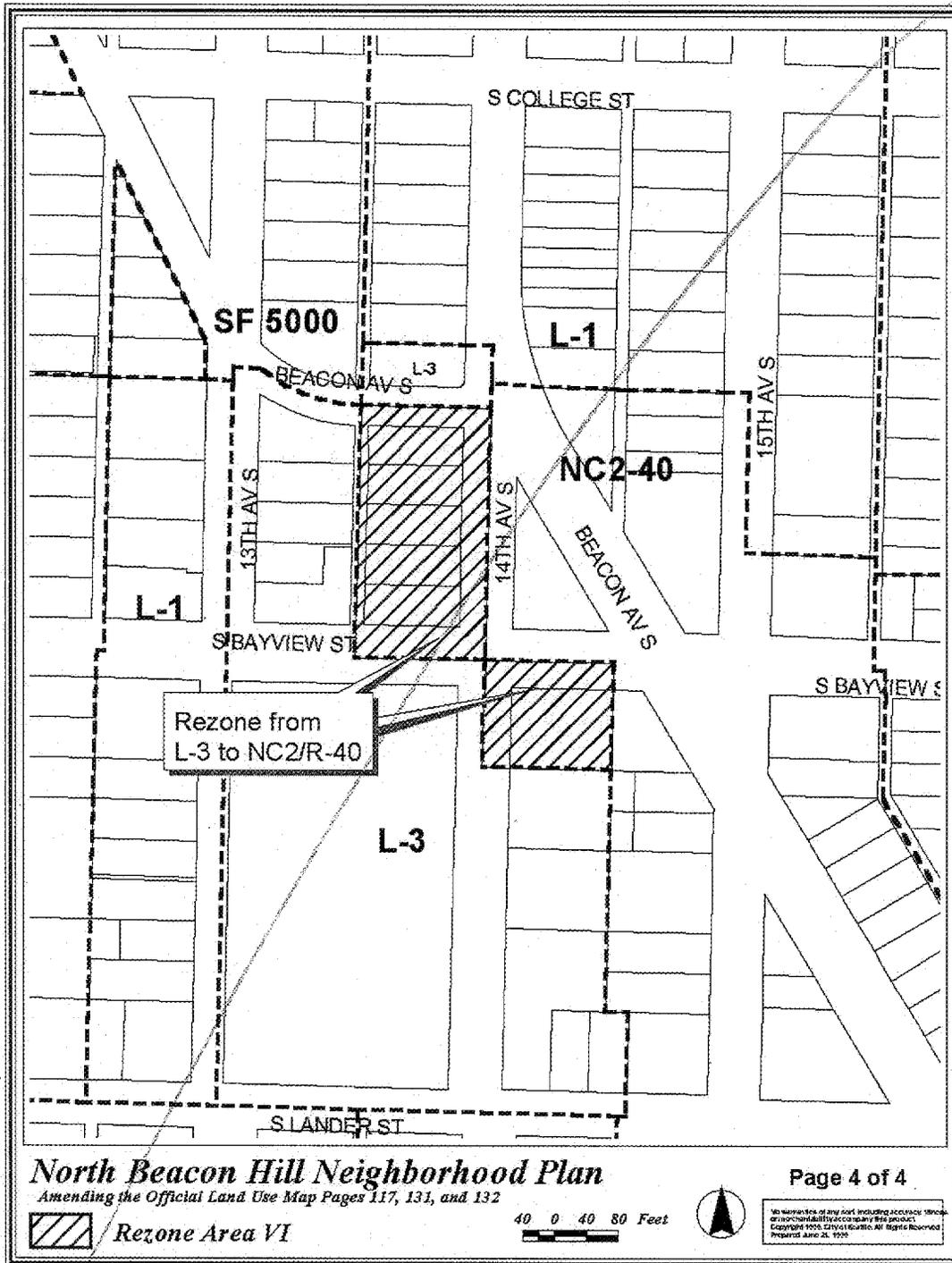
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North Beacon Hill Neighborhood Plan

Amending the Official Land Use Map Pages 117, 131, and 132

Page 4 of 4

 **Rezone Area VI**

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ORDINANCE _____

AN ORDINANCE relating to land use and zoning, amending Section 23.34.010 and the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by 12th Avenue South and 18th Avenue South and South Judkins Street and South Stevens Street to implement the North Beacon Hill Neighborhood Plan.

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SMC 23.34.010. Designation of single-family zones.

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1 2. The area is located within the adopted boundaries of an urban
2 village, or a neighborhood plan adopted or amended by the City Council after January 1,
3 1995 has designated the area as appropriate for the zone designation, including
4 specification of the RSL/T, RSL/C, or RSL/TC suffix when applicable;

5 3. All parts of the rezone area are within a five (5) minute walk for a
6 person of typical abilities, within five (5) blocks, or within one-quarter (1/4) mile,
7 whichever is the shortest distance, of a designated principal commercial street;

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9 acreage of land proposed for such rezoning on a cumulative basis does not exceed the
10 quantity of land specified for the area in Appendix C of the Land Use Element of the
11 Comprehensive Plan;

12 5. If the rezone is to an NC1 30/L1, NC2 30/L1, NC3 30/L1, ((or))
13 L1/RC zone or, in the North Beacon Residential Urban Village, to the zones permitted in
14 subsection B 1, the subject property is contiguous to an urban village commercial zone.

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25 circumstance, shall not affect the validity of the remainder of this ordinance or the
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PASSED by the City Council the _____ day of _____, 1999 and signed by me in open session in authentication of its passage this _____ day of _____, 1999.

President of City Council
Approved by me this _____ day of _____, 1999

Mayor

Filed by me this _____ day of _____, 1999

City Clerk

(SEAL)



ORDINANCE _____

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by Martin Luther King Junior Way South and 46th Avenue South and South Andover Street and South Lucille Street; and amending SMC Chapter 23.47, relating to single purpose residential development, to implement the Columbia City-Hillman City-Genesee Neighborhood Plan.

CB112918

By: Conlin
TO: Neighborhoods Comd.

ORDINANCE _____

AN ORDINANCE relating to land use and zoning, amending Section 23.34.010 and the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by 12th Avenue South and 18th Avenue South and South Judkins Street and South Stevens Street to implement the North Beacon Hill Neighborhood Plan.

STATE OF WASHINGTON - KING COUNTY

112082

City of Seattle, City Clerk

—ss.

No. ORDINANCE IN

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT: 119724 ORD. W/MAPS

was published on

11/18/99

The amount of the fee charged for the foregoing publication is the sum of \$ _____, which amount has been paid in full.

H. Patterson

Subscribed and sworn to before me on

11/18/99

McOlivarez

Notary Public for the State of Washington,
residing in Seattle

P17-00

City of Seattle

ORDINANCE 117874

AN ORDINANCE relating to land use and zoning, amending Section 23.34.010 of the Official Land Use Map, SMC Chapter 23.34 to rezone properties located within the area generally bounded by 12th Avenue South and 18th Avenue South and South Judkins Street and South Stevens Street to implement the North Beacon Hill Neighborhood Plan.

WHEREAS, the City Council finds that the purposes established by this ordinance will protect and promote the health, safety and welfare of the general public, and implement the North Beacon Hill Neighborhood Plan; and

WHEREAS, Council has determined that the purposes intended by the rezoning proposed for Rezone Area III can be met through Land Use Code measures to be released at a later time, and

WHEREAS, Council has determined that the rezones proposed for Rezone Area IV should be reevaluated as part of Station Area planning, with any decisions to be released only after appropriate public process and notice; and

WHEREAS, certain areas of the North Beacon Hill Urban Villages exhibit characteristics that warrant possible consideration of a wider array of rezoning possibilities than now permitted by the Land Use Code,

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. Subsection B of Section 23.34.010 of the Seattle Municipal Code, as subsequently amended, is further amended as follows:

SMC 23.34.010. Designation of single-family zones.

B Areas zoned single family, or RSL which meet the criteria for single-family zoning contained in subsection B of Section 23.34.011 and are located within the adopted boundaries of an urban village may be considered for rezoning to a Residential Small Lot (RSL/C), Residential Small Lot - Cottage (RSL/C), Residential Small Lot - Tandem/Cottage (RSL/C), Lowrise Duplex/Triplex (LDT), Lowrise (NC), 30 foot/Lowrise 1 (NC2 30 foot/Lowrise 1), 30 foot/Lowrise 2 (NC2 30 foot/Lowrise 2), 30 foot/Lowrise 3 (NC2 30 foot/Lowrise 3), 30 foot/Lowrise 4 (NC2 30 foot/Lowrise 4), 30 foot/Lowrise 5 (NC2 30 foot/Lowrise 5), 30 foot/Lowrise 6 (NC2 30 foot/Lowrise 6), 30 foot/Lowrise 7 (NC2 30 foot/Lowrise 7), 30 foot/Lowrise 8 (NC2 30 foot/Lowrise 8), 30 foot/Lowrise 9 (NC2 30 foot/Lowrise 9), 30 foot/Lowrise 10 (NC2 30 foot/Lowrise 10), 30 foot/Lowrise 11 (NC2 30 foot/Lowrise 11), 30 foot/Lowrise 12 (NC2 30 foot/Lowrise 12), 30 foot/Lowrise 13 (NC2 30 foot/Lowrise 13), 30 foot/Lowrise 14 (NC2 30 foot/Lowrise 14), 30 foot/Lowrise 15 (NC2 30 foot/Lowrise 15), 30 foot/Lowrise 16 (NC2 30 foot/Lowrise 16), 30 foot/Lowrise 17 (NC2 30 foot/Lowrise 17), 30 foot/Lowrise 18 (NC2 30 foot/Lowrise 18), 30 foot/Lowrise 19 (NC2 30 foot/Lowrise 19), 30 foot/Lowrise 20 (NC2 30 foot/Lowrise 20), 30 foot/Lowrise 21 (NC2 30 foot/Lowrise 21), 30 foot/Lowrise 22 (NC2 30 foot/Lowrise 22), 30 foot/Lowrise 23 (NC2 30 foot/Lowrise 23), 30 foot/Lowrise 24 (NC2 30 foot/Lowrise 24), 30 foot/Lowrise 25 (NC2 30 foot/Lowrise 25), 30 foot/Lowrise 26 (NC2 30 foot/Lowrise 26), 30 foot/Lowrise 27 (NC2 30 foot/Lowrise 27), 30 foot/Lowrise 28 (NC2 30 foot/Lowrise 28), 30 foot/Lowrise 29 (NC2 30 foot/Lowrise 29), 30 foot/Lowrise 30 (NC2 30 foot/Lowrise 30), 30 foot/Lowrise 31 (NC2 30 foot/Lowrise 31), 30 foot/Lowrise 32 (NC2 30 foot/Lowrise 32), 30 foot/Lowrise 33 (NC2 30 foot/Lowrise 33), 30 foot/Lowrise 34 (NC2 30 foot/Lowrise 34), 30 foot/Lowrise 35 (NC2 30 foot/Lowrise 35), 30 foot/Lowrise 36 (NC2 30 foot/Lowrise 36), 30 foot/Lowrise 37 (NC2 30 foot/Lowrise 37), 30 foot/Lowrise 38 (NC2 30 foot/Lowrise 38), 30 foot/Lowrise 39 (NC2 30 foot/Lowrise 39), 30 foot/Lowrise 40 (NC2 30 foot/Lowrise 40).

1. A neighborhood plan adopted or amended by the City Council after January 1, 1995 has designated the area as appropriate for the zone designation, including specification of the RSL/C, RSL/C, or RSL/C suffix when applicable.

2. All parts of the rezone area are within a five (5) minute walk for a person of typical abilities, within five (5) blocks, or within one-quarter (1/4) mile, whichever is the shortest distance, of a designated principal commercial street.

3. The acreage of land proposed for such rezoning on a cumulative basis does not exceed the quantity of land specified for the area in Appendix C of the Land Use Element of the Comprehensive Plan.

4. If the rezone is to an NC1 30/L1, NC2 30/L1, NC3 30/L1 (or) L1/R1 zone designation or in the North Beacon Residential Urban Villages, to the zones permitted in this subsection B, the subject property is contiguous to an urban village commercial zone.

SECTION 2. Attached to this ordinance are two zoning maps identified as Attachment A, pages 1 and 2, and incorporated herein by reference. The Official Land Use Map, pages 131 and 132, is amended to rezone the properties shown on the maps in Attachment A as "Proposed Rezone Area," to the zone indicated in the title on the map pages in Attachment A.

