

27 ORDINANCE No. 113979

Law Department

27 COUNCIL BILL No. 106692

WP

The City of

AN ORDINANCE relating to Land Use and Zoning; amending Plat 59W, Page 146 of the Official Land Use Map on the west side of Courtland Place South between South Andover and South Dakota Streets from Residential, Single-family 5000 (SF5000) to Neighborhood Commercial 1, 30 foot height limit (NC-1, 30') Zone and accepting a Property Use and Development Agreement in connection therewith. (Rainier/Genesee Business District Plan; C.F. 295247.)

Honorable President:

Your Committee on Land Use

to which was referred the within Council report that we have considered the same

COMPTROLLER FILE No. _____

Introduced: <u>APR 18 1988</u>	By: <u>STREET</u>
Referred: <u>APR 18 1988</u>	To: <u>Land Use Committee</u>
Referred:	To:
Referred:	To:
Reported: <u>MAY 31 1988</u>	Second Reading: <u>MAY 31 1988</u>
Third Reading: <u>MAY 31 1988</u>	Signed: <u>MAY 31 1988</u>
Presented to Mayor: <u>MAY 31 1988</u>	Approved: <u>JUN 9 1988</u>
Returned to City Clerk: <u>JUN 10 1988</u>	Published:
Voted by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

8/15/88 OMB

VOTE

OK

g

partment

The City of Seattle—Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

President:

Committee on Land Use and Community Development

was referred the within Council Bill No. 106677

we have considered the same and respectfully recommend that the same:

Do pass

1-0

VOTE 7-0

10/2/88

Committee Chair

#22
C.B.106692

GFC:ndc
04/06/88
7:ORD5.1

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ORDINANCE 113979

AN ORDINANCE relating to Land Use and Zoning; amending Plat 59W, Page 146 of the Official Land Use Map on the west side of Courtland Place South between South Andover and South Dakota Streets from Residential, Single-family 5000 (SF5000) to Neighborhood Commercial 1, 30 foot height limit (NC-1, 30') Zone and accepting a Property Use and Development Agreement in connection therewith. (Rainier/Genesee Business District Plan; C.F. 295247.)

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

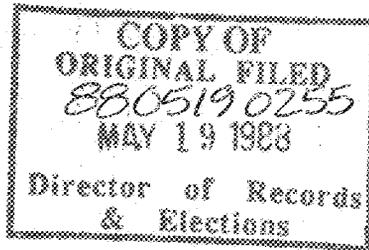
Section 1. That Plat 59W, Page 146 of the Official Land Use Map adopted by Ordinance 110669 is amended to rezone from Residential, Single-family, 5000 (SF5000) to Neighborhood Commercial 1, 30 foot height limit (NC-1, 30') Zone the following property:

Lots 1 through 19, inclusive, Block 7, Squire's Lakeside Addition to the City of Seattle, in Seattle, King County, Washington.

as shown in "Exhibit A" and the City Clerk is directed to place a copy of said "Exhibit A" in a volume entitled "Zoning Map Amendments," all as contemplated in C.F. 295247.

Section 2. That the Property Use and Development Agreement which was submitted to the City by the owners of the property described in Section 1 hereof, recorded in the records of the Director of Records and Elections of King County and filed in C.F. 295247 by which said owners agree to

GFC:et
05/04/88
6:AGRI.1



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2 PROPERTY USE AND DEVELOPMENT AGREEMENT

3 This agreement, executed this date in favor of The City of
4 Seattle, a municipal corporation (herein called "City"), by
5 the undersigned owner of the within described property
6 (herein called "Owner"):

7 WITNESSETH:

8 WHEREAS, Owner is a corporation owning fee simple title
9 and/or having a substantial beneficial interest in the
10 following described property:

11 Lots 1 through 19, inclusive, Block 7,
12 Squire's Lakeside Addition to the City of
13 Seattle, as recorded in volume 11 of plats,
 page 50, records of King County, Washington;
 (herein called the "Property"); and

14 WHEREAS, by Resolution 27561, The City Council adopted the
15 Rainier/Genesee Business District Plan (C.F. 295247); and

16 WHEREAS, said Plan recommended that the Property retain
17 its Single-family zoning and that Owner be granted an excep-
18 tion or variance from Section 23.47.011 of the Seattle Munici-
19 pal Code which prohibits storage of trucks within 50 feet of a
20 residentially zoned lot. Alternatively, the plan recommended
21 that the Property be zoned NC 2, 40' height limit; and

22 WHEREAS, the Land Use Committee recommended that the
23 Property be zoned NC 1, 30' height limit, subject to certain
24 mitigating conditions, NOW, THEREFORE,

25 Owner hereby covenants, bargains and agrees on behalf of
26 itself and its successors and assigns that it will comply with
27 the following conditions if the Property is rezoned to the
28 NC-1, 30' zone:

1 Section 1. Development of the Property shall be con-
2 sistent with the Rainier/Genesee Business District Plan, Issue
3 Area 4, adopted by Resolution 27561.

4 (a) The Property shall be developed as a landscaped
5 open space in accordance with a landscaping plan approved
6 by the Director of the Department of Construction and Land
7 Use, dated May 18, 1987.

8 (b) Owner shall construct a fully landscaped earth
9 berm 1.5 feet above current grade with a 10.0 foot sound-
10 deflecting fence on top as approved by the Seattle-King
11 County Health Department along Courtland Place South on
12 the east side of Lots 1-19, along South Andover Street on
13 the north side of Lot 1, and along South Dakota Street on
14 the south side of Lot 19.

15 (c) Owner shall install barriers and wheel stops
16 which conform with Section 1711(b) of the Seattle Building
17 Code and which are approved by the Director of the
18 Department of Construction and Land Use to prevent trucks
19 that park on adjacent property to the west from
20 penetrating the NC 1/30 area contained in Lots 1-19;

21 (d) Street trees, shrubs and ground cover as shown
22 on the landscape plan dated May 18, 1987 and approved by
23 the Director of the Department of Construction and Land
24 Use shall be planted between the fence and Courtland
25 Place South to soften the appearance of the fence;

26 (e) Continuous sound-deflecting fencing shall be
27 installed for 83 feet from Courtland Place South along
28 South Andover Street and South Dakota Street. The
remaining perimeter of the Property to 36th Avenue South,
extended, may be fenced with chain link fence.

1 (f) The landscaped open space on the Property shall
2 be maintained in good condition by the Owner;

3 Section 3. This Property Use and Development Agreement
4 (hereafter "Agreement") shall be recorded in the records of
5 King County and the covenants hereof shall be deemed to attach
6 to and run with the Property and shall apply to after-acquired
7 title of the Owner of the Property; provided that the cove-
8 nants hereof shall expire and be of no force and effect two
9 years from the effective date of the approval of the rezone if
10 the Owner fails to apply for a master use permit and construct
11 all required improvements as provided in Section 23.76.060 of
12 the Seattle Municipal Code.

13 Section 4. This Agreement may be amended or modified by
14 agreement between the Owner and the City; provided such
15 amended agreement shall be approved by the legislative
16 authority of the City by ordinance. Nothing in this Agreement
17 shall prevent the City Council from making further amendments
18 to the Zoning Ordinance or Land Use Code as it may deem
19 necessary in the public interest. Nothing in this Agreement
20 is intended to authorize any use or dimension not otherwise
21 permitted in a NC-1, 30' zone.

22 Section 5. This Agreement is made for the benefit of the
23 City and for the benefit of owners of the property within 300
24 feet of the Property, and either the City or any such property
25 owner may institute and prosecute any proceeding at law or in
26 equity to enforce this Agreement.

27 Section 6. It is further expressly agreed that in the
28 event any condition or restriction hereinabove contained or
any portion thereof is invalid or void, such invalidity or
voidness shall in no way affect any other covenant, condition
or restriction.

GFC:ndc
04/06/88
7:ORD5.1

#22
C.B.106692
APR 20 9 56 AM '88
BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY
RECEIVED THIS DAY

ORDINANCE 113979

AN ORDINANCE relating to Land Use and Zoning; amending Plat 59W, Page 146 of the Official Land Use Map on the west side of Courtland Place South between South Andover and South Dakota Streets from Residential, Single-family 5000 (SF5000) to Neighborhood Commercial 1, 30 foot height limit (NC-1, 30') Zone and accepting a Property Use and Development Agreement in connection therewith. (Rainier/Genesee Business District Plan; C.F. 295247.)

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Plat 59W, Page 146 of the Official Land Use Map adopted by Ordinance 110669 is amended to rezone from Residential, Single-family, 5000 (SF5000) to Neighborhood Commercial 1, 30 foot height limit (NC-1, 30') Zone the following property:

Lots 1 through 19, inclusive, Block 7, Squire's Lakeside Addition to the City of Seattle, in Seattle, King County, Washington.

as shown in "Exhibit A" and the City Clerk is directed to place a copy of said "Exhibit A" in a volume entitled "Zoning Map Amendments," all as contemplated in C.F. 295247.

Section 2. That the Property Use and Development Agreement which was submitted to the City by the owners of the property described in Section 1 hereof, recorded in the records of the Director of Records and Elections of King County and filed in C.F. 295247 by which said owners agree to

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1 certain restrictions upon the property to ameliorate the
2 adverse impact of uses and development otherwise permitted in
3 the Neighborhood Commercial 1, 30 foot height limit (NC-1,
4 30') Zone upon property in the vicinity is hereby accepted.
5 The City Clerk is hereby authorized and directed to deliver
6 copies of the same to the Director of Construction and Land
7 Use and the Community Development Director.

8806200399

(To be used for all Ordinances except Emergency.)

STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)

I, NORWARD J. BROOKS, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this 15th day of June, 1988.

NORWARD J. BROOKS
Comptroller and City Clerk

By: *Margaret Carter*
Deputy Clerk

8806200399

Section 3. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 31st day of May, 1988
and signed by me in open session in authentication of its passage the 31st day of May, 1988
[Signature]
President of the City Council.

Approved by me this 9th day of June, 1988
Charles Royer
Mayor.

Filed by me this 10th day of June, 1988

Attest: *Norward J. Brooks*
City Comptroller and City Clerk.

(SEAL)

Published

By: *Margaret Carter*
Deputy Clerk.

PUBLISH DO NOT PUBLISH

CITY ATTORNEY

GFC:et
05/04/88
6:AGRI.1

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3 PROPERTY USE AND DEVELOPMENT AGREEMENT

4 This agreement, executed this date in favor of The City of
5 Seattle, a municipal corporation (herein called "City"), by
6 the undersigned owner of the within described property
7 (herein called "Owner"):

8 WITNESSETH:

9 WHEREAS, Owner is a corporation owning fee simple title
10 and/or having a substantial beneficial interest in the
11 following described property:

12 Lots 1 through 19, inclusive, Block 7,
13 Squire's Lakeside Addition to the City of
14 Seattle, as recorded in volume 11 of plats,
15 page 50, records of King County, Washington;
16 (herein called the "Property"); and

17 WHEREAS, by Resolution 27561, The City Council adopted the
18 Rainier/Genesee Business District Plan (C.F. 295247); and

19 WHEREAS, said Plan recommended that the Property retain
20 its Single-family zoning and that Owner be granted an excep-
21 tion or variance from Section 23.47.011 of the Seattle Munici-
22 pal Code which prohibits storage of trucks within 50 feet of a
23 residentially zoned lot. Alternatively, the plan recommended
24 that the Property be zoned NC 2, 40' height limit; and

25 WHEREAS, the Land Use Committee recommended that the
26 Property be zoned NC 1, 30' height limit, subject to certain
27 mitigating conditions, NOW, THEREFORE,

28 Owner hereby covenants, bargains and agrees on behalf of
itself and its successors and assigns that it will comply with
the following conditions if the Property is rezoned to the
NC-1, 30' zone:

1 Section 1. Development of the Property shall be con-
2 sistent with the Rainier/Genesee Business District Plan, Issue
3 Area 4, adopted by Resolution 27561.

4 (a) The Property shall be developed as a landscaped
5 open space in accordance with a landscaping plan approved
6 by the Director of the Department of Construction and Land
7 Use, dated May 18, 1987.

8 (b) Owner shall construct a fully landscaped earth
9 berm 1.5 feet above current grade with a 10.0 foot sound-
10 deflecting fence on top as approved by the Seattle-King
11 County Health Department along Courtland Place South on
12 the east side of Lots 1-19, along South Andover Street on
13 the north side of Lot 1, and along South Dakota Street on
14 the south side of Lot 19.

15 (c) Owner shall install barriers and wheel stops
16 which conform with Section 1711(b) of the Seattle Building
17 Code and which are approved by the Director of the
18 Department of Construction and Land Use to prevent trucks
19 that park on adjacent property to the west from
20 penetrating the NC 1/30 area contained in Lots 1-19;

21 (d) Street trees, shrubs and ground cover as shown
22 on the landscape plan dated May 18, 1987 and approved by
23 the Director of the Department of Construction and Land
24 Use shall be planted between the fence and Courtland
25 Place South to soften the appearance of the fence;

26 (e) Continuous sound-deflecting fencing shall be
27 installed for 83 feet from Courtland Place South along
28 South Andover Street and South Dakota Street. The
remaining perimeter of the Property to 36th Avenue South,
extended, may be fenced with chain link fence.

1 (f) The landscaped open space on the Property shall
2 be maintained in good condition by the Owner;

3 Section 3. This Property Use and Development Agreement
4 (hereafter "Agreement") shall be recorded in the records of
5 King County and the covenants hereof shall be deemed to attach
6 to and run with the Property and shall apply to after-acquired
7 title of the Owner of the Property; provided that the cove-
8 nants hereof shall expire and be of no force and effect two
9 years from the effective date of the approval of the rezone if
10 the Owner fails to apply for a master use permit and construct
11 all required improvements as provided in Section 23.76.060 of
12 the Seattle Municipal Code.

13 Section 4. This Agreement may be amended or modified by
14 agreement between the Owner and the City; provided such
15 amended agreement shall be approved by the legislative
16 authority of the City by ordinance. Nothing in this Agreement
17 shall prevent the City Council from making further amendments
18 to the Zoning Ordinance or Land Use Code as it may deem
19 necessary in the public interest. Nothing in this Agreement
20 is intended to authorize any use or dimension not otherwise
21 permitted in a NC-1, 30' zone.

22 Section 5. This Agreement is made for the benefit of the
23 City and for the benefit of owners of the property within 300
24 feet of the Property, and either the City or any such property
25 owner may institute and prosecute any proceeding at law or in
26 equity to enforce this Agreement.

27 Section 6. It is further expressly agreed that in the
28 event any condition or restriction hereinabove contained or
any portion thereof is invalid or void, such invalidity or
voidness shall in no way affect any other covenant, condition
or restriction.

GFC:ndc
04/06/88
7:AGRI.1

PROPERTY USE AND DEVELOPMENT AGREEMENT

This agreement, executed this date in favor of The City of Seattle, a municipal corporation (herein called "City"), by the undersigned owner of the within described property (herein called "Owner"):

WITNESSETH:

WHEREAS, Owner is a corporation owning fee simple title and/or having a substantial beneficial interest in the following described property:

Lots 1 through 19, inclusive, Block 7, Squire's Lakeside Addition to the City of Seattle, in Seattle, King County Washington; (herein called the "Property"); and

WHEREAS, by Resolution 27561, The City Council adopted the Rainier/Genesee Business District Plan (C.F. 295247); and

WHEREAS, said Plan recommended that the Property retain its Single-family zoning and that Owner be granted an exception or variance from Section 23.47.011 of the Seattle Municipal Code which prohibits storage of trucks within 50 feet of a residentially zoned lot. Alternatively, the plan recommended that the Property be zoned NC 2, 40' height limit; and

WHEREAS, the Land Use Committee recommended that the Property be zoned NC 1, 30' height limit, subject to certain mitigating conditions, NOW, THEREFORE,

Owner hereby covenants, bargains and agrees on behalf of itself and its successors and assigns that it will comply with the following conditions if the Property is rezoned to the NC-1, 30' zone:

1 Section 1. Development of the Property shall be con-
2 sistent with the Rainier/Genesee Business District Plan, Issue
3 Area 4, adopted by Resolution 27561.

4 (a) The Property shall be developed as a landscaped
5 open space in accordance with a landscaping plan approved
6 by the Director of the Department of Construction and Land
7 Use, dated May 18, 1987.

8 (b) Owner shall construct a fully landscaped earth
9 berm 1.5 feet above current grade with a 10.0 foot sound-
10 deflecting fence on top as approved by the Seattle-King
11 County Health Department along Courtland Place South on
12 the east side of Lots 1-19, along South Andover Street on
13 the north side of Lot 1, and along South Dakota Street on
14 the south side of Lot 19.

15 (c) Owner shall install barriers and wheel stops
16 which conform with Section 1711(b) of the Seattle Building
17 Code and which are approved by the Director of the
18 Department of Construction and Land Use to prevent trucks
19 that park on adjacent property to the west from
20 penetrating the NC 1/30 area contained in Lots 1-19;

21 (d) Street trees, shrubs and ground cover as shown
22 on the landscape plan dated May 18, 1987 and approved by
23 the Director of the Department of Construction and Land
24 Use shall be planted between the fence and Courtland
25 Place South to soften the appearance of the fence;

26 (e) Continuous sound-deflecting fencing shall be
27 installed for 88 feet from Courtland Place South along
28 South Andover Street and South Dakota Street. The
remaining perimeter of the Property to 36th Avenue South,
extended, may be fenced with chain link fence.

(f) The landscaped open space on the Property shall be maintained in good condition by the Owner;

Section 3. This Property Use and Development Agreement (hereafter "Agreement") shall be recorded in the records of King County and the covenants hereof shall be deemed to attach to and run with the Property and shall apply to after-acquired title of the Owner of the Property; provided that the covenants hereof shall expire and be of no force and effect two years from the effective date of the approval of the rezone if the Owner fails to apply for a master use permit and construct all required improvements as provided in Section 23.76.060 of the Seattle Municipal Code.

Section 4. This Agreement may be amended or modified by agreement between the Owner and the City; provided such amended agreement shall be approved by the legislative authority of the City by ordinance. Nothing in this Agreement shall prevent the City Council from making further amendments to the Zoning Ordinance or Land Use Code as it may deem necessary in the public interest. Nothing in this Agreement is intended to authorize any use or dimension not otherwise permitted in a NC-1, 30' zone.

Section 5. This Agreement is made for the benefit of the City and for the benefit of owners of the property within 300 feet of the Property, and either the City or any such property owner may institute and prosecute any proceeding at law or in equity to enforce this Agreement.

Section 6. It is further expressly agreed that in the event any condition or restriction hereinabove contained or any portion thereof is invalid or void, such invalidity or voidness shall in no way affect any other covenant, condition or restriction.

RESOLUTION 27561

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A RESOLUTION approving Phase I of the Rainier/Genesee Business District Plan, as amended, as a supplement to and detailed element of the Comprehensive Plan and Policy Reference System of Seattle and as a guide for the completion of comprehensive land use policies and designations as the land use policies and designations pertain to Rainier/Genesee Business District.

WHEREAS, the City Council by Resolution 20375 approved the Comprehensive Plan of Seattle as a current and flexible guide and a source of reference to encourage the most desirable use and development of public and private property in the City, to aid in the formulation of legislation, to facilitate the coordination of City programs and services and those of other public and private entities, and to assist in the location and development of major traffic facilities; and

WHEREAS, the City Council by Resolution 25477 replaced the term Comprehensive Policy Plan with "Policy Plan" and defined the latter to include three components: 1) a two-year policy Planning Agenda establishing the areas of policy development to be undertaken through joint action of the Executive and Legislative branches; 2) policies, including discrete policy plans, adopted by the Mayor and City Council; and 3) a policy reference system by which adopted policies are summarized, catalogued, and indexed in order to be accessible to the public and City officials; and

WHEREAS, the City Council by Resolution 25685 approved the development of land use policies to replace the land use element of the previous comprehensive plan; and

WHEREAS, the Comprehensive Plan of Seattle continues to apply to areas of Seattle where land use policies have not been designated; and

WHEREAS, it is stated in the Goals for Seattle, the Report of the Seattle 2000 Commission, that Seattle's goal shall be to foster a maximum degree of local participation and self determination in communities, consonant with a concern for the needs of all Seattle citizens; and

WHEREAS, the City Council, in adopting Neighborhood Commercial Areas policies, code and map on March 31, 1986, deferred action on mapping portions of the Rainier/Genesee Business District in order to provide businesses and residents an opportunity to develop and present a comprehensive proposal for land use policies and zoning map; and

WHEREAS, the Rainier/Genesee community, both residents and businesses, have worked together with the City to develop a business district plan that addresses the diverse needs of this mixed residential-commercial neighborhood; and substantial consensus has been achieved within the community in support of the plan; and

WHEREAS, Phase I of the Business District Plan has been presented to the City Council, which identifies goals, objectives and a physical development concept designed to guide future development of the business district and immediately surrounding areas; and an action plan which calls for a number of zoning changes and contractual agreements to buffer adjacent residential uses; and

WHEREAS, Phase II of the Business District Plan, which will identify design and capital improvement priorities and resources for financing the economic development of the district is being prepared and will be presented to the Council in 1987; and

1 WHEREAS, the Land Use Committee of the City Council on December 10,
2 1986, recommended adoption of Phase I of the Rainier/Genesee
3 Business District Plan, as amended, as a supplement to and further
4 detailed element of the Comprehensive Plan and Policy Reference
5 System of Seattle, as a guide for the completion of the comprehen-
6 sive land use policies and designations as the land use policies
7 and designations pertain to Rainier/Genesee Business District.
8 NOW, THEREFORE,

9 BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR
10 CONCURRING:

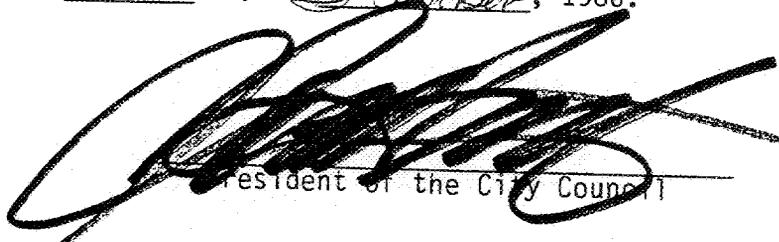
11 That the Comprehensive Plan of Seattle approved by Resolution
12 20375, as modified, and the Policy Reference System approved by
13 Resolution 25477, as modified, is hereby further modified as follows:

14 Phase I of the Rainier/Genesee Business District Plan, as
15 amended (text and graphics) as filed in C.F. 295247 relating to
16 land use, zoning and the mitigation of residential impacts is
17 hereby approved as a supplement to and detailed element of the
18 Comprehensive Plan and Policy Reference System of Seattle; and by
19 this reference is made a part of said Comprehensive Plan and
20 Policy Reference System. As a detailed element of the Comprehen-
21 sive Plan and Policy Reference System of Seattle, Phase I of the
22 Rainier/Genesee Business District Plan will be used in conjunction
23 with SEPA review of land use approvals such as Master Use Permits.

24 BE IT FURTHER RESOLVED

25 That the Rainier/Genesee Business District Plan shall serve as a
26 guide for the completion of the comprehensive land use policies and
27 designations as the land use policies and designations pertain to
28 Rainier/Genesee Business District, as a guide for other land use deci-
sions affecting the Rainier/Genesee Business District, and as a guide
for the priority capital improvement needs in the Rainier/Genesee
Business District.

ADOPTED by the City Council of the City of Seattle this 15th
day of December, 1986, and signed by me in open session in authen-
tication of its adoption this 15th day of December, 1986.

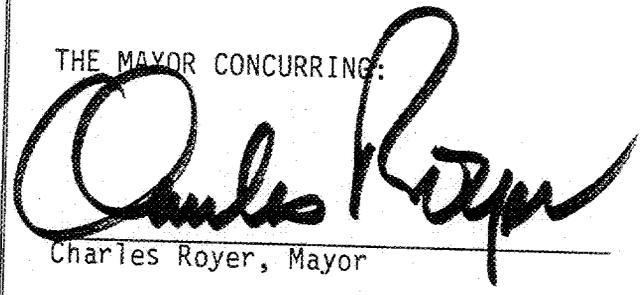


resident of the City Council

Filed by me this 23rd day of December, 1986.

ATTEST: Norward J. Brooks
City Comptroller and City Clerk

BY: Michael Saunders
Deputy

THE MAYOR CONCURRING:

Charles Royer, Mayor

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Affidavit of Publication

City of Seattle

ORDINANCE 113979

AN ORDINANCE relating to Land Use and Zoning, amending Plat 56W, Page 146 of the Official Land Use Map on the west side of Courtland Place South between South Andover and South Dakota Streets from Residential, Single-family 5000 (SF5000) to Neighborhood Commercial 1, 30 foot height limit (NC-1, 30') Zone and accepting a Property Use and Development Agreement in connection therewith. (Rainier/Genessee Business District Plan; C. F. 295247.)

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Plat 56W, Page 146 of the Official Land Use Map adopted by Ordinance 110669 is amended to rezone from Residential, Single-family, 5000 (SF5000) to Neighborhood Commercial 1, 30 foot height limit (NC-1, 30') Zone the following property:

Lots 1 through 19, inclusive, Block 7, Squire's Lakeside Addition to the City of Seattle, in Seattle, King County, Washington.

as shown in "Exhibit A" and the City Clerk is directed to place a copy of said "Exhibit A" in a volume entitled "Zoning Map Amendments," all as contemplated in C. F. 295247.

Section 2. That the Property Use and Development Agreement which was submitted to the City by the owners of the property described in Section 1 hereof, recorded in the records of the Director of Records and Elections of King County and filed in C. F. 295247 by which said owners agree to certain restrictions upon the property to ameliorate the adverse impact of uses and development otherwise permitted in the Neighborhood Commercial 1, 30 foot height limit (NC-1, 30') Zone upon property in the vicinity is hereby accepted. The City Clerk is hereby authorized and directed to deliver copies of the same to the Director of Construction and Land Use and the Community Development Director.

Section 3. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor, otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 31st day of May, 1988, and signed by me in open session in authentication of its passage this 31st day of May, 1988.

SAM SMITH,
President of the City Council.
Approved by me this 9th day of June, 1988.

CHARLES ROYER,
Mayor.
Filed by me this 10th day of June, 1988.
Attest: NORWARD J. BROOKS,
City Comptroller and City Clerk.
(Seal) By MARGARET CARTER,
Deputy Clerk.

Publication ordered by NORWARD J. BROOKS, Comptroller & City Clerk.
Date of official publication in Daily Journal of Commerce, Seattle, June 21, 1988.
(C-495-X)

STATE OF WASHINGTON KING COUNTY—SS.

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

Ordinance No. 113979

was published on June 21, 1988

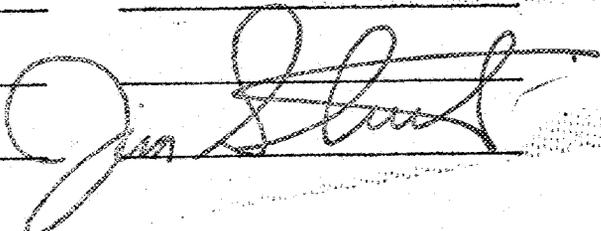
M. Spicuzza
Subscribed and sworn to before me on
June 21, 1988

Barbara R. Jones
Notary Public for the State of Washington,
residing in Seattle.

TIME AND DATE STAMP

SPONSORSHIP

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