



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3600 ~ www.kirklandwa.gov

CITY OF KIRKLAND
NOTICE OF HEARING
FILE [CAM15-01754](#)

PROPOSAL: COMPREHENSIVE PLAN AMENDMENT TO INCLUDE A NEW FINN HILL NEIGHBORHOOD PLAN AND RELATED LEGISLATIVE REZONES, AMENDMENTS TO THE ZONING CODE, ZONING MAP AND MUNICIPAL CODE INCLUDING THE FOLLOWING:

- Comprehensive Plan land use map and Zoning Map rezones:
 - Rezone LDR4/RSA4 zone to LDR6/RSA6 zone (located south of NE 132nd ST and generally between 82nd Ave NE and 86th Ave NE).
 - Rezone one parcel from LDR8/RSA8 zone to LDR6/LDR6 zone (located south of NE 120th ST and generally between 80th PI NE and 82nd Ave NE)
 - In Holmes Point Overlay area:
 - Rezone LDR6/RSA6 zone to LDR4/RSA4 zone (located north of O.O. Denny Park and along the shoreline of Lake Washington)
 - Rezone LDR6/RSA6 zone to LDR4/RSA4 zone (located south of NE 120th ST and west of Juanita Drive)
 - Rezone three LDR8/RSA8 zones to LDR4/RSA4 zone (located south of Juanita Woodlands Park and west of Juanita Drive)
 - In Holmes Point Overlay (triangular block south of Juanita Woodlands Park and between Juanita Dr. and 80th Ave NE):
 - Rezone one LDR6/RSA6 zoned parcel to LDR8/RSA8 zone
 - Remove Holmes Point Overlay from parcels
 - Rezone Neighborhood Business/BNA zone (north of NE 141st ST/Juanita Dr.) to Finn Hill Neighborhood Center (FHNC) zone.
- Amend KZC 35 for FHNC regulations to allow mixed use commercial and residential development, maximum building height to 5 stories and miscellaneous Zoning Code regulations related to FHNC pursuant to Chapters 135 and 160.
- Amend KMC 3.30, Design Guidelines for Pedestrian Oriented Districts for the FHNC zone.

More information is available about the draft Neighborhood Plan, code amendments and rezones map on the City of Kirkland webpage at www.kirklandwa.gov search [Finn Hill Neighborhood Plan](#)

LOCATION: Finn Hill Neighborhood

APPLICANT: City of Kirkland Planning and Building Department

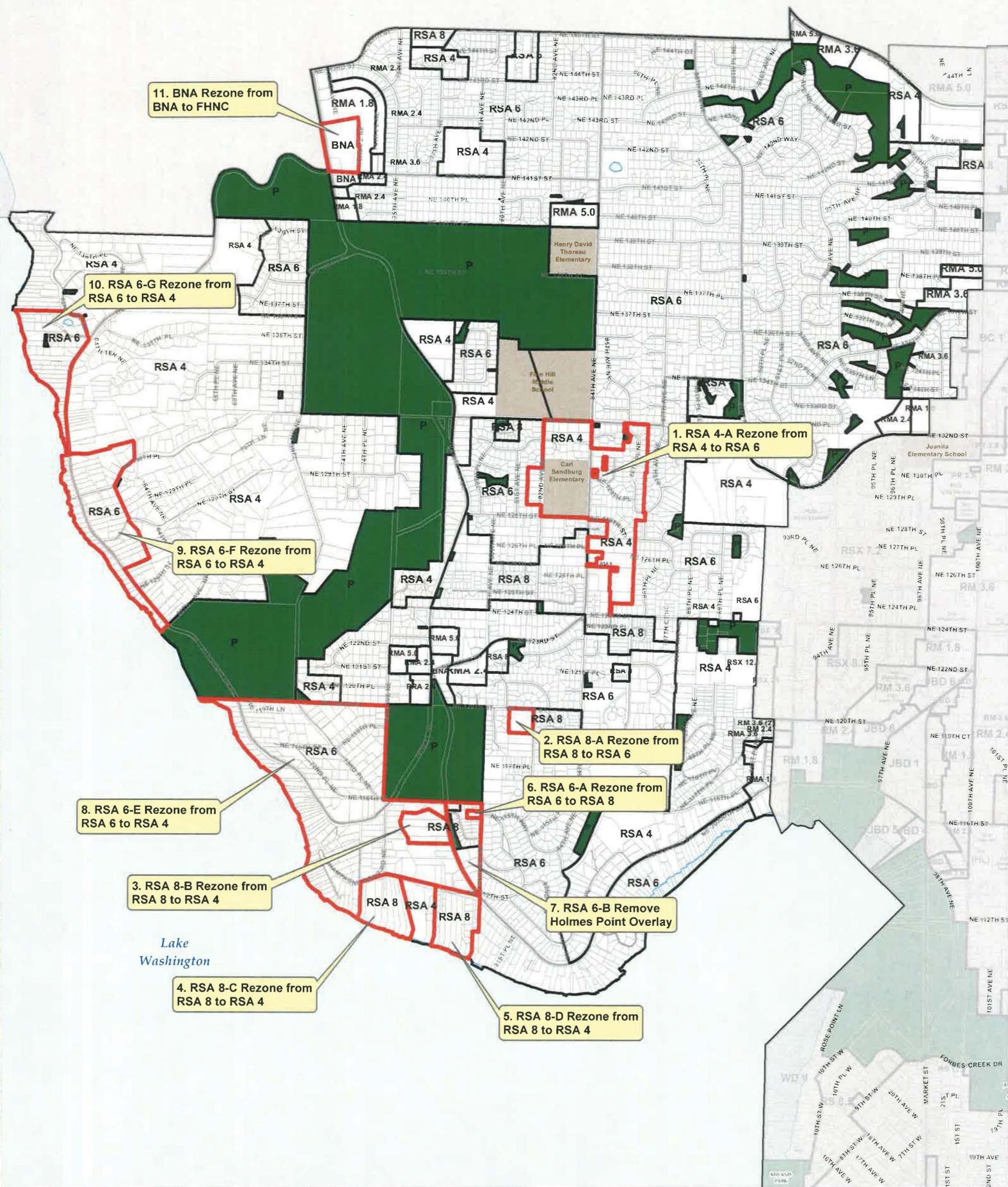
PUBLIC HEARING: Will be held by the Kirkland Planning Commission on **October 26, 2017 at 7:00 p.m., (or as soon thereafter as possible) in the Council Chamber at 123 5th Avenue.** The Planning Commission will prepare a recommendation to the City Council for their final decision at a public meeting. The date of the City Council meeting has not been set.

PUBLIC COMMENT: During the hearing, anyone may speak or submit written comments. Before the hearing, written comments may be submitted to the Planning Commission in care of Janice Coogan of the Planning Department. Please refer to Permit No. CAM15-01754 and include your name, mailing address and email address.

FOR MORE INFORMATION: You may view the official file (Permit No. CAM15-01754) in the Planning and Building Department, or contact project planner, Janice Coogan, at (425) 587-32357. More information is also available on the City of Kirkland webpage at www.kirklandwa.gov search [Finn Hill Neighborhood Plan](#), the [Planning Commission webpage](#) for the hearing materials, or www.mybuildingpermit.com.

People requiring a disability accommodation may call (425) 587-3000 or for TTY service call (425) 587-3111 prior to the hearing.

Publishing Date: October 12, 2017



- Interstate
- Arterial / Collector
- Neighborhood Access
- Land Use Study Areas
- Holmes Point Overlay
- Park/Open Space
- Parcel Boundaries
- Lakes
- School

Proposed Finn Hill Land Use and Zoning Map Rezones

1 inch = 1,300 feet

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HOW TO PARTICIPATE IN A PUBLIC HEARING

Follow these two (2) simple steps:

1. In the Public Notice (either posted on the large white sign erected on the subject property, posted on the City Hall bulletin board, or the publishing notice in the Seattle Times) make a note of the deadline date, the hearing date, and the hearing body.
 - The deadline date is the last day you may submit written comments if you will not attend the public hearing or if there will be a hearing on the proposal/project.
 - The hearing date is the day you may submit written and/or oral comments if you will attend the public hearing.
 - The hearing body is the group or individual who will consider the written and oral testimony.
2. You may participate in the public hearing process in either or both of the following ways:
 - Submit written comments to the appropriate hearing body either by:
 - a. Delivering these comments to the Kirkland Planning and Building Department, 123 5th Avenue, Kirkland 98033, by the deadline date; or
 - b. Giving your written comments directly to the hearing body at the public hearing.

For the Planning Commission and Houghton Community Council, the Planning and Building Department encourages you to submit any written comments at least 8 days before the hearing date so they will be able to receive and read the comments prior to the meeting.

 - Appear in person, or through a representative, at the hearing and giving oral comments directly to the hearing body.

To find out more:

1. Contact the City staff planner whose name and telephone number appears on the public notice and/or;
2. Come to the Kirkland Planning and Building Department between 8:00 a.m. and 5:00 p.m. and request to see the project file (the project file number is noted in the public notice). The file will contain proposed site plans and building elevations (if applicable) and other information.

Should you have additional questions, please contact the Planning and Building Department: (425) 587-3600.