ORDINANCE NO. 228

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S ZONING MAP TO CHANGE THE ZONING OF A 1.4 ACRE PARCEL LOCATED AT 18034 STONE AVENUE FROM R-6 TO R-8

WHEREAS, the subject property, described as Elena Lane, located at 18034 Stone Avenue, is designated on the Comprehensive Plan as Medium Density; and

WHEREAS, the owners of certain property located at 18034 Stone Avenue North have filed an application to reclassify the property, which is comprised of approximately 60,462 square feet, from R-6, Residential – 6 units per acre, to R-12, Residential – 12 units per acre; and

WHEREAS, on December 2, 1999, a public hearing on the reclassification application was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on December 2, 1999, the Planning Commission recommended denial of the reclassification application and entered findings of fact and a conclusion based thereon in support of that recommendation; and

WHEREAS, the City Council concurs with the findings and conclusions of the Planning Commission, and finds that reclassification of said property to R-8 is consistent with the Comprehensive Plan and appropriate for this site rather than the R-12 zoning proposed by the owner; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act (SEPA) and the City's SEPA procedures;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The Planning Commission's findings in its Findings and Recommendation on File #99-0845 as set forth by the Planning Commission on December 2, 1999, and as attached hereto as Exhibit A, are hereby adopted to recommend denial of the Reclassification of Property to R-12 with the following additional conclusion:

A. III. Conclusions #9: The Reclassification of Property to R-8 is consistent with the Comprehensive Plan land use designation and policies for Medium Density Residential areas and with policies that call for compatibility with existing development and neighborhood character.

Section 2. Amendment to Zoning Map. The official zoning map of the City of Shoreline, adopted by Ordinance No. 125, is hereby amended to change the zoning classification for the parcel, more fully described below and depicted in Exhibit B attached hereto, from R-6 to R-8.

Lots 9 and 10, Block 4, Richmond Acres, according to the plat thereof, Recorded in Volume 24 of Plats, Page 25, In King County, Washington

Section 3. Preliminary Plat: The Preliminary Plat shall be remanded to the Planning Commission for reconsideration consistent with the provisions of the R-8 (Residential – 8 unit/acre) Zone provided a revised Plat is submitted within 90 days of adoption of this ordinance.

Section 4. Severability. If any provision of this ordinance or the application of a provision to any person or circumstance, is declared invalid, then the remainder of this Agreement, or the application of such provision to other persons or circumstances, shall not be affected.

Section 5. Effective Date and Publication. This ordinance shall go into effect five days after passage, and publication of the title as a summary of this ordinance.

PASSED BY THE CITY COUNCIL ON FEBRUARY 14, 2000.

Mayor Scott Jepsen

ATTEST:

Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:

Ian Sievers
City Attorney

Date of Publication: February 18, 2000
Effective Date: February 23, 2000

Exhibit A
Ordinance No. 228

Commission Meeting Date: December 2, 1999

PLANNING COMMISSION FINDINGS AND RECOMMENDATION

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	ELENA LANE REZONE AND PRELIMINARY PLAT File #099-0845

After reviewing and discussing the Elena Lane Rezone and Preliminary Subdivision at a public hearing on December 2, 1999 to rezone and subdivide approximately 1.4 acres, and considering the testimony and written comments presented, the Shoreline Planning Commission makes the following Findings, Conclusions and Recommendations to the Shoreline City Council:

I. PROPOSAL:

Proposal: The proposed Reclassification of Property (or Rezone) and Preliminary Plat (File No. 099-0845) would permit the development of fifteen new dwelling units on approximately 1.4 acres of land on two contiguous existing lots (Lot 9 and 10) at 18034 Stone Avenue. The site is now zoned Residential – 6 units per acre (R-6). The proposed zoning would be Residential – 12 units per acre (R-12). The Subdivision would create 16 new lots of which 15 would be used for residential development and one would be dedicated to open space and recreation. A set of Proposed Plat Conditions for this Subdivision proposal has been prepared by Staff.

The applicant is Eric Sundquist of Viking Properties. The application was first discussed with the City in May 1999. The application was determined, initially, to be complete on July 6, 1999. With subsequent, more detailed staff review, additional data was required. The application was accepted as fully completed on October 27, 1999.

The SEPA Mitigated Determination of Non-Significance was issued on September 30, 1999. The proposal is further described in the Application and in the Elena Lane Preliminary Plat and plans. Details of the proposal include:

A. A preliminary plat to create 16 lots, 15 of which would be used for single family development and one which would be a common open space/recreation area.
B. construction of a 24 foot wide roadway to urban road standards with curb and gutters.
C. on-site stormwater detention pipe in the roadway and linking through a drainage easement to a vault system on the northeast corner of the site; off-site biofiltration.
D. construction of sidewalk system (including curbs, gutters and streetlighting) throughout the development.
E. construction of sidewalk on Stone Avenue adjacent to the site.
F. construction of striped asphalt pedestrian walkway linking the sidewalk to North 180th Street on the south and North 183rd Street to the north; this asphalt walkway will be

designed for the future extension of sidewalks as other properties develop; no additional sidewalk will be built by this developer.

G. retention of a buffer of mature cedar trees at the southwest corner of the site, as well as other trees, as feasible, on the northern and eastern site boundaries and the interior of the site.

H. a boundary landscape plan that includes: red maple, vine maple, fir trees and mixed shrubs.

I. 6-foot high decorative wood fencing at the boundaries of the site.

J. construction of a fenced tot lot located on the common open space lot.

II. FINDINGS:

1. THE SITE

1.1 The site now consists of a single parcel. This parcel would be subdivided into 16 lots under the proposal. The lots would average 3,043 square feet (ranging from 2,975 square feet to 4,045 square feet). The current residential density is approximately 0.7 units per acre.

1.2 The existing single family dwelling and two outbuildings would be removed to build the new homes. A gravel road now provides access to the home and outbuildings. The development proposal would abandon this road and construct a new paved roadway in the center of the site.

1.3 The site has a gradual slope from the west to the east side of the site, with a maximum slope of five percent. Most of the site is an open grass field. There is a buffer of mature cedar trees on the southwest corner of the site. This buffer would be retained.

2. THE NEIGHBORHOOD

2.1 The site is located in the Meridian Park Neighborhood. The site is on the east side of Stone Avenue. Across Stone Avenue to the west is a mixture of single-family homes and duplexes on small lots. Single-family homes on larger lots exist to the north, east and south of the site. One block west of the site (Midvale Avenue), there are various commercial and light industrial uses (e.g., QFC Shopping Center, public storage, offices, etc.).

2.2 The proposed single-family homes on smaller lots would be similar to the existing single-family homes and duplexes on the west side of Stone Avenue. Elena Lane's proposed homes on smaller lots would be different from the single-family homes on larger lots that are north, south and east of the site. However, this development would be separated from those nearby homes by the plan for open spaces, setbacks, and screening (landscaping and fencing).

3. COMPREHENSIVE PLAN

3.1 The Shoreline Comprehensive Plan provides a policy directive to "Ensure land is designated to accommodate a variety of types and styles of residences adequate to meet the growth of 1,600 to 2,400 new housing units and the future needs of Shoreline citizens" (LU23).

3.2 The Comprehensive Plan calls for development that is in character with the existing neighborhood. Policy H1 asks the City to: " Encourage a variety of residential design alternatives that increase housing opportunities in a manner that is compatible with the character of existing residential and commercial development throughout the city." Policy H6 calls for the City to: " Encourage compatible infill development on vacant or underutilized sites." Finally, Goal H III states that the City should: "Maintain and enhance single family and multi-family residential neighborhoods, so that they provide attractive living environments, with housing that is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales."

3.3 The adopted Plan includes a Land Use Map that designates this site (as well as the remainder of the east side of Stone Avenue between North 178th Street and North 185th Street) as Medium Density Residential Use. Medium density residential would permit single family homes, duplexes, triplexes, zero lot line houses, townhouses, cottage housing, and apartments under certain conditions. "The permitted density for this designation will not exceed 12 dwelling units per acre and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved. Appropriate zoning designations for this area would be R-8 or R-12 Residential" (LU28).

4. EXISTING ZONING

4.1 The site is zoned at R-6, Residential – 6 units per acre. This is a Low Density Residential zone and the R-6 zone permits single-family homes. Duplex and triplex units are allowed in R-6 as conditional uses. This existing zoning is not consistent with the adopted Comprehensive Plan's Land Use Map, which shows the east side of Stone Avenue as Medium Density Residential Use.

5. ISSUES:

The development proposal has raised the following issues that have been analyzed in the Staff Report:

5.1 Density: The proposed density of 15 dwelling units on approximately 1.4 acres is within the range permitted by the Comprehensive Plan Map and policies for Medium Density Residential Use.

5.2 Preliminary Plat: The applicant has provided plans for a proposed preliminary plat of 16 lots (15 building lots; plus one lot for common open space/recreation) to comply with the provisions of the City's Subdivision Ordinance (SMC Chapter 17), including requirements for lot size, lot design, lot dimensions and for public facilities and improvements, such as roadways, sidewalks, sewers.

5.3 Vehicle Traffic: The applicant has provided a traffic study that reports that this project would have no significant impacts to existing vehicular traffic operations of the street system in the vicinity of the site. Staff concurs with this conclusion.

The City's staff is aware that citizens are reporting increased cumulative traffic on North 183rd Street. The City is developing a traffic calming program and traffic calming systems will be considered for the North 183rd Street corridor.

5.4 Pedestrian Traffic: Pedestrians may be expected to walk north from Elena Lane to the nearby shopping area and to public transit on Aurora and North 185th.

Additionally, the Shoreline School District reports that school children will be walking south from the site to Meridian Park Elementary School and Shorewood High School. The school bus stop for students at Einstein Middle School is located at North 180th Street and Stone Avenue. The School District provided a letter stating that the pedestrian connections are "fairly typical" of connections in the area. The School District does not recommend specific pedestrian improvements.

To improve pedestrian safety, the applicant is proposing a sidewalk, curb and gutter on Stone Avenue in front of Elena Lane. The applicant has also proposed asphalt walkways, with striping, to link the sidewalk in front of Elena Lane to North 183rd Street and to North 180th Street. Staff concur with this proposal and also recommends that the project be engineered to consider drainage impacts from full sidewalk along Stone Avenue between North 180 and North 183rd. This analysis would ensure that current sidewalk drainage requirements and construction requirements would be compatible with future sidewalk additions on this block of Stone Avenue.

5.5 Open Space/Recreation: One lot, 4,045 square feet in size, would be dedicated to open space and recreation. This lot would feature a fenced tot lot, grass cover and boundary trees (Hogan's cedar, red maple and mixed shrubs).

5.6 Stormwater: The applicant has completed stormwater drainage analyses, including soils studies. The applicant has proposed a stormwater management system including subterranean detention pipe (to detain 50% of the 2 year through 50 year storm). The detention pipe would underlie North 182nd Place and lead, via an easement, to a stormwater conveyance system on the northeast corner of the site. Staff recommends that biofiltration be provided in off-site downstream ditch sections with specific locations to be determined in final engineering plans. The system would be designed to limit post-development storm water runoff to be equal to (or less than) predevelopment runoff levels. The system would be designed to safeguard development and open spaces on the site. The system would also be intended to protect water quality in Thornton Creek and to protect Ronald Bog. Staff concurs with the proposed stormwater management system.

5.7 Landscaping: The applicant proposes to retain an existing buffer of mature cedar trees on the southwest corner of the site, approximately 6 fir trees and several other trees scattered throughout the property. Additional trees within the site would be preserved as feasible.

The plan would also provide trees, shrubs and groundcover within the site and at its boundaries. Tree plantings include 19 red maples, 7 vine maple, 4 crabapple, and 5 Hogan's cedar. A hedgerow is planned for the east side of the open space/recreation area, parallel to the tot lot. A landscaping buffer is also planned for the north side of the open space area. There would be 66 shrubs, including rhododendron, roses, arborvitae, juniper and rockrose, throughout the site.

5.8 Screening: The buffer of cedar trees on the southwest corner of the property would remain. A landscape hedgerow would be located on the east boundary of the open space area parallel to the tot lot. The applicant plans security fencing for the tot lot. Each home would be screened with wood fencing. There would

also be a 6 foot high wood fence around the periphery of the site. Staff concurs with the proposed screening plan.

5.9 Utilities and Services: The proposed project has been reviewed by the Fire Department, the Water District and the Sewer District. Each of these agencies has concurred with the basic proposed development. Conditions for service have been established by each agency.

III. CONCLUSIONS

1. The proposed preliminary plat is in conformance with the Shoreline Municipal Code Title 19 - Subdivision Standards.
2. The proposal would provide adequate water and sewer systems to serve the new homes and would not reduce the level of service provided to abutting properties.
3. The proposal would provide adequate stormwater systems to service the new homes and would not increase runoff to abutting properties; the system would address water quality and water quantity impacts to Ronald Bog and Thornton Creek.
4. The proposal would retain a valuable vegetative buffer resource on the southern boundary at the west side of the site and other vegetation as feasible.
5. The proposal would provide a Homeowner's Association to maintain appearance and function of the development.
6. The proposed development would assist the City of Shoreline in meeting its housing production targets to meet our obligation under the Growth Management Act.
7. Despite amenities (e.g., open space/recreation area, landscaping, screening) that improves compatibility with neighborhood land uses, the proposal is not compatible with existing development due to the higher density, smaller lot sizes and greater impervious surface coverage as compared to most surrounding development.
8. The proposal is not consistent with the Comprehensive Plan policies that call for compatibility with existing development and neighborhood character.

IV. RECOMMENDATION

The Planning Commission recommends that the Elena Lane Reclassification of Property and Preliminary Plat be denied.

ATTACHMENT:

A. Proposed Plat Conditions

Dan Kuhn 12/22/99

Dan Kuhn, Planning Commission Chair Date

Attachment A
to Exhibit A

ELENA LANE: CONDITIONS FOR PRELIMINARY PLAT FOR 16 LOTS FOR FUTURE SINGLE-FAMILY DEVELOPMENT

1. Developer shall provide and install a Surface/Storm Water Management Plan, pursuant to the Memorandum issued by the City of Shoreline on September 14, 1999. The Final Surface/Storm Water Management Plan and Agreement shall incorporate the measures listed below:
   (a) Surface and stormwater management must be provided as stipulated in the Technical Information Report prepared by Lovell-Sauerland and Associates, dated 4/29/99, in the letter to the City from Eric Sundquist dated 9/27/99 and the plans dated November 3, 1999, and
   (b) Biofiltration shall be provided in off-site downstream ditch sections with specific locations to be determined in final engineering plans.
   (c) A complete set of construction drawings is to be submitted, approved, and a site development permit issued before construction can begin.
   (d) All drainage facilities are to be dedicated through a Declaration of Covenant Associated with Development of Detention Facility to the City of Shoreline with recording of the final plat.
   (e) The developer is required to provide a Drainage Easement Agreement, establishing the legal description of the easement corridor, and providing that said easements are to be maintained, repaired, and/or rebuilt by the owners of the parcels and their heirs, assigns or successors.

   The City must approve the Surface/Storm Water Management Plan, including engineering details of the proposed facilities, prior to the issuance of the site development permit.
2. Developer shall provide a 32 foot wide paved roadway (North 182nd Place), with curb and gutter as proposed on the site plans submitted by Lovell-Sauerland and Associates to the City of Shoreline on November 3, 1999, and pursuant to the requirements of SMC Title 12.10.
3. Developer shall provide a pedestrian sidewalk, curb and gutters on both sides of North 182nd Place as proposed on the site plans submitted by Lovell-Sauerland and Associates to the City of Shoreline on November 3, 1999, and pursuant to the requirements of SMC Title 18.18.
4. Developer shall provide a pedestrian sidewalk, curb and gutters on Stone Avenue North adjacent to the site, as proposed on the site plans submitted by Lovell-Sauerland and Associates to the City of Shoreline on November 3, 1999, and pursuant to the requirements of SMC Title 18.18.
5. Developer shall provide an asphalt pedestrian walkway, with a painted stripe separating the walkway from vehicular traffic to extend along Stone Avenue from the south boundary of the site to North 180th Street and from the north boundary of the site to North 183rd Street. This walkway shall be designed and constructed to ensure that future sidewalk connections can be constructed to be compatible with the sidewalk frontage for Elena Lane and to accommodate storm drainage improvements needed to achieve compliance with the SMC/King County Surface Water Drainage Standards.

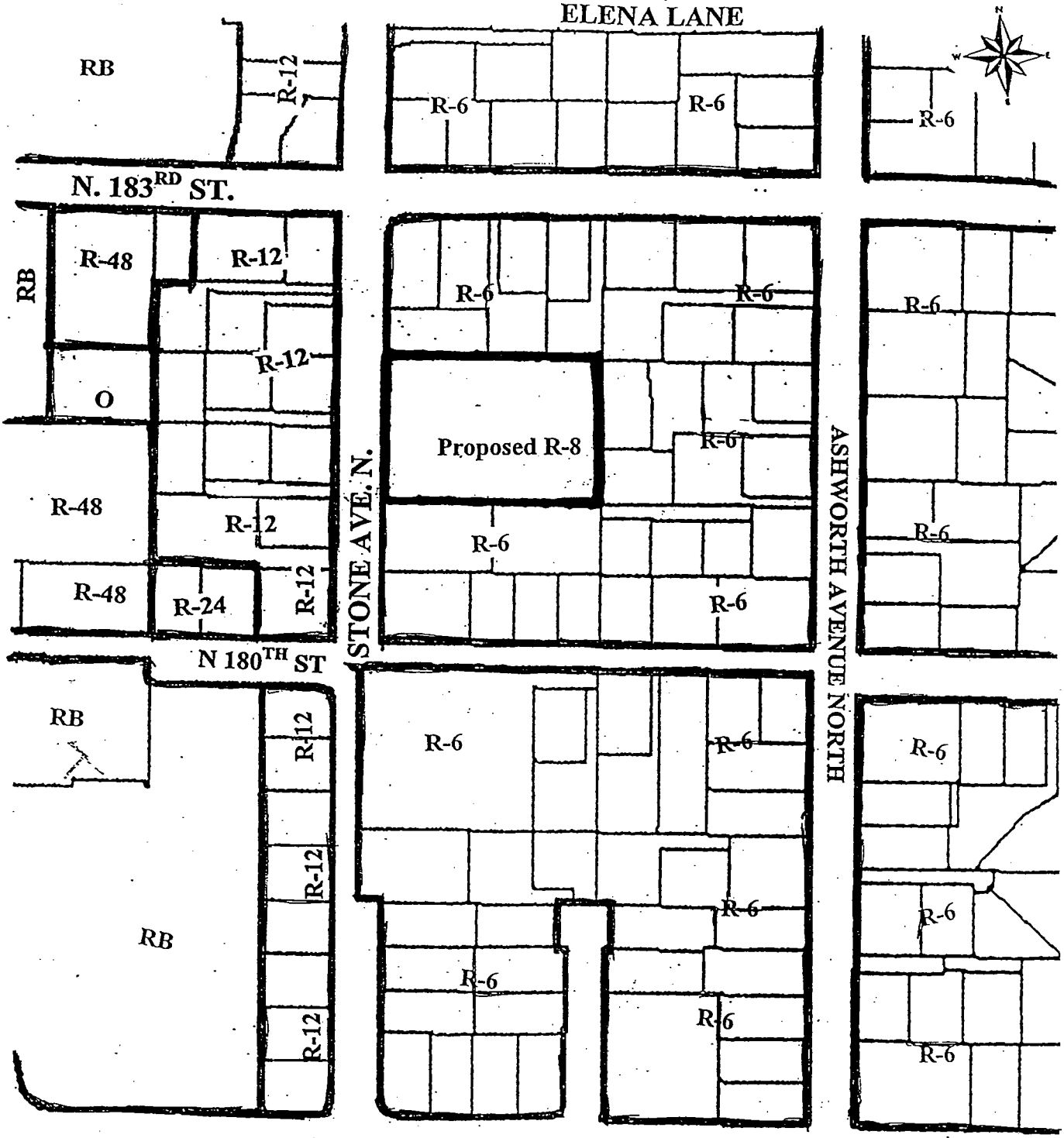
6. Developer is to provide and install non-glare streetlighting in accordance with a lighting plan approved by Planning and Development Services.
7. The developer is required to meet the conditions established by the Shoreline Sewer Availability Certificate issued on April 27, 1999.
8. The developer is required to meet the conditions established by the Shoreline Water Availability Certificate issued on May 7, 1999.
9. The developer is required to meet the conditions established by the Shoreline Fire Department Availability Certificate issued on 8/17/99 (and amended to complete on 9/1/99).
10. A maximum of 15 single-family homes is permitted as proposed on plans submitted by Lovell-Sauerland and Associates to the City of Shoreline on November 3, 1999.
11. The following features on plans submitted by Lovell-Sauerland and Associates to the City of Shoreline on November 3, 1999 shall substantially control:
    - Structural design, façade materials, gabled rooflines
    - Orientation and siting of structures
    - Building height, bulk and scale
    - Setbacks for front, back and side yards
    - Lot coverage for buildings
    - Privacy and defensible space
    - Pervious and impervious surface coverage
    - Building footprints
12. Tree retention as provided on site plans submitted by Burrus Design Group to the City of Shoreline on September 8, 1999 shall be required for site development. In the event that trees stipulated for retention are removed (whether inadvertently or through an approved building permit), each tree which is removed shall be replaced by two trees of the same species as the tree that has been removed. Each replacement tree must be a minimum of two inches in caliper.
13. Development shall provide and maintain fencing around tree preservation area for the duration of site preparation and construction activities, in order to preserve the natural environment existing within the site.
14. Development shall provide new landscape plantings, including trees, shrubs, groundcover, and perennial/annual flowering plants, as provided on Landscaping Plans submitted to the City of Shoreline by Burrus Design Group on September 8, 1999, and pursuant to the requirements of SMC Title 18.16.
15. Development applications shall include:
    (a) a vegetation maintenance plan which describes products to be used (e.g., application of nutrients, pesticides and herbicides) and maintenance schedule to minimize the introduction of products into runoff flows.
    (b) a vegetation irrigation plan, pursuant to SMC Title 18.16.300 - 18.16.370.
    (c) a performance bond or other security equivalent to 150% of the value of the plantings, to be maintained in full force and effect for a minimum period of one year. The performance bond or security maybe amended to continue for an additional three years following the installation of substantial replacement vegetation.
16. The City must approve the Vegetation Mitigation Plan, including, planting, maintenance, and monitoring details, prior to the issuance of the site development permit. Vegetation management shall be designed, implemented and

effectively/regularly maintained by the applicant pursuant to the approved Vegetation Mitigation Plan.

17. Development shall provide and maintain the common open space area (4,045 square feet) including fenced tot lot, grassy field, and plantings, as proposed on the site plans submitted by Lovell-Sauerland and Associates to the City of Shoreline on November 3, 1999.
18. Development shall provide a solid screen of wood fencing around the periphery of the property (except at the southern boundary where the buffer of cedar trees is retained), as proposed on the site plans submitted by Lovell-Sauerland and Associates to the City of Shoreline on November 3, 1999.
19. Owners shall be required to establish and maintain in force and effect, a Covenant for a Homeowners' Association. The Association is to be held with undivided interest by all lots in this subdivision. The Association (owners of the parcels having legal access therefrom and their heirs, assigns or successors) is to be responsible for maintaining, repairing and/or rebuilding of: (1) Open Space/Recreation Tract (Lot 16 - 4045 square feet) and other common areas; (2) plantings in common areas and on site boundaries; (3) boundary screening; and (4) infrastructure and utilities not dedicated to the City. The Homeowners Association shall also be responsible for prevention of temporary or permanent encroachment of structures or equipment (e.g., boats, recreational vehicles) into the right-of-way and into other public areas.

VICINITY ZONING MAP

SHOWING REZONE FOR ELENA LANE



ZONING KEY

R-6:	Residential - 6 units/acre	R-48:	Residential – 48 units/acre
R-12:	Residential – 12 units/acre	O:	Office
R-24:	Residential – 24 units/acre	RB:	Regional Business

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Map not to scale

SHORELINE

City of Shoreline
Department of Planning
and Development Services

EXHIBIT B
Ordinance No. 228

LEGAL DESCRIPTION

Lots 9 and 10, Block 4, Richmond Acres, according to the plat thereof, Recorded in Volume 24 of Plats, Page 25, In King County, Washington