ORIGINAL

ORDINANCE NO. 262

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S ZONING MAP TO CHANGE THE ZONING OF PROPERTY LOCATED AT 1315 NORTH 185TH STREET AND 18336 STONE AVENUE NORTH FROM R-6 TO R-8.

WHEREAS, certain properties, located at 1315 North 185th Street and 18336 Stone Avenue North, are designated on the Comprehensive Plan Map as Medium Density Residential; and

WHEREAS, owners of certain property, located at 1315 North 185th Street and 18336 Stone Avenue North have filed an application to reclassify the property from R-6, residential – six units per acre to R-12, residential – twelve units per acre; and

WHEREAS, on January 18, 2001, a public hearing on the application for reclassification of property was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on January 18, 2001, the Planning Commission recommended denial of the reclassification application to R-12; however, it recommended a reclassification to R-8 and entered findings of fact and a conclusion based thereon in support of that recommendation; and

WHEREAS, the City Council does concur with the Findings and Recommendation of the Planning Commission, specifically that the reclassification of certain property, located at 1315 North 185th Street and 18336 Stone Avenue North to R-8 is consistent with the Comprehensive Plan and appropriate for this site rather than the proposed R-12 zoning in the application;

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

Section 1. Findings. The Findings and Recommendation on File No. 2000-001800 as set forth by the Planning Commission on January 18, 2001 and as attached hereto as Exhibit 1 are hereby adopted.

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 of certain property, located at 1315 North 185th Street and 18336 Stone Avenue North and further described and depicted in Exhibit 2 attached hereto, from R-6 to R-8.

Section 3. 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 4. Effective Date. 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 26, 2001.

Mayor Scott Jepsen

ATTEST:

Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:

Ian Sievers
City Attorney

Date of Publication: March 1, 2001
Effective Date: March 6, 2001

ORIGINAL **EXHIBIT 1**

Findings and Determination
of the City of Shoreline Planning Commission

Viking Properties Rezone Request, File #2000-1800

Summary-
After reviewing and discussing the Viking Properties rezone application on January 18, 2001 the Shoreline Planning Commission did find and determine that the request for R-12 zoning should not be approved. However, it was found that R-8 zoning was in compliance with City codes and not detrimental to the health, safety, or welfare of the City of Shoreline, and therefore recommended approval of such action.

I. Findings of Fact

1. Project Description-
   1.1 Action: Reclassification request to change the zoning from R-6 (6 dwelling units/acre) to R-12 (12 dwelling units/acre).
   1.2 Location: 1315 N. 185th ST and 18336 Stone AVE N
   1.3 a.) The subject properties have a land use designation "Medium Density Residential" as identified in the City of Shoreline's 1998 Comprehensive Plan.
   b.) Consistent zoning for Medium Density Residential land use designation is R-8 (8 dwelling units/acre) or R-12 (12 dwelling units/acre).

2. Procedural History-
   2.1 Public hearing held by the Planning Commission January 18, 2001
   2.2 Complete Application Date: December 4, 2000
   Notice of Application Date: December 13, 2000
   2.3 Neighborhood meeting dates: October 16, 2000 and November 30, 2000
   2.4 No prior action or approvals related to the project have been taken.

3. Public Comment-

3.1 The following individuals participated in Neighborhood Meetings:
Martin Kral 1317 N 183rd ST
Harry & Glen Peifer 1321 N.185th ST
Mr. & Mrs. Vernon Rollins 18350 Stone AVE N
Mr. & Mrs. Albertine 1336 N 183rd ST
Mr. & Mrs. Hartung 18335 Ashworth AVE N
Ed & June Laase 18325 Ashworth AVE N
Linda Williford 18521 Densmore AVE N

3.2 Written Comments have been received from:
Harry & Glen Peifer 1321 N.185th ST
John Ranlett 18550 Stone AVE N
Russell L. Castner 1147 N 185th ST
Ryoko McCray 18324 Stone AVE N
Tsehai Haile 18344 Stone AVE N
Irene Diep 18312 Stone AVE N
Mr. & Mrs. Vernon Rollins 18350 Stone AVE N
Catherine E. Dooley 18326 Stone AVE N
Marie de Langen 18326 Stone AVE N
Judith Chandler 18016 Stone AVE N
Martin Kral 1317 N 183rd ST
Brian Lee 18018 Stone AVE N

3.3 Public Testimony was given during the Public Hearing by:
S. Michael Smith, 19400 33rd AVE W, STE 200, Lynnwood WA
Martin Kral 1317 N 183rd ST
Russell L. Castner 1147 N 185th ST
Brian Lee 18018 Stone AVE N

4. SEPA: A new SEPA determination is not required. This rezone action is covered by the Final EIS, dated November 2, 1998, that was prepared for the 1998 Comprehensive Plan.

5. Consistency

5.1 The application has been evaluated and found to be consistent with the five criteria listed in Shoreline Municipal Code Section 20.30.320 (B).

5.2 This rezone action does not constitute approval for any development proposal. Applicable permits shall be obtained prior to construction. Permit applications shall show compliance with the 1998 King County Storm Water Design Manual and Title 20 of the Shoreline Municipal Code (SMC). Applicable sections of the SMC include but not be limited to the following: Dimensional and Density Standards 20.50.010, Tree Conservation 20.50.290, Surface and Stormwater Management 20.60.060, and Streets and Access 20.60.140.

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EXHIBIT 1

II. Conclusions

1. **The rezone is consistent with the Comprehensive Plan.**
   The redesignation of property from R-6 to R-12 is not consistent with the Comprehensive Plan policies that call for compatibility with existing development and neighborhood character.

   A zoning redesignation from R-6 to R-8 is consistent with the comprehensive plan designation of "medium density."

2. **The rezone will not adversely affect the public health, safety or general welfare.**
   The future development of these sites shall show compliance with Title 20 of the Shoreline Municipal Code. Applicable sections of this code include, but are not limited to: Dimensional and Density Standards (20.50.010-20.50.050), Tree Conservation (20.50.290-20.50.370), Parking Access and Circulation (20.50.380-20.50-440), Wastewater, Water Supply and Fire Protection (20.60.030-20.60.050), Surface and Stormwater Management (20.60.060-20.60.130).

3. **The rezone is warranted in order to achieve consistency with the Comprehensive Plan.**
   The current residential density of 2 units per acre indicates the site is underutilized per the density guidelines listed in the comprehensive plan. A rezone to R-8 would bring the parcels into compliance with their comprehensive plan designation.

4. **The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.**
   The redesignation of property from R-6 to R-12 is not compatible with existing development due to higher density uses that would occur on the project sites as compared to surrounding development.

   It has been shown that the rezone and future development of the subject sites will not be detrimental to uses in the immediate vicinity. Adequate infrastructure (water, sewer, storm, etc.) exists in the area to support development at R-8 density.

5. **The rezone has merit and value for the community.**
   The rezone will help the City achieve the housing targets established by the Comprehensive Plan. Further, this site is an appropriate place to accommodate development of R-8 intensity because it is free of environmentally sensitive features and it has good access to infrastructure.

III. Recommendation

Based on the Findings, the Planning Commission recommends that R-8 zoning be adopted for rezone application 2000-1800 for the properties located at 1315 N. 185th ST and 18336 Stone AVE N.

City of Shoreline Planning Commission

_____ Date: 1/18/01
Chairperson