

# ORIGINAL

## ORDINANCE NO. 320

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S OFFICIAL ZONING MAP TILE NUMBER 440 TO CHANGE THE ZONING OF TWO PARCELS GENERALLY LOCATED AT 1440 RICHMOND BEACH ROAD (PARCEL NUMBERS 0126039424 & 0126039039) FROM RESIDENTIAL 12 DU-AC (R-12) TO NEIGHBORHOOD BUSINESS (NB).**

WHEREAS, certain properties, with parcel numbers 0126039424 and 0126039039, are designated on the Comprehensive Plan Map as Mixed Use; and

WHEREAS, owners of certain property, with parcel numbers 0126039424 and 0126039039, have filed an application to reclassify a portion of the property from Residential 12 units per acre (R-12) to Neighborhood Business (NB); and

WHEREAS, on January 16, 2003, 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 16, 2003, the Planning Commission recommended approval of the reclassification to NB and entered findings of fact and conclusions 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 of property, located generally at 1440 Richmond Beach Road (with parcel numbers 0126039424 and 0126039039) to NB is consistent with the Comprehensive Plan and appropriate for this site;

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

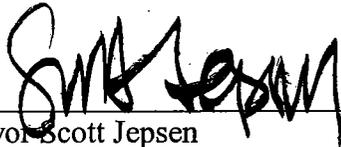
**Section 1.** Findings. The Findings and Recommendation on File No. 201192 as set forth by the Planning Commission on January 16, 2003 and as attached hereto as Exhibit 1 are hereby adopted.

**Section 2.** Amendment to Zoning Map. The Official Zoning Map Tile 440 of the City of Shoreline, is hereby amended to change the zoning classification of two parcels, located generally at 1440 Richmond Beach Road (parcel numbers 0126039424 and 0126039039) and further described and depicted in Exhibit 2 attached hereto, from R-12 to NB.

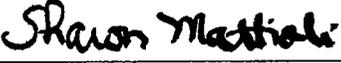
**Section 3.** Severability. If any provision of this ordinance or the application of a provision to any person or circumstance, is declared invalid, then the remainder of this Agreement, or the application of such provision to other persons or circumstances, shall not be affected.

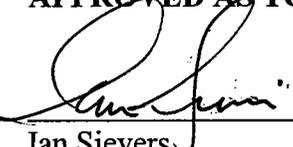
**Section 4.** Effective Date. This ordinance shall go into effect five days after passage, and publication of the title as a summary of this ordinance.

**PASSED BY THE CITY COUNCIL ON FEBRUARY 10, 2003.**

  
\_\_\_\_\_  
Mayor Scott Jepsen

**ATTEST:**

  
\_\_\_\_\_  
Sharon Mattioli, CMC  
City Clerk

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
Ian Sievers  
City Attorney

Date of Publication: February 13, 2003  
Effective Date: February 18, 2003

# ORIGINAL

## **Findings and Determination of the City of Shoreline Planning Commission**

Lighthouse Projects LLC. Rezone Request, File #201192

### **Summary-**

After reviewing and discussing the Lighthouse Projects LLC rezone application on January 16, 2003 the Shoreline Planning Commission did find and determine that the request for NB zoning is 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-12 (12 dwelling units/acre) to NB (Neighborhood Business).
- 1.2 Vicinity: 1440 Richmond Beach Road
- 1.3 Parcel Numbers: 0126039424 and 0126039039
- 1.4 a.) The subject properties have a land use designation "Mixed Use" as identified on the City of Shoreline's Comprehensive Plan Land Use Map.  
b.) Consistent zoning for the Mixed Use land use designation is R-8, R-12, R-18, R-24, R-48, O, NB, CB, RB, and I.

#### **2. Procedural History-**

- 2.1 Public hearing held by the Planning Commission January 16, 2003
- 2.2 Notice of Application & Public Hearing Date: December 27, 2002
- 2.3 Complete Application Date: December 23, 2002
- 2.4 Application Date: November 7, 2002
- 2.5 Neighborhood meeting date: June 26, 2002
- 2.6 No prior action or approvals related to the project have been taken.

**3 Public Comment-**

3.1 The following individuals participated in Neighborhood Meetings:

D.W. Jung, 1444 NW 204<sup>th</sup> PL, Shoreline WA 98177

John & Janice Booth, 1427 NW 195<sup>th</sup>, Shoreline WA 98177

John Grindle, 15503 12<sup>th</sup> AVE NE, Shoreline WA 98155

Susan & Gerald Bowhall, 1429 NW 195<sup>th</sup>, Shoreline WA 98177

3.2 Written Comments have been received from:

No written comments were received

3.3 Public Testimony was given during the Public Hearing by:

Ken Lyons, 19207 Firlands Way N, Shoreline WA 98133

**4 SEPA Determination-**

4.1 A new SEPA determination is not required. Per WAC 197.11.600 (2) the SEPA obligations for analyzing impacts of the proposed rezone is fulfilled by previous environmental documents on file with the City (the EIS that was prepared in conjunction with the City's 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.

## II. Conclusions

**1. The rezone is consistent with the Comprehensive Plan.**

The redesignation from R-12 to NB is consistent with the comprehensive plan designation of "Mixed Use."

**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.**

Not applicable, both the existing and proposed zoning are consistent with the Comprehensive Plan

**4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.**

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 NB zoning.

**5. The rezone has merit and value for the community.**

The rezone will help the City achieve housing and employment targets established by the Comprehensive Plan. Further, this site is an appropriate place to accommodate development of NB intensity because it is free of environmentally sensitive features and it has good access to infrastructure.

## III. Recommendation

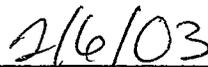
Based on the Findings, the Planning Commission recommends approval of application number 201192; a rezone to Neighborhood Business for parcel numbers 0126039424 and 0126039039 (generally located at 1440 NW Richmond Beach Road).

### City of Shoreline Planning Commission



Chairperson

Date:



# ORIGINAL

Ordinance 320  
Exhibit 2

Rezone 201192

Parcel Numbers  
0126039424  
0126039039

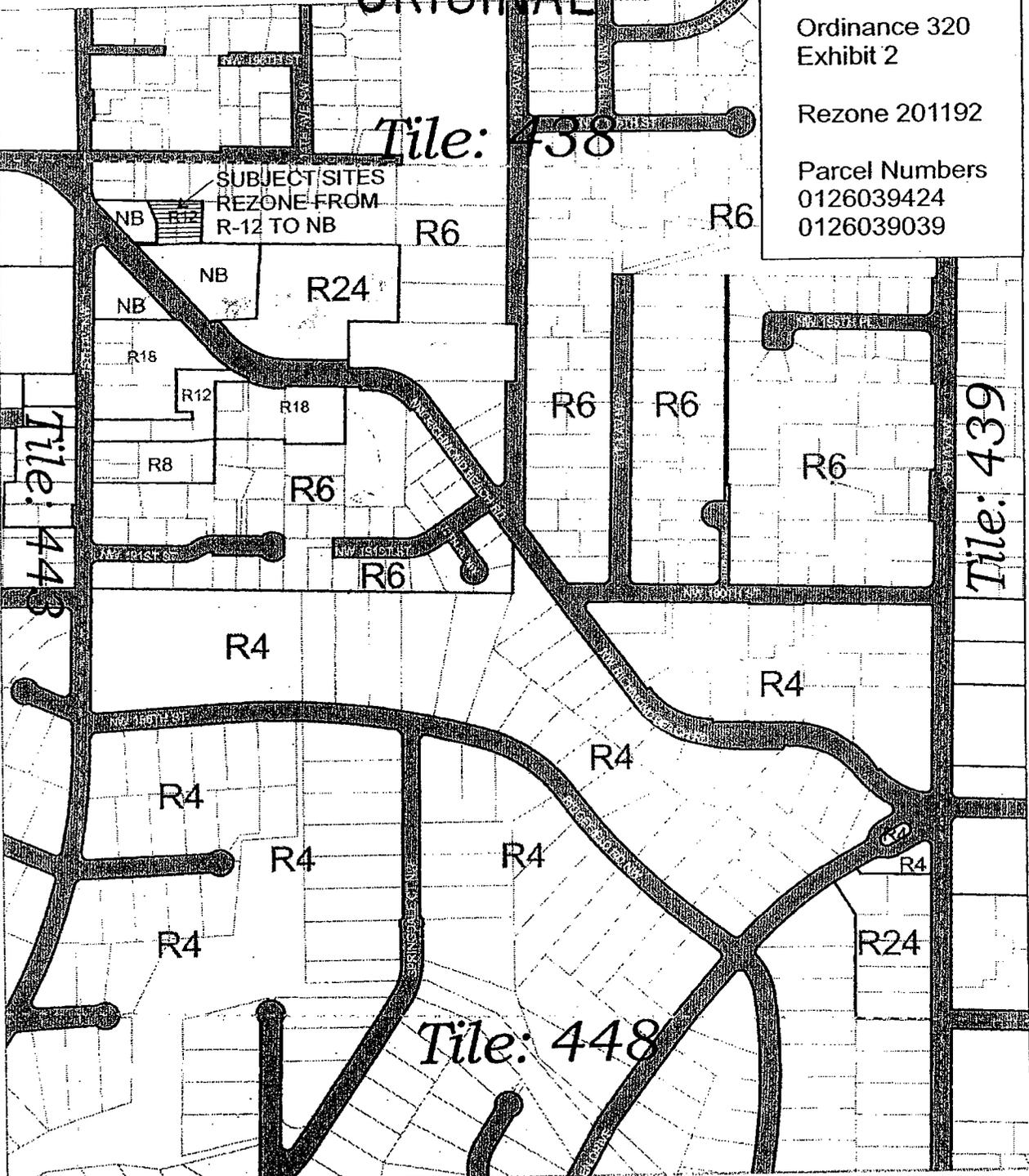
Tile: 438

SUBJECT SITES  
REZONE FROM  
R-12 TO NB

Tile: 439

Tile: 440

Tile: 448



## SHORELINE

GEOGRAPHIC INFORMATION SERVICES

### City of Shoreline Zoning

Official Map Adopted by  
City Council on Jan 7, 2002  
by Ordinance No. 292

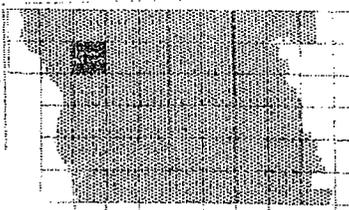
15  
TILE440  
SW 1-26-3

#### Legend

- R4** Residential, 4 units/acre
- R6** Residential, 6 units/acre
- R8** Residential, 8 units/acre
- R12** Residential, 12 units/acre
- R18** Residential, 18 units/acre
- R24** Residential, 24 units/acre
- R48** Residential, 48 units/acre
- O** Office
- NB** Neighborhood Business
- CB** Community Business
- NCBD** North City Business District
- RB** Regional Business
- I** Industrial
- CZ** Contract Zone

- Map Index Line
- Parcel Line
- Zone District Boundary
- City Boundary
- Unclassified ROW  
(Other name owner for the ROW)

#### Map Index Locator



0 100 200 300 400 Feet

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