

# ORIGINAL

## ORDINANCE NO. 382

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S OFFICIAL ZONING MAP TILE NUMBER 452 TO CHANGE THE ZONING OF FOUR PARCELS GENERALLY LOCATED AT 17505 LINDEN AVE N (PARCEL NUMBERS 0726049102, 0726049056, 0726049168 & 0726049166) FROM RESIDENTIAL 12 DU-AC (R-12) and OFFICE (O) TO RESIDENTIAL 24 DU-AC (R-24).**

WHEREAS, certain properties, with parcel numbers 0726049102, 0726049056, 0726049168 and 0726049166, are designated on the Comprehensive Plan Map as Mixed Use; and

WHEREAS, owners of certain property, with parcel numbers 0726049102, 0726049056, 0726049168 and 0726049166, have filed an application to reclassify the property from Residential 12 units per acre (R-12) and Office (O) to Residential 24 units per acre (R-24); and

WHEREAS, on April 7, 2005, 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 April 7, 2005, the Planning Commission recommended approval of the reclassification to R-24 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 17505 Linden Ave N (with parcel numbers 0726049102, 0726049056, 0726049168 and 0726049166) to R-24 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. 201345 as set forth by the Planning Commission on April 7, 2005 and as attached hereto as Exhibit 1 are hereby adopted.

**Section 2.** Amendment to Zoning Map. The Official Zoning Map Tile 452 of the City of Shoreline, is hereby amended to change the zoning classification of four parcels, located generally at 17505 Linden Ave N (parcel numbers 0726049102, 0726049056, 0726049168 and 0726049166) and further described and depicted in Exhibit 2 attached hereto, from R-12 and O to R-24.

**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

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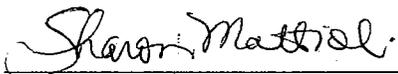
Agreement, or the application of such provision to other persons or circumstances, shall not be affected.

**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.

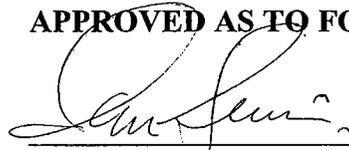
**PASSED BY THE CITY COUNCIL ON MAY 9, 2005.**

 for  
\_\_\_\_\_  
Mayor Ronald B. Hansen

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Ian Sievers  
City Attorney

Date of Publication: May 12, 2005  
Effective Date: May 17, 2005

# ORIGINAL

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

Ronald Wastewater District Rezone Request, File #201345

### **Summary-**

After reviewing and discussing the Ronald Wastewater District rezone application on April 7, 2005 the Shoreline Planning Commission did find and determine that the request for R-24 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 of four parcels, two from R-12 (12 dwelling units/acre) and two from O (office) to R-24 (24 dwelling units/acre).
- 1.2 Vicinity: 17505 Linden Ave N
- 1.3 Parcel Numbers: 0726049102, 0726049056, 0726049168 and 0726049166.
- 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 Pre-Application Meeting Held: March 28, 2004
- 2.2 Neighborhood Meeting Held: May 13, 2004
- 2.3 Application Date: August 31, 2004
- 2.4 Complete Application Date: January 10, 2005
- 2.5 Notice of Application with Optional SEPA Determination of Nonsignificance (DNS): January 13, 2005
- 2.6 Notice of Public Hearing and SEPA Threshold DNS: March 3, 2005
- 2.7 Public Hearing Held by the Planning Commission: April 7, 2005.

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**3 Public Comment-**

3.1 The following individuals participated in Neighborhood Meetings:

Debbie Potastivo, 17527 Linden Ave N, Shoreline, WA 98133

3.2 Written Comments have been received from:

No written comments were received

3.3 Public Testimony was given during the Public Hearing by:

Michael Derrick, 17505 Linden Ave N, Shoreline, WA, 98133

Wesley Frederick, 816 N 175<sup>th</sup> ST #4, Shoreline, WA 98133

Bill Santee, 816 N 175<sup>th</sup> ST #3, Shoreline, WA 98133

Joe Jaikin, 816 N 175<sup>th</sup> ST #2, Shoreline, WA 98133

**4 SEPA Determination-**

4.1 The optional DNS process was used for this proposal pursuant to WAC 197-11-355. A notice of application with optional DNS was issued on January 13, 2005. During the 14 day comment period no comment letters were received. On March 3, 2005 a determination of nonsignificance was issued for the proposal.

**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 shall 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.

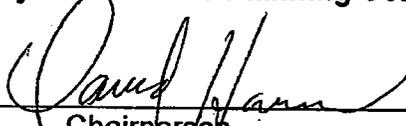
**II. Conclusions**

1. **The rezone is consistent with the Comprehensive Plan.**  
The redesignation from R-12 and O to R-24 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 R-24 zoning.
5. **The rezone has merit and value for the community.**  
The rezone will allow the district to consolidate its equipment and resources to provide better customer service and potential long term cost savings to the District and its customers here in the City. Further, this site is an appropriate place to accommodate development of R-24 intensity because it is free of environmentally sensitive features and it has good access to infrastructure.

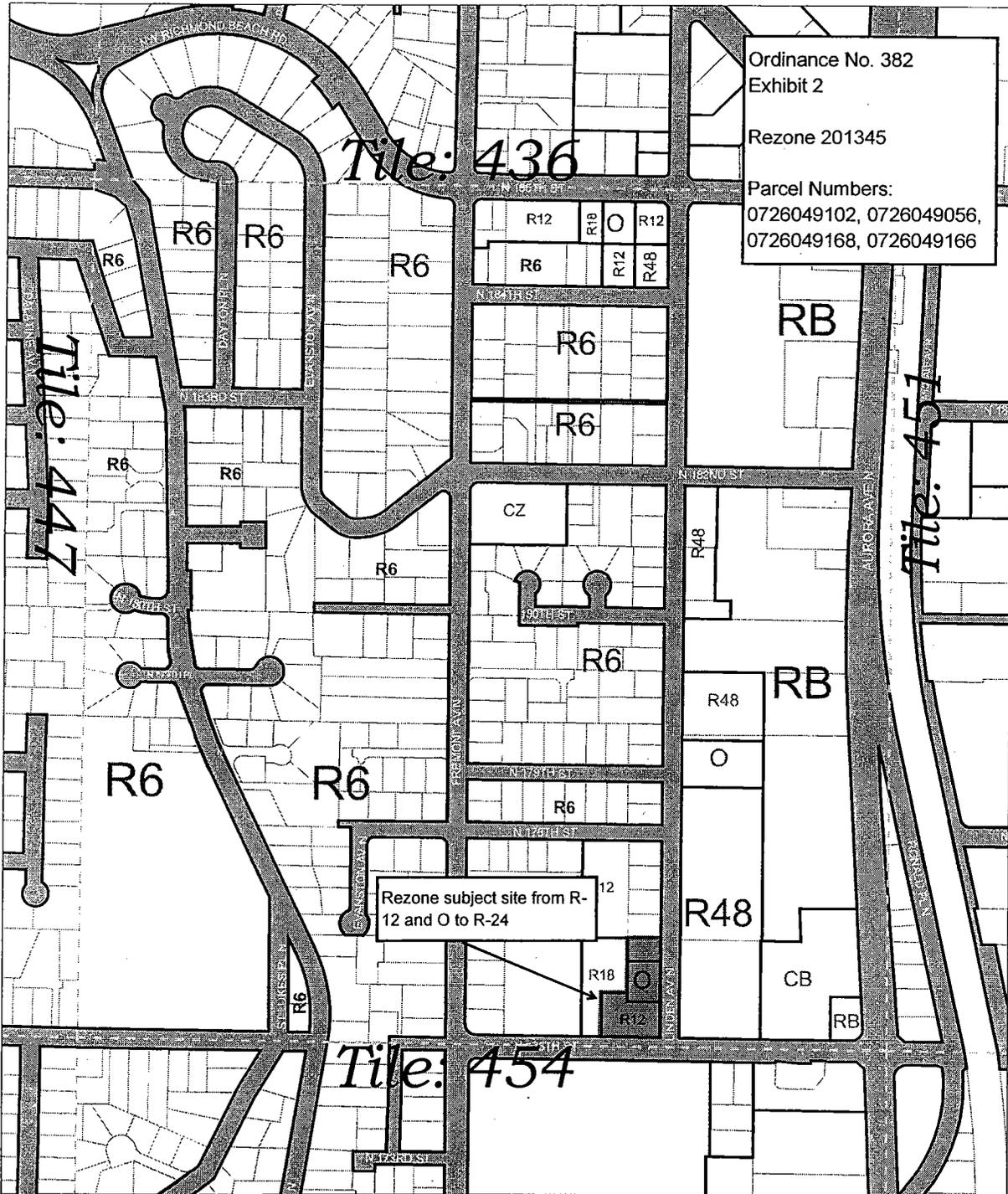
**III. Recommendation**

Based on the Findings, the Planning Commission recommends approval of application number 201345; a rezone to R-24 (Residential; 24 units/acre) for parcel numbers 0726049102, 0726049056, 0726049168 and 0726049166 (generally located at 17505 Linden Ave N).

**City of Shoreline Planning Commission**

  
\_\_\_\_\_  
Chairperson

Date: 4/21/2005



Ordinance No. 382  
Exhibit 2  
Rezone 201345  
Parcel Numbers:  
0726049102, 0726049056,  
0726049168, 0726049166

Rezone subject site from R-12 and O to R-24

**SHORELINE**  
GEOGRAPHIC INFORMATION SERVICES

## City of Shoreline Zoning

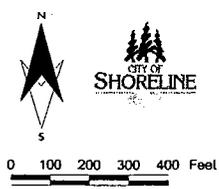
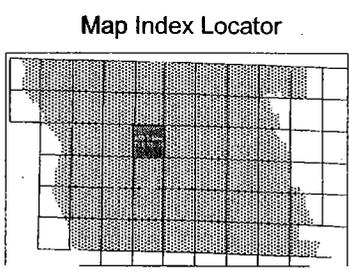
Official Map Adopted by City Council on Jan 7, 2002 by Ordinance No. 292

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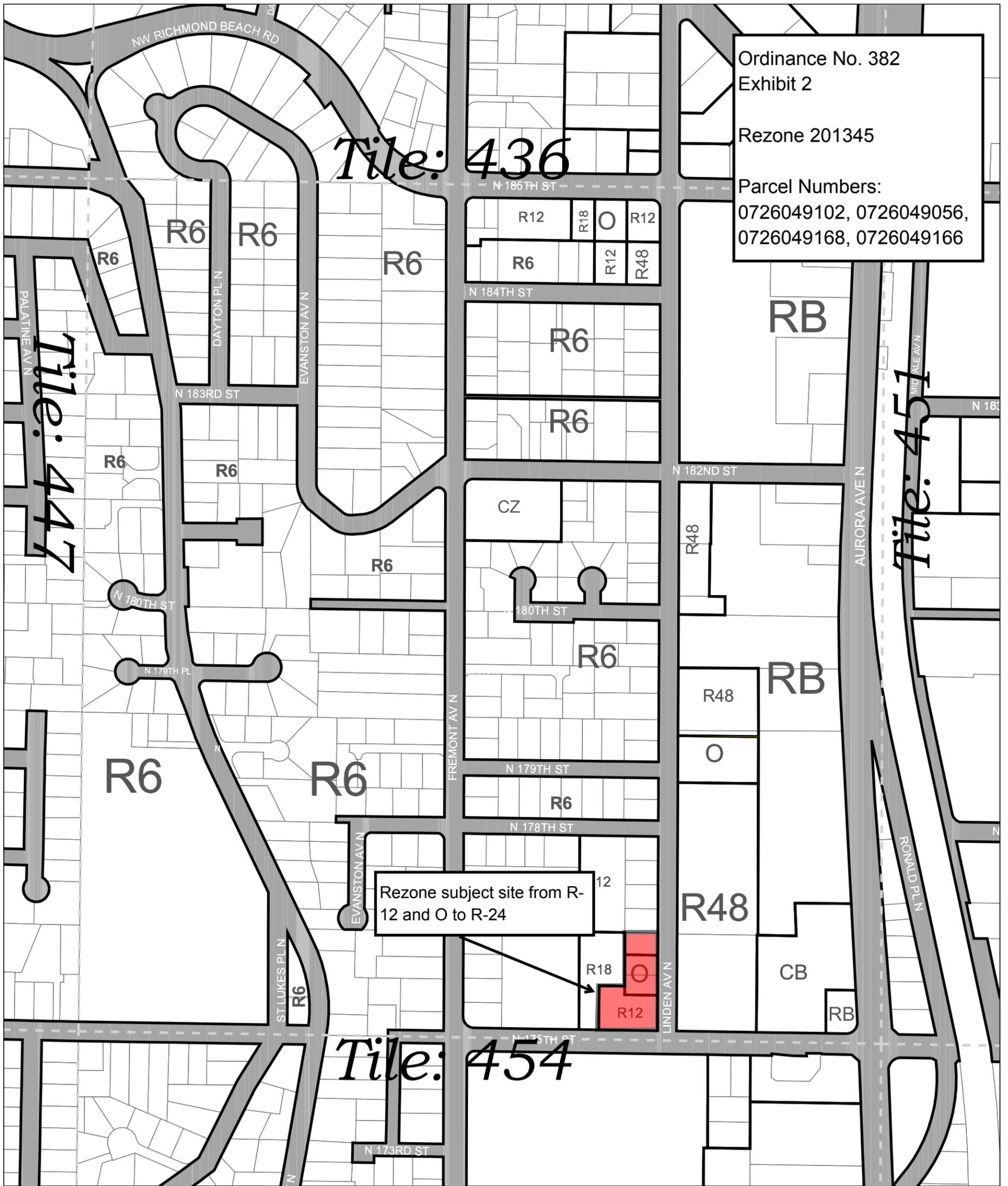
**Legend**

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

- Map Index Line
- Parcel Line
- Zone District Boundary
- City Boundary
- Unclassified ROW (Street names shown for only)



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Ordinance No. 382  
 Exhibit 2  
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Rezone subject site from R-12 and O to R-24

**SHORELINE**

GEOGRAPHIC INFORMATION SERVICES

**City of Shoreline  
 Zoning**

Official Map Adopted by  
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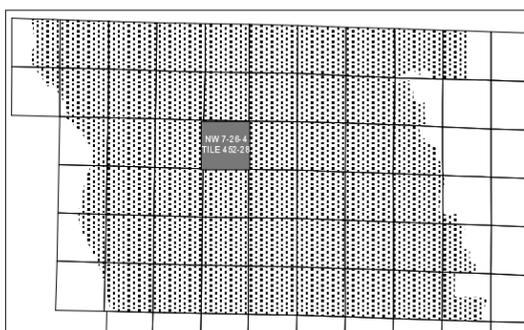
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**Legend**

- 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  
(Street name shown for info only)

**Map Index Locator**



0 100 200 300 400 Feet

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