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ORDINANCE NO. 476

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S COMPREHENSIVE PLAN LAND USE DESIGNATION AND THE CITY'S OFFICIAL ZONING MAP TILE NUMBER 480 CHANGING THE COMPREHENSIVE LAND USE DESIGNATION MEDIUM DENSITY RESIDENTIAL TO MIXED USE AND THE ZONING FROM RESIDENTIAL 12 DU-AC (R-12) TO RESIDENTIAL 48 DU-AC (R-48) OF TWO PARCELS LOCATED AT 146 AND 422 NE 145TH STREET.

WHEREAS, the owner of the property, with parcel numbers 1826049099 and 1826049329, has filed an application to change the Comprehensive Plan Land Use designation from Medium Density Residential (MDR) to Mixed Use (MU); and

WHEREAS, the owner of the property, with parcel numbers 1826049099 and 1826049329, has filed an application to reclassify the properties from Residential 12 units per acre (R-12) to Residential 48 units per acre (R-48); and

WHEREAS, on May 3, 2007, a public hearing on the application for a Comprehensive Plan change and reclassification of property was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on May 3, 2007, the Planning Commission recommended approval of the Comprehensive Plan change to Mixed Use and reclassification to R-48 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 Determinations of the Planning Commission specifically that the Comprehensive Plan Land Use designation change to Mixed Use (MU) and reclassification of property, located at 146 and 422 NE 145th Street (parcel numbers 1826049099 and 1826049329) to R-48 is consistent with the goals and policies of 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 Determinations on File No. 201599 and File No. 301436 as set forth by the Planning Commission on May 3, 2007 are hereby adopted.

Section 2. Amendment to the Comprehensive Plan Land Use Designation. The City's Comprehensive Plan is hereby amended to change the land use designation of said parcels, located at 146 and 422 N. 145th Street (parcel numbers 1826049099 and 1826049329) from Medium Density Residential (MDR) to Mixed Use (MU).

Section 3. Amendment to Zoning Map. The Official Zoning Map Tile 480 of the City of Shoreline is hereby amended to change the zoning classification of said parcels, located

ORIGINAL

at 416 and 422 NE 145th Street (parcel numbers 1826049099 and 1826049329) from R-12 to R-48.

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

Section 5. 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 DECEMBER 10, 2007.



Mayor Robert L. Ransom

APPROVED AS TO FORM:



Ian Sievers
City Attorney

ATTEST:



Scott Passey
City Clerk

Date of Publication: December 13, 2007
Effective Date: December 18, 2007