

ORIGINAL

ORDINANCE NO. 589

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE COMPREHENSIVE PLAN TO ADD LANGUAGE DESCRIBING THE BALLINGER NEIGHBORHOOD; MODIFY THE LAND USE MAP TO IDENTIFY NEW AREAS OF PUBLIC OPEN SPACE; REMOVE REFERENCES TO REGIONAL BUSINESS ZONE AND REPLACE WITH MIXED USE ZONE; MODIFY LAND USE GOALS LU17, 18, AND 19; AND MODIFY LU 43 TO SUBTRACT 5 ACRES FROM THE FIRCREST SITE TO BE ADDED TO THE PUBLIC HEALTH LAB SITE

WHEREAS, the Growth Management Act requires cities to consider amendments to the Comprehensive Plan only once a year; and

WHEREAS, the Planning Commission considered Comprehensive Plan amendments logged in during the 2009 calendar year together with implementing regulations at a study session on October 7, 2010 and a Public Hearing held on November 4, 2010; and

WHEREAS, the City's Responsible Official issued a DNS on the Comprehensive Plan Amendments on October 14, 2010; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820; and

WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20.30.340 for adoption of amendments to the Comprehensive Plan and Development Code; now therefore

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

Section 1. Comprehensive Plan Amendment. The Shoreline Comprehensive Plan is amended as follows:

- a. Figure LU-1 of the Comprehensive Plan is amended as set forth in Exhibit A attached hereto.
- b. Language regarding the Ballinger Neighborhood and other commercial areas found on pages 21, 23, 148 and 149 of the Shoreline Comprehensive Plan is amended as set forth in Exhibit B attached hereto.

ORIGINAL

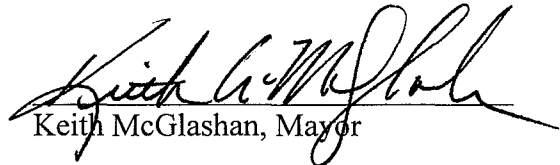
- c. Table LU 4 and Policies LU 17, LU 18, LU 19, and LU 43 of the Shoreline Comprehensive Plan are amended as set forth in Exhibit B attached hereto.

Section 2. Repeal. Chapter 16.05 of the Shoreline Municipal Code is repealed in its entirety.

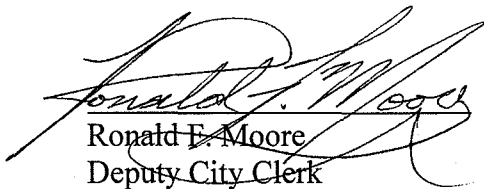
Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by State or Federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Publication, Effective Date. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

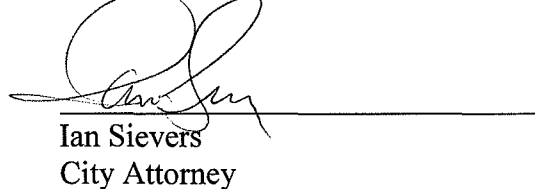
ADOPTED BY THE CITY COUNCIL ON DECEMBER 13, 2010.


Keith McGlashan, Mayor

ATTEST:


Ronald F. Moore
Deputy City Clerk

APPROVED AS TO FORM:


Ian Sievers
City Attorney


Publication Date: December 16, 2010
Effective Date: December 21, 2010

Comprehensive Plan




Public Open Space Amendments

Representation of Official Comprehensive Land Use Map Adopted By City Ordinance No. 292. Shows amendments through May 24 2010.

Comprehensive Plan Land Use Designations

 Public Open Space

Other Map Features

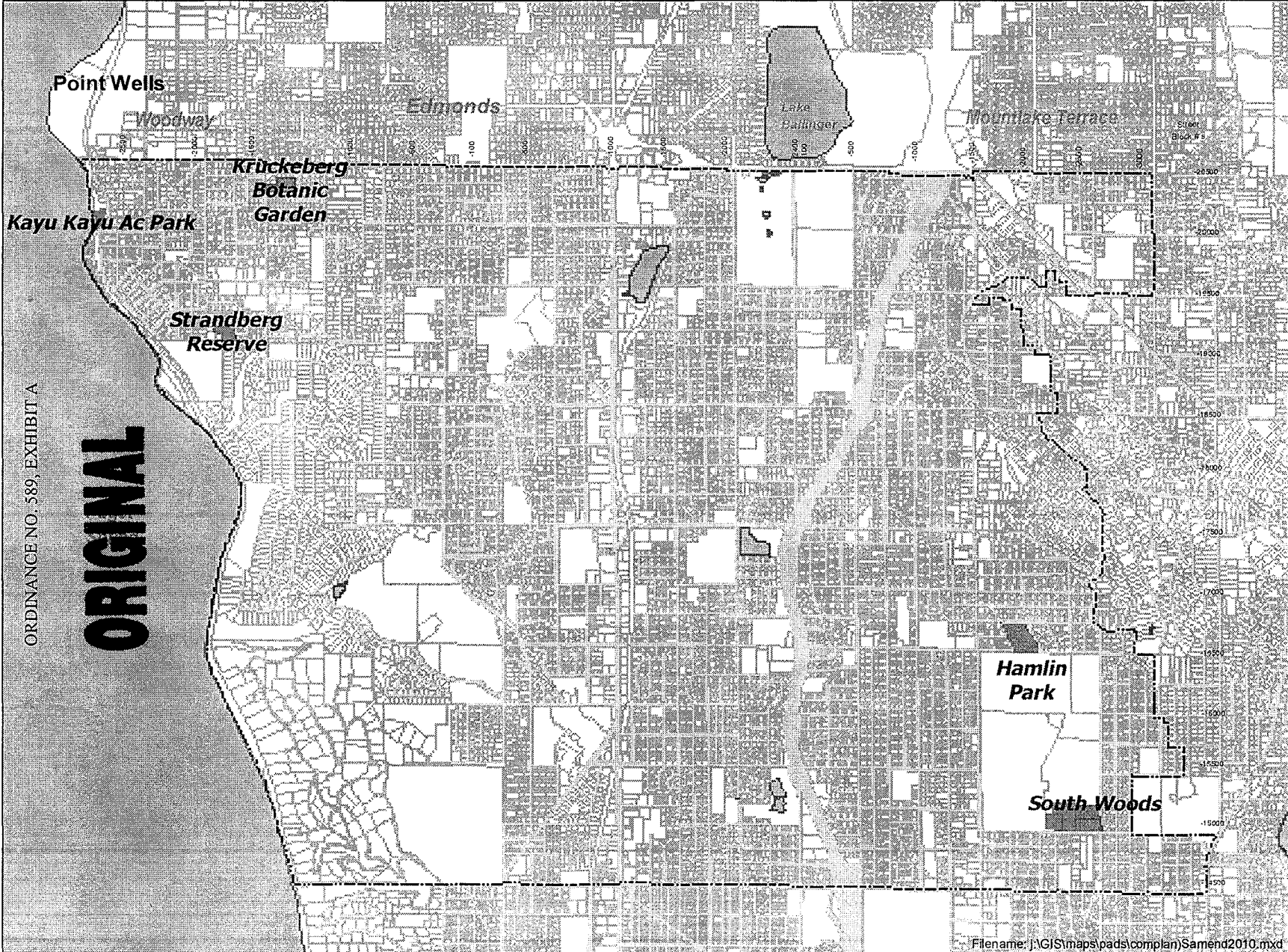
-  Open Water
-  City Boundary
-  Unclassified Right of Way

DRAFT

1 inch = 2,000 feet



No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.



ORDINANCE NO. 589, EXHIBIT A

ORIGINAL

p. 21 – Neighborhoods

Ballinger. The Ballinger neighborhood, in the Northeast portion of the city, is bordered by Mountlake Terrace, Lake Forest Park, and the North City neighborhood. It is an area of single family homes, apartments and condominiums. It is served by the commercial area bordering both sides of Ballinger Way and home to a variety of retail stores, banks and other service uses, and a variety of commercial uses.

North City. Founded around the late 1930s and early 1940s, this neighborhood is located in the northeastern portion of Shoreline and is south of the Ballinger neighborhood bounded by I-5, NE 175th Street and the eastern edge of the City.

p. 23 – Mixed Use and Commercial Areas

Other mixed use and commercial areas include portions of North City, Ridgecrest, Briarcrest, Richmond Beach and Ballinger. The North City business district is located on 15th Avenue NE between N 170th and N 185th Streets. This district serves the local community and neighboring communities. The Hillwood/Richmond Beach commercial area is located on NW 185th Street and 8th Avenue NW. It serves the City's northwest neighborhoods including Hillwood, Richmond Beach, Richmond Highlands, and Innis Arden. The Ridgecrest Business District is located at 145th Avenue NE between 15th Avenue and Lake City Way NE. It serves the City's southeast neighborhoods including Ridgecrest and Briarcrest.

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Ballinger Road Way NE and 19th Avenue NE: Northbound and Southbound at LOS F

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Ballinger Road Way NE and 19th Avenue NE

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"It's estimated that the remaining 344 additional units of the City's housing target could be accommodated in the City's Regional Business MUZ zoning district (City of Shoreline Planning and Development Services, 2003)."

p.30**Mixed Use and Commercial Land Use**

LU17: The Mixed Use designation applies to a number of stable or developing areas and to the potential annexation area at Point Wells. This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses. This designation should be reflected in zoning and development standards that achieve transition between adjoining uses of different intensities. Transition can be accomplished through appropriate design solutions or, alternatively, through decreased density or intensity.

Depending on circumstances, appropriate zoning designations for the area may include, Neighborhood Business, Community Business, Office, Mixed Use Zone, ~~Regional Business~~, Industrial, R-8, R-12, R-18, R-24 and/or R-48.

Commercial Land Use

LU18: The Community Business designation applies to areas within the Aurora Corridor, North City and along Ballinger Way NE Road. This designation provides for taller buildings with retail, office and service uses and high-density greater residential uses of densities than are allowed in purely residential zones. Significant pedestrian connection and amenities are anticipated. ~~Some Limited industrial uses might be allowed~~ are permitted under certain circumstances. Depending on circumstances, appropriate zoning ~~designations~~ for this area ~~might may~~ include the Neighborhood Business, Community Business, ~~Regional Business~~ Mixed Use Zone, Office, R-12, R-18, R-24, or R-48.

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LU19: The Regional Business designation applies to an area within the Aurora Corridor north of N 185th St. and south of N 192nd St. This designation provides for retail, office, service, ~~high-density residential and some industrial uses~~, and greater residential densities than are allowed in purely residential zones. Significant pedestrian connections and amenities are anticipated as the area redevelops.

~~Depending on circumstances~~, appropriate zoning designations for this area may include Community Business, Office, ~~Regional Business~~ Mixed Use Zone, Industrial, R-12, R-18, R-24 or R-48.

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LU43: The Campus land use designation applies to four institutions within the community that serve a regional clientele on a large campus....

These areas include...

2. Fircrest Campus: The Fircrest Campus is an approximately ~~83~~78 acre site.....

3. Public Health Laboratory Campus: An approximately 12 ~~7~~ acre site...