

## ORDINANCE NO. 276

### **AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE LAND USE ELEMENT INCLUDING FIGURE LU-1 LAND USE DESIGNATIONS, SHORELINE MASTER PROGRAM ELEMENT, PARKS, OPEN SPACE AND RECREATION SERVICES PLAN, AND TRANSPORTATION CAPITAL FACILITIES ELEMENT OF THE COMPREHENSIVE PLAN; AND AMENDING ORDINANCE NO. 178.**

WHEREAS, Shoreline's first Comprehensive Plan adopted on November 23, 1998 includes Policy LU7 – "Ensure that the Shoreline City Council can amend the Comprehensive Plan once a year, as established in the Growth Management Act, through an amendment process..."; and

WHEREAS, the City adopted Title 20, the Development Code, on June 12, 2000 which is generally consistent with the Comprehensive Plan adopted in 1998; and

WHEREAS, the City in accordance with the Washington State Growth Management Act (GMA) RCW36.70A.130 which states "Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them" developed an annual Comprehensive Plan review process; and

WHEREAS, the City in accordance with GMA is proposing to reconcile inconsistencies between the Comprehensive Plan adopted in 1998 and the Development Code adopted in 2000 including the reconciliation of all parcels in the City that currently have zoning that is not consistent with the Comprehensive Plan land use designations by amending the Title 20: Zoning Map and the Comprehensive Plan Figure LU-1: Land Use Designations; and

WHEREAS, the City received six (6) complete applications from the public and four (4) from staff to amend the following sections of the Comprehensive Plan: Land Use including Figure LU-1 Land Use Designations, Shoreline Master Program, Parks, Open Space and Recreation Services Plan, and Transportation Capital Facilities; and

WHEREAS, an extensive public participation process was conducted to develop and review amendments to the Comprehensive Plan as part of the annual review including:

- Staff presented the Planning Commission with a report on the process for the annual amendment cycle and review of the application for amendments at the July 20, 2000 Planning Commission meeting.
- Comprehensive Plan amendment applications were made available at the October 5, 2000 Planning Commission Open House.
- Staff and the Planning Commission developed the methodology and criteria for addressing the amendments to the Comprehensive Plan land use map and Zoning map at Planning Commission Workshops on November 16, 2000 and December 7, 2000.
- Customized written notices were mailed to all property owners and occupants of parcels that were proposed for either a change in Comprehensive Land Use designations and/or zones.

- Staff conducted three Workshops with the Planning Commission to review the proposed amendments on March 15, 2001, April 5, 2001, and April 19, 2001;
- The Planning Commission held a Public Hearing on the proposed amendments on May 17, 2001.
- The Planning Commission held a Special Meeting on May 24, 2001 to make its recommendation to Council on the proposed amendments.
- The City Council conducted a Workshop on June 18, 2001 to review the Planning Commission recommendation on the proposed amendments; and

WHEREAS, a SEPA Determination of Nonsignificance was issued on May 3, 2001 in reference to the proposed amendments to the Comprehensive Plan and Development Code; and

WHEREAS, the Planning Commission unanimously recommended approval of the proposed amendments at the May 24, 2001 Special Meeting; and

WHEREAS, the City Council conducted a Public Hearing on this Ordinance on July 9, 2001; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820 and its comments have been received and are favorable; and

WHEREAS, the Council finds that this ordinance complies with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW; and

WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20 for adoption of amendments to the Comprehensive Plan;

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

**Section 1. Amend the Comprehensive Plan.** The Shoreline Comprehensive Plan as adopted by Ordinance No. 178, is hereby amended as follows:

- a) Land Use Elements are amended as set forth in Exhibit A attached hereto and incorporated herein;
- b) Figure LU-1: Land Use Designations are amended to reflect changes described in Exhibit B, a copy of which has been filed with the City Clerk and identified with Clerk's Receiving No. 1521; Provided, however, amendment to the land use classification of the 1.22 parcel located at the southeast corner of Fremont and 182<sup>nd</sup> identified on Bundle 3B of Exhibit B shall be continued for further Council deliberation at a meeting to be set by the City Manager no more than sixty (60) days from passage of this ordinance.

**Section 2. 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 pre-empted 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 3. Effective Date and Publication.** 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.

**PASSED BY THE CITY COUNCIL ON July 23, 2001.**

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

**ATTEST:**

**APPROVED AS TO FORM:**

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

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

Date of Publication: July 26, 2001  
Effective Date: July 31, 2001

**COMPREHENSIVE PLAN LAND USE ELEMENT**

LU24: The permitted base density for this designation will not exceed 6 dwelling units per acre and the base height will not exceed 30 feet, unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.

LU28: The permitted base density for this designation will not exceed 12 dwelling units per acre and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.

LU31: The permitted base density for this designation will not exceed 48 dwelling units per acre and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan has been approved.

LU32:           • ~~does not exceed six stories in height;~~

LU35: ~~The base height for this designation will be 35 feet unless a neighborhood plan, subarea plan, or special district overlay plan/zone has been approved.~~

LU38: ~~The base height for this designation shall be 60 feet unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.~~

LU38.1:        ~~The base height for this designation will be 65 feet unless a neighborhood plan, subarea plan, or special district overlay plan/zone has been approved.~~

LU67: ~~The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued, or the underlying zone permits a greater height.~~

LU68: ~~The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued, or the underlying zoning permits a greater height.~~

Land Use Designations

Low Density Residential

The permitted base density for this designation will not exceed 6 dwelling units per acre and the base height will not exceed 30 feet, unless a neighborhood plan, subarea plan or a special district overlay plan has been approved.

Medium Density Residential

The permitted base density for this designation will not exceed 12 dwelling units per acre and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan has been approved.

High Density Residential

The permitted base density for this designation will not exceed 48 dwelling units per acre and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan has been approved.

## ORDINANCE 276 EXHIBIT A

### Community Business

~~The base height for this designation will be 60 feet unless a neighborhood plan, subarea plan or special district overlay plan has been approved.~~

Appropriate zoning designations for this area might include the Aurora Avenue Special Overlay District, Economic Redevelopment Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, RB, NB, CB, or, O, R-12, R-18, R-24, or R-48.

### Regional Business

~~The base height for this designation will be 65 feet unless a neighborhood plan, subarea plan, or special district overlay plan has been approved.~~

Appropriate zoning designations for this area might include the Aurora Avenue Special Overlay District, Economic Redevelopment Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, R-12, R-18, R-24, R-48, CB, O or RB.

### Mixed Use

~~The base height for this designation will be 35 feet unless a neighborhood plan, subarea plan, or special district overlay plan has been approved.~~

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 medium to high density residential uses. Appropriate zoning designations for this area might include Mixed Use Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, NB, CB, O, I, RB, R-8, R-12, R-18 and/or, R-24, or R-48.

### Public Facilities

~~The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued or unless the underlying zone district permits a greater height.~~

### Single Family Institution

~~The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued or unless the underlying zoning permits a greater height.~~

It is anticipated that the underlying zoning for this designation shall remain the same unless adjusted by a formal amendment to this plan a master plan is adopted creating a special district.

### Special Study Area

~~The base height for this designation will be 35 feet unless a neighborhood plan, subarea plan, or special overlay district plan has been approved.~~

### **COMPREHENSIVE PLAN TRANSPORTATION ELEMENT**

T30: Require all commercial, multifamily and residential short plat and long plat developments to construct provide for sidewalks or separated trails.

### **COMPREHENSIVE PLAN COMMUNITY FACILITIES ELEMENT**

CF20 ~~Investigate the use of impact fees to help pay for the costs of new development.~~  
Provide a program to allow developers to pay a fee (e.g. an impact fee) if appropriate in lieu of constructing required street frontage improvements, including sidewalks and stormwater facilities.

## ORDINANCE 276 EXHIBIT A

LU71 The Special Study Area Designation should be applied to some areas of the community which might be appropriate for further study. These areas are designated for future subarea planning, watershed planning, special districts, neighborhood planning, or other study. ~~The base height for this designation shall be 35 feet unless a neighborhood plan, subarea plan, or special overlay district plan/zone has been approved.~~ It is anticipated that the underlying zoning for this designation shall remain.

LU71.1: Establish the Paramount District Special Study Area. The study area would be centered around the business district at N 145<sup>th</sup> Street and 15<sup>th</sup> Avenue NE and roughly bound by N 150<sup>th</sup> Street on the north, N 145<sup>th</sup> Street on the south, between 10<sup>th</sup> and 12<sup>th</sup> Avenue NE on the west and 23<sup>rd</sup> Avenue NE on the east. The district shall be formed in accordance with the drainage basin located in the approximate area.

LU71.2: Establish the Briarcrest Special Study Area. The study area would be centered around the south end of the Briarcrest Neighborhood and roughly bound by N 150<sup>th</sup> Street on the north, N 145<sup>th</sup> Street on the south, 23rd Avenue NE on the west and 31<sup>st</sup> Avenue NE on the east. The district shall be formed in accordance with the drainage basin located in the approximate area.

LU71.3: Establish the Ballinger Special Study Area. The study area would be centered around the neighborhood area southwest of the Ballinger Business District and roughly bound by N 205<sup>th</sup> Street on the north, N 195<sup>th</sup> and N 196th Street on the south, I-5 on the west and between Forest Park Drive NE and Ballinger Way NE on the east. The district shall be formed in accordance with the drainage basin located in the approximate area.



**Comprehensive Plan 2000-2001 Amendment Process  
Final Matrix for Map Reconciliation Decisions  
Adopted on July 23, 2001 by City Council  
Ordinance Numbers 276 and 277**

Printed October 19, 2001

AREA	BUNDLE	CURRENT COMP PLAN DESIGNATION	PC RECOMMENDED COMP PLAN DESIGNATION	CURRENT ZONING DESIGNATION	PC RECOMMENDED ZONING DESIGNATION	FIELD NOTES & PC COMMENTS	CONCLUSION NO. **	COUNCIL DECISION
1	1-A	High Density	Mixed Use	NB	NB	"Neighborhood commerce intersection" Community store & post office, new mixed use building.	2	Approved
1	1-B	Low Density	Low Density	R-24	R-6	House/Duplex, quiet narrow residential street Behind Sun Care & Rehabilitation center	1	Approved
1	1-C	Medium Density	Medium Density	R-6	R-8	Single family residential on arterial Some multifamily just north of bundle	1	Approved
1	1-D	High Density	High Density	O	R-48	Small office building surrounded by MF housing that has R-48 Zoning. Bring forward Dev. Code amendment to include professional offices a permitted use in High Density zones & make the adoption of the zoning change R-48 contingent upon adoption of this amendment. If this amendment is not adopted revert to 1-D(PC)	1	Approved
ALTERNATE								
1	1-D(PC)	High Density	Mixed Use	O	O	PC Preliminarily recommends a comp. plan change to Mixed Use if the proposed amendment to the Dev. Code above is not adopted	2	Council Did Not Choose This Option
1	1-E	High Density	Mixed Use	O	O	Medical office complex, commercial uses on west apartments on east	2	Approved
1	1-F-1	Low Density	High Density	R-24	R-24	See comment letter from Mr. Wehmeyer and Staff revised bundle configuration drawing. Information has been received from the property owner indicating that PART of this inconsistency is not caused by a GIS map error and was done purposefully.	2	Approved
1	1-F-2	Low Density	Low Density	R-24	R-6	Clean-Up of GIS map error.	1	Approved
1	1-G	Low Density	Low Density	R-12	R-6	City of Shoreline drainage facility	1	Approved
1	1-H	Low Density	Low Density	R-12	R-6	Clean-Up of GIS Map Error	1	Approved
1	1-I	Low Density	Mixed Use	R-6	R-6	Site Specific Request for Land Use Designation Change Single family residential use with some adjacent commercial PC does not support change at this time for one parcel. PC requested that the subject parcel and others surrounding it be placed on the docket for consideration during next year's amendment cycle.		Denied
			No Change	No Change	No Change			Council Agreed
* Consistency proposal requires approval of Comprehensive Plan text amendment.								
** The number in this column indicates the "conclusions" used in the Findings and Determination document (next section) to support the action.								



AREA	BUNDLE	CURRENT COMP PLAN DESIGNATION	PC RECOMMENDED COMP PLAN DESIGNATION	CURRENT ZONING DESIGNATION	PC RECOMMENDED ZONING DESIGNATION	FIELD NOTES & PC COMMENTS	COUNCIL DECISION
2	2-A	High Density	Low Density	R-6	R-6	Single family residential uses, facing single family res No direct connection to Aurora	Approved
2	2-B	High Density	High Density	R-6	R-12	Single family res uses, near other MF uses Direct connection to Aurora	Approved
2	2-C*	High Density	Mixed Use	R12, R-18, R-24, I, RB	R12, R-18, R-24, I, RB	Mix of different uses, commercial & higher density res Access to all parcels provided by arterials	Approved
2	2-D	Low Density	Low Density	R-18	R-6	Vacant parcel, steeper slopes Appears as if access to site is difficult.	Approved
2	2-E	Medium Density	Low Density	R-6	R-6	Single family use Surrounded by low density single family uses	Approved
2	2-F*	High Density	Mixed Use	R-6	R-8	Older single family housing North of Sky Nursery	
2	2-G*	High Density	Mixed Use	R-6	RB	Older single family housing, common ownership. North of Sky Nursery. PC recommendation contingent upon the approval of a text amendment to include RB as appropriate zone in Mixed Use.	Approved
2	2-H	Regional Business	Mixed Use	R-6	RB	Older single family housing, common ownership, north of Sky Nursery PC recommendation contingent upon the approval of a text amendment to include RB as appropriate zone in Mixed Use. Alternatively recommend 2-H(PC) if text amendment fails	Approved
ALTERNATE							
2	2-H (PC)	Regional Business	Regional Business	R-6	RB	PC alternate recommendation.	Council Did Not Choose This Option
2	2-I	Regional Business/High Density	Regional Business	R-6	RB	Site Specific Request (See staff alt. Bundles 2-G and 2-H) Older single family housing, common ownership North of Sky Nursery PC supports alternate bundles 2-G and 2-H in lieu of this request.	Denied Council Agreed
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3	3-A	Medium Density	Mixed Use	R-18	R-18	Multifamily, Single Family Verizon Utility Building	Approved
3	3-B	Low Density	Low Density	R-48	CZ	Highland Park Place Medical Center	Approved As Separate Action Contract Zone Adopted By Ordinance No. 286
3	3-C	Low Density	Mixed Use	O, R-12	O, R-12	Single-family, vacant property (used as parking) and shoreline Waste Water Dist. Office.	Approved
3	3-D-1 *	Mixed Use, Medium Density	Mixed Use, Medium Density	R-6	R-8	Single family residential- "Stone Avenue" (recent rezones to R-8 have occurred in this area)	Approved
3	3-D-2	Medium Density	Low Density	R-6	R-6	Concernes were raised at Council Public Hearing regarding "facing" densities on the cul-de-sac. This bundle was pulled from the previous bundle "3-D"	Approved
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4	4-A	Medium Density	High Density	R-18	R-18	Multifamily complex	Approved
4	4-B*	Mixed Use	Mixed Use	R-6	R-8	Single family residential, adjacent MF & Commercial	Approved
4	4-C	Low Density	Low Density	R-12, R-18	R-6	Single family residential "faces" other single family residential uses	Approved
4	4-D	Medium Density	Medium Density	R-6	R-12	Single family residential with good access to arterial surrounded by R-12	Approved
4	4-E	Medium Density	Low Density	R-6	R-6	Single family residential with "medicore" access and circulation	Approved
4	4-F	Medium Density	Medium Density	R-6	R-12	Single family residential with good access to arterial	Approved

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5	5-A	Medium Density	Medium Density	R-6	R-3	Single family residential uses adjacent uses: DOT, Central Market	Approved
5	5-B	High Density	High Density	R-6	R-18	Single family residential good street access	Approved
5	5-C*	High Density	Community Business	RB	RB	West Coast Industrial building Surrounded by commercial uses	Approved
5	5-D*	Community Business	Community Business	R-6	R-12	Single family res. across street MF potential good access to 155th arterial	Approved
5	5-E	Medium Density	High Density	R-18	R-18	Apartment building	Approved
5	5-F	Medium Density	Low Density	R-6	R-6	Single family residential No "through" access	Approved
5	5-G*	Mixed Use	Mixed Use	R-6	R-8	Single family residential Good access to 145th	Approved
5	5-H	Medium Density	Medium Density	R-6	R-8	Single family residential Good access to 145th	Approved
5	5-I	High Density	High Density	R-6	R-12	Church Good access to major arterials & I-5	Approved
5	5-J	Medium Density	Medium Density	R-6	R-8	Single Family Residential Good access to major arterials & I-5	Approved
5	5-K	Medium Density	High Density	R-24	R-24	"Aegle" Site Good access to major arterials and I-5	Approved

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6	6-A	High Density	R-6	R-18	Single family house, adjacent to child care center Good access to major arterial, surrounded by R-18 zoning	Approved
6	6-B	Mixed Use	R-6	R-24	Vacant parcels intermingled with dilapidated vacant structures. Redevelopment potential high Good access to major arterial Consolidated ownership Recent efforts to clear properties of debris and overgrowth	Approved
6	6-C	High Density	CB	CB	Office Use, multifamily uses in vicinity Vehicle storage yard nearby. Received public comments at 4/5/01 Meeting that there are plans to do a mixed use project on site.	Approved
6	6-D	Low Density	R-12	R-12	Single family residential use, surrounded by SF uses. Overhead power lines.	Approved
6	Special Study Area	Many Different	Many Different	All Zoning Remains		Approved

\* Consistency proposal requires approval of Comprehensive Plan text amendment.

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7	7-A	Medium Density	Medium Density	R-6	R-8	Single family uses. Good access to arterial	Approved
7	7-B	Medium Density	Medium Density	R-6	R-8	Single family uses. Good access to arterial	Approved
7	7-C*	Mixed Use	Mixed Use	R-6	R-8	Single family uses, church w/ park & ride Good access to arterial	Approved
7	7-D-1	High Density	High Density	R-6	R-12	Parcels are adjacent to North City Subarea. Parcels adjacent to high density and commercial uses to the North.	Approved
7	7-D-2	High Density	Low Density	R-6	R-6	Single family uses. Parcels face other low density SF uses. "Quiet" neighborhood feel along Serpentine.	Approved
7	7-E	High Density	High Density	R-6	R-24	Part of existing condominium development on adjacent west parcel w/ access from 15th	Approved
7	7-F	Low Density	Low Density	R-12	R-6	Single family residential use, surrounded by low density single family uses.	Approved
* Consistency proposal requires approval of Comprehensive Plan text amendment.							
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8	8-A	Medium Density	Low Density	R-6	R-6	Single family residential uses Not on through street	Approved
8	8-B	Community Business	Low Density	R-6	R-6	Single family residential uses Reducing intensities of development on 15th so focus is on North City 15th is main axis for N. City and tall buildings just south of the plan area will take the visual emphasis away from North City Higher density growth should be encouraged in N. City	Approved
8	8-C	High Density	Low Density	R-6	R-6	Well established single family residential area Higher density growth should be encouraged in N. City	Approved
8	8-D-1	Medium Density	Medium Density	R-6 & R-18	R-8	Single family residential uses Good access to arterial, not on 15th so visual impact to North City project is insignificant Higher density growth should be encouraged in N. City	Approved
8	8-D-2	Medium Density	High Density	R-18	R-18	Single family residential uses Retain existing higher density zoning because of good access to arterial	Approved
8	8-E	Medium Density	Low Density	R-6	R-6	Single family residential uses Reducing intensities of development on 15th so focus is on North City Higher density growth should be encouraged in N. City	Approved
8	8-F	High Density	Low Density	R-6	R-6	Single family residential uses Reducing intensities of development on 15th so focus is on North City Strip parcels are difficult to develop with high density uses Higher density growth should be encouraged in N. City	Approved
8	8-G*	High Density	Mixed Use	Office & R-48	NB	Office uses	Approved
8	8-H	High Density	Mixed Use	R-6	NB	Single family residence, adjacent office use, adjacent to more intense zoning Good access to arterial	Approved
8	8-I	Medium Density	High Density	R-18 & R-24	R-18 & R-24	Multifamily residential uses.	Approved
8	8-J	Medium Density	High Density	R-6	R-18	Vacant, adjacent parcels MF, access likely through MF parcels	Approved
8	8-K	High Density	High Density	R-6	R-24	Clean-Up of GIS Map Error	Approved

\* Consistency proposal requires approval of Comprehensive Plan text amendment.

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9	9-A	Low Density	Medium Density	R-12	R-12	Single family residential uses surrounded by low density single family uses	Approved
9	9-B *	Mixed Use	Mixed Use	R-6	R-8	Single family residential house Adjacent office & MF use, church across street, Good access to arterial	Approved
9	Special Study Area	Many Different	Paramount District Special Study Area	Many Different	All Zoning Remains		Approved
* Consistency proposal requires approval of Comprehensive Plan text amendment.							
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10	10-A	Medium Density	Mixed Use	R-18	R-18	Multifamily apartment buildings "Sunshine Grocery" was on corner parcel Single family residential across all streets	Approved
10	10-B	Medium Density	Low Density	R-6	R-6	Church and single family residential uses Single family residential across street	Approved
10	10-C	Medium Density	Low Density	R-6	R-6	Single family residential Adjacent to cemetery	Approved
10	Special Study Area	Many Different	Briarcrest Special Study Area	Many Different	All Zoning Remains		Approved
* Consistency proposal requires approval of Comprehensive Plan text amendment.							
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