
Commission Meeting Date: January 6, 2000

PLANNING COMMISSION FINDINGS AND RECOMMENDATION
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: REZONE DORRIZ PROPERTY FROM RESIDENTIAL 6-UNITS
PER ACRE (R-6) TO RESIDENTIAL 12-UNITS PER ACRE (R-12)
AT 15282 DAYTON AVENUE N.
File # 1999-1170

After reviewing and discussing the Reclassification of Property at a public hearing on January 6, 2000, and considering the testimony and written comments presented, the Shoreline Planning Commission makes the following Findings, Conclusions and Recommendations to the City Council.

SUMMARY INFORMATION

Project Address:	15282 Dayton Ave. N.
Property Size:	17,465 square feet
Current Zoning:	Residential – 6 units per acre (R-6)
Proposed Action:	Reclassification of Property (Rezone) to Residential - 12 Units Per Acre (R-12)
Comprehensive Plan Designation:	Medium Density Residential
Application Number:	1999-1170
Applicant:	Majid Dorriz
Property Owner:	Majid Dorriz
Public Hearing Date:	January 6, 2000

I. PROPOSAL:

The proposed reclassification of property located at 15282 Dayton Avenue N would rezone the existing Residential-6 units per acre (R-6) zone to Residential-12 units per acre (R-12). The subject property is located on the southeast corner of Dayton Avenue and N. 155th Street. This rezone is necessary for the applicant to subdivide his parcel into four lots. The applicant proposes to construct four new single family homes on the lots. The application was submitted by Majid Dorriz, owner of the property, on June 22, 1999 and determined to be complete on September 27, 1999. The zone proposed by the applicant complies with the density guidelines for development in the Medium Density Residential Land Use Designation as stated in Shoreline's Comprehensive Plan. After City Council reaches a decision on the rezone, if approved, staff will conduct a review of the proposed short plat. The City will make an administrative decision to approve or deny the short plat. The City may also impose specific development conditions. The final decision on the short plat may be appealed to the Hearing Examiner.

II. FINDINGS:

1. Project Site

- 1.1 The subject property is approximately 2/5 of an acre in area, 65 feet wide and about 270 feet long.
- 1.2 One single family home, a carport, and an accessory building are now situated on the property.
- 1.3 The proposal requires demolition of the buildings.
- 1.4 Several large trees are located on the west side of the property.
- 1.5 The site gently slopes down to the northeast at approximately 2 percent.

2. Neighborhood

- 2.1 The subject property is in the Highland Terrace Neighborhood on the southeast corner of Dayton Avenue N. and N. 155th Street.
- 2.2 Dayton Avenue is classified as a collector arterial; 155th Street, a sub-access residential street.
- 2.3 Single family housing surrounds the site, except to the north where the Washington Department of Transportation office building is located.

3. Comprehensive Plan

- 3.1 The Shoreline Comprehensive Plan has established a growth target of 1,600-2,400 new housing units during the 20-year planning period.
- 3.2 The Comprehensive Plan Land Use Designation Map identifies the subject lot as Medium Density Residential. The current residential density of 2.5 units per acre indicates the site is underutilized and is not consistent with the density goals of the

Comprehensive Plan. The Comprehensive Plan stipulates that Medium Density Residential areas may be redeveloped with single family detached dwelling units at slightly higher densities than Low Density Residential areas.

4. Zoning

4.1 The designated zone for the subject property is Residential-6 units per acre (R-6).

4.2 The R-6 zone is not consistent with the Comprehensive Plan's Medium Density Residential land use designation. The reclassification of the zone to R-12 would bring the property into compliance with the Comprehensive Plan.

III. ANALYSIS/ ISSUES:

1. Density

A density of 10 units per acre would be created by the subdivision. This density complies with the density goals specified for the Residential Medium Density land use designation.

2. State Environmental Policy Act (SEPA).

SEPA review is not required for a reclassification of property if the action complies with the Comprehensive Plan. The action is understood to be included with the Comprehensive Plan's Environmental Impact Statement (EIS).

3. Adequacy of water and sewer services.

An approved Certificate of Water Availability was received from the Shoreline Water Department. An approved Certificate of Sewer Availability was received from the Shoreline Wastewater Management District.

IV. CONCLUSIONS:

1. The proposed rezone to permit the short subdivision is in conformance with the Shoreline Comprehensive Plan and the Washington State Growth Management Act.
2. The proposed development is an appropriate land use for the subject property and is consistent with the character of the neighborhood.
3. The proposal will provide adequate public facilities and services to the building and will not degrade from the level of service provided to neighboring properties.
4. The proposed development will assist the City of Shoreline in meeting its housing production targets as established by King County to meet our obligation under the Growth Management Act.

V. RECOMMENDATION:

The Planning Commission recommends that the Reclassification of Property (rezone) from Residential 6-units per acre to Residential 12-units per acre be approved.

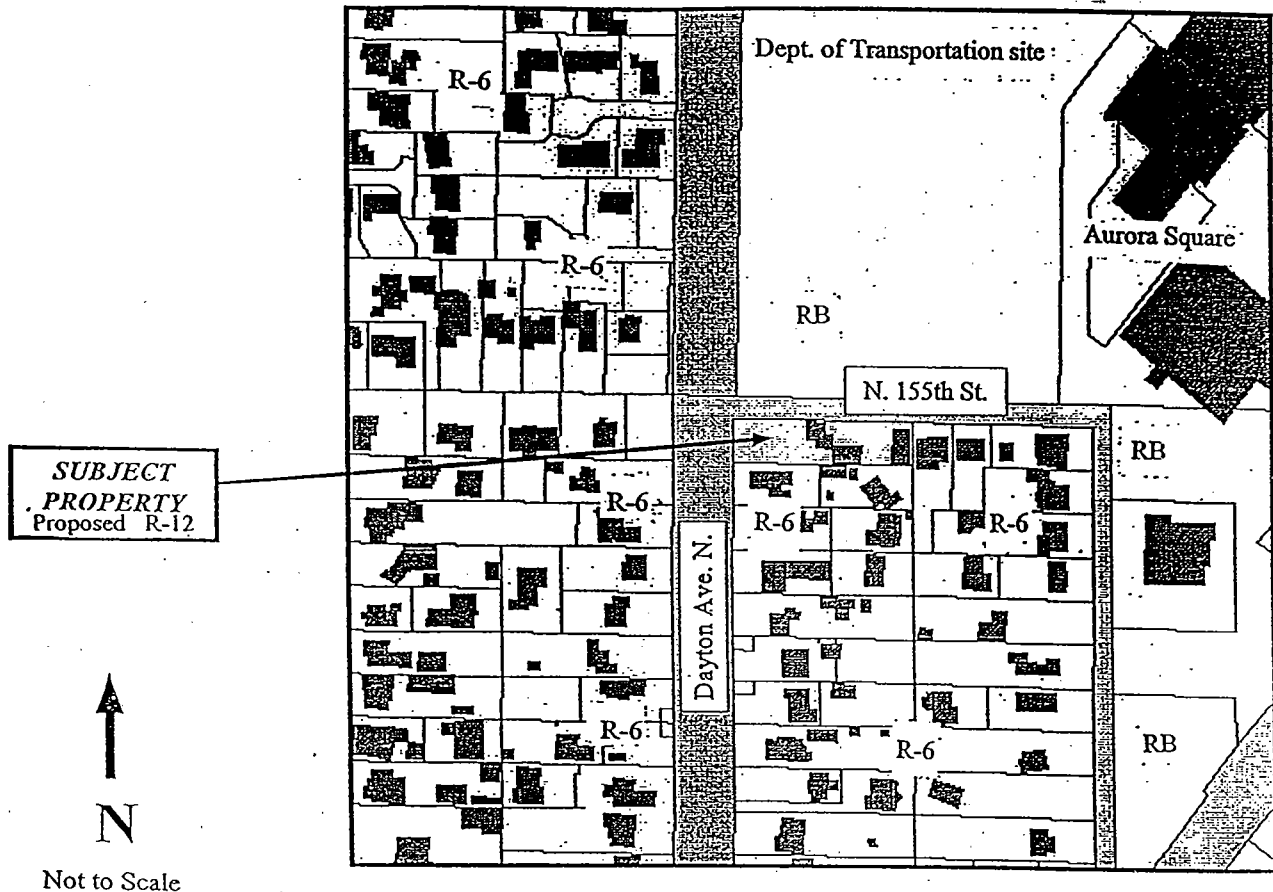
Dan Kuhn

Dan Kuhn, Planning Commission Chair

1/31/00

Date

ZONING MAP AMENDMENT



15282 Dayton Avenue N.

ZONING KEY

R-6	Residential – 6 Units Per Acre
R-12	Residential – 12 Units Per Acre
RB	Regional Business