

## **ORDINANCE NO. 246**

### **AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S ZONING MAP TO CHANGE THE ZONING OF PROPERTY LOCATED AT 18042 STONE AVENUE NORTH FROM R-6 TO R-8 AND PRELIMINARILY APPROVE THE CREATION OF A 2-LOT SHORT PLAT**

WHEREAS, certain property, located at 18042 Stone Avenue North, is designated on the Comprehensive Plan Map as Medium Density Residential; and

WHEREAS, owners of certain property, located at 18042 Stone Avenue North have filed an application to reclassify the property from R-6, residential – six units per acre to R-8, residential – eight units per acre and create a 2-lot short plat; and

WHEREAS, on July 20, 2000, a public hearing on the application for reclassification and short plat of property was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on July 20, 2000, the Planning Commission recommended denial of the reclassification application to R-12, but preliminary approval to create the 2-lot short plat with a reclassification to R-8 and entered findings of fact and a conclusion 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 property, located at 18042 Stone Avenue North to R-8 is consistent with the Comprehensive Plan and appropriate for this site rather than the proposed R-12 zoning in the application;

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

**Section 1.**     Findings. The Findings and Recommendation on File No. 2000-000787 as set forth by the Planning Commission on July 20, 2000 and as attached hereto as Exhibit A are hereby adopted.

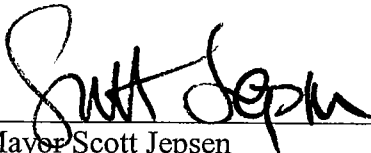
**Section 2.**     Amendment to Zoning Map. The official zoning map of the City of Shoreline, adopted by Ordinance No. 125, is hereby amended to change the zoning classification of certain property, located at 18042 Stone Avenue North and further described and depicted in Exhibit B attached hereto, from R-6 to R-8.

**Section 3.**     Preliminary Approval of Short Plat. The preliminary short plat, subject to conditions as set forth by the Planning Commission and as attached hereto in Exhibit A, is hereby approved for certain property, located at 18042 Stone Avenue North and further described and depicted in Exhibit B.

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

**Section 5.** Effective Date and Reversion. This ordinance shall go into effect five days after passage, and publication of the title as a summary of this ordinance. Within three years from the day this ordinance goes into effect, construction and the recording of the Final Short Plat must be completed or a new Preliminary Short Plat application must be submitted.


**PASSED BY THE CITY COUNCIL ON AUGUST 28, 2000.**

  
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Mayor Scott Jepsen

**ATTEST:**

  
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Sharon Mattioli, CMC  
City Clerk

**APPROVED AS TO FORM:**

  
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Ian Sievers  
City Attorney

Date of Publication: September 1, 2000  
Effective Date: September 6, 2000