

**PLANNING COMMISSION FINDINGS AND RECOMMENDATION**  
**City of Shoreline, Washington**

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| <p><b>Agenda Title:</b> A Reclassification of Property from Residential 6-units per acre (R-6) to Residential 12-units per acre (R-12) and two-lot Short Plat at 18042 Stone Avenue North.</p> |
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After reviewing and discussing the project proposal to reclassify and short plat the subject property located at 18042 Stone Avenue North at a public hearing on July 20, 2000 and considering the testimony and written comments presented, the Shoreline Planning Commission makes the following Findings, Conclusions, Recommendations and Conditions to the Shoreline City Council:

**I. PROPOSAL**

The project proposal would reclassify the subject property from R-6 to R-12 and create a two-lot short plat. The reclassification is necessary to subdivide the property into two lots, proposed to be 2,550 square feet (Lot 1) and 7,116 square feet (Lot 2) in size. Additional details of the project proposal include:

- The demolition of existing structures including one single-family residence and one rear yard accessory structure;
- Street frontage improvements to Stone Avenue North including the construction of a concrete sidewalk, curb and gutter; and
- Shared off-site storm water management facilities with the recently approved adjacent Elena Lane development to the south.

**II. FINDINGS**

**1. SITE**

The subject property is located at 18042 Stone Avenue North, approximately 150' south of North 183<sup>rd</sup> Street. It is approximately 68 feet wide and 142.14 feet long, totaling 9,666 square feet (0.22 acres) in size.

The subject property generally slopes to the southeast at approximately 3 percent and does not have any environmentally sensitive areas on or in the immediate vicinity. Soil type is assumed to be urban with a hydrologic group 'C' designation.

**2. TIMING AND AUTHORITY**

The applicant, Eric Sundquist, President of Viking Properties Inc., conducted the required Neighborhood Meeting prior to application submittal during the evening of Wednesday, April 12, 2000.

The application was submitted on May 19, 2000, therefore is subject to the processing requirements of Ordinance No. 230 and the density and development standards of the Shoreline Municipal Code (SMC) Title 18. The application was determined to be complete for processing on June 13, 2000 and noticed for application and public hearing on June 21, 2000.

The project proposal was not published in the newspaper of record until June 23, 2000 due to an error by The Seattle Times. The closing of the required 14-day public comment period was therefore extended from July 5, 2000 to July 7, 2000.

The Planning Commission shall make a recommendation and City Council shall reach a decision on both the reclassification and the short plat for the subject property. The Planning Commission and City Council may also impose specific development conditions on the project proposal.

### **3. NEIGHBORHOOD**

The subject property is located in the Meridian Park Neighborhood on the eastern fringe of the Aurora Avenue corridor. The surrounding built environment is characterized by single-family residences on moderate lot sizes, including the recently approved Elena Lane 11-lot plat abutting the subject property to the south. The Aurora Avenue corridor is characterized by light industrial, commercial and mixed commercial/residential uses. The nearest public open space is Cromwell Park, which is located approximately ¼ mile east of the subject property.

### **4. COMPREHENSIVE PLAN AND ZONING DISTRICT DESIGNATIONS**

The proposed reclassification of the subject property into the R-12 Zoning District is consistent with the development density guidelines as assigned by the Medium-Density Residential Land Use Designation in the Comprehensive Plan, which has established a growth target of 1,600-2,400 new housing units during the current 20-year planning period.

The R-8 Zoning District is also consistent with the Medium-Density Residential Land Use Designation. However the R-6 Zoning District, in which the subject property is currently located, is not consistent with this land use designation.

In addition to the aforementioned inconsistency, the current residential density for the subject property of 4.5 units per acre indicates the site is underutilized as per the density guidelines found in the Comprehensive Plan. The Comprehensive Plan further states that the Medium-Density Residential Land Use Designation can be applied to areas of single-family residential units, which may be redeveloped at slightly higher densities.

Abutting properties east of Stone Avenue North are also designated Medium-Density Residential by the Comprehensive Plan. Properties west of Stone Avenue North in the immediate vicinity of the subject property are land use designated Mixed Use or Community Business.

Abutting properties to the east of Stone Avenue North are located in the R-6 Zoning District, with the exception of the Elena Lane development to the south, which was recently reclassified to R-8. Properties west of Stone Avenue North in the immediate vicinity of the subject property are located in the R-12 Zoning District.

## **5. TRANSPORTATION**

Stone Avenue North and North 183<sup>rd</sup> Street are both classified as Residential by the City of Shoreline Comprehensive Plan. Nearby North 185<sup>th</sup> Street is classified as Minor Arterial and Aurora Avenue is a State Route. The intersection of North 185<sup>th</sup> Street and Aurora Avenue is identified as a Transfer Point Upgrade for public transportation services by the Comprehensive Plan.

## **6. LAND DIVISION**

Washington State code requires a city or county to make findings to the effect that a proposed subdivision makes appropriate provisions for the public health, safety, and general welfare. The SMC specifies similar standards for the City of Shoreline and allows the Planning and Development Services Department to require conditioning of the project proposal. The following are considered when evaluating a short plat proposal:

### ***Zoning Code (prior to 06/21/00)***

- The City of Shoreline adopted the Zoning Code under Ordinance No. 125, renaming the aforementioned to SMC Title 18. The Comprehensive Plan is implemented by the Zoning Code. Chapter 12 of the Zoning Code regulates development standards for density and dimensional requirements for all development.

The applicant has proposed a reclassification of the subject property to the R-12 Zoning District, which would permit 3 units on the subject property. The R-8 Zoning District would permit 2 units on the subject property. As previously stated, the R-8 Zoning District and the proposed R-12 Zoning District are both consistent with the Medium-Density Residential Land Use Designation in the Comprehensive Plan.

A proposed short plat is reviewed in accordance to the density and dimension requirements in effect at the time of submittal. The R-8 Zoning District and the R-12 Zoning District both require a minimum lot size of 2,500 square feet. The minimum lot size in the R-6 Zoning District is 7,200 square feet, therefore at 9,666 square feet, the subject property cannot be further divided at this density standard.

### ***Subdivision Code***

- Under Ordinance No. 230, the City of Shoreline adopted the procedural requirements for reviewing short plat applications.

### ***Storm Water Management***

- Chapter 18.28 of the Zoning Code includes development standards for adequacy of public facilities and services. Section 18.28.050 requires all new development to be served by an adequate surface water management system.

The requirements for the storm water system shall be consistent with the 1998 *King County Surface Water Design Manual*. Engineering plans, submittal procedures, definitions and specifications for the engineering plans are presented in this manual. Drainage review is required for any project adding more than 1,500 square feet of impervious surface.

The maximum impervious surface of the R-12 Zoning District is 85 percent of the total lot size, therefore the potential maximum amount of impervious surface could total 8,216 square feet if the subject property were reclassified to R-12.

The maximum impervious surface for the R-8 Zoning District it is 75 percent of the lot size, therefore the potential amount of impervious surface could total 7250 square feet if the subject property were reclassified as such.

This project lies in the Thornton Creek drainage basin, which has been identified by the City of Shoreline as a basin with area-wide drainage problems. The required Level One Drainage Analysis, prepared by the proponent's engineer, shall identify any specific downstream drainage problems.

#### ***Road Improvements***

- Chapter 18.28 of the Zoning Code includes development standards, adequacy of public facilities and services. Section 18.28.120 requires adequate vehicular access to new buildings and lots.

#### ***Fire Protection***

- The City of Shoreline has established and implemented the following fire protection standards:
  1. A hydrant capable of providing 1,000 gallons per minute of water flow is required within 350 feet of the subject property; and
  2. Access roads must be approved by the City of Shoreline Fire Department.

#### ***Seattle City Light and Overhead Facilities***

- The City of Shoreline requires all extensions, additions, duplications, or rebuilds existing overhead facilities or any new facilities to be installed underground.

### **7. ISSUES**

- **Density.** A density of 12-units per acre would be created by the project proposal. This density is consistent with the development density guidelines as assigned by the Medium-Density Residential Land Use Designation in the Comprehensive Plan, however is out of scale with the surrounding built environment.
- **Public Comments.** The following written responses were received during the required fourteen-day public comment period ending July 7, 2000. Where appropriate, staff responses are provided:

| <b>Rec'd From/Date</b>          | <b>Summary of Issues</b>                                                                                                                                                                                              | <b>Staff Response</b>                                                                                                                                                                                                                                           |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| J. Michael Wilson –<br>06/22/00 | 1. Proposal will compromise neighborhood character.<br>2. Traffic problems will be compounded.                                                                                                                        | 1. See staff recommendation.<br>2. Traffic generation has been reviewed by staff.                                                                                                                                                                               |
| Pat Riddell –<br>06/23/00       | 1. East side of Stone Avenue North is zoned for single-family residential.<br>2. Traffic and parking problems will be compounded.                                                                                     | 1. East side of Stone Avenue North in the immediate vicinity of the subject Property is designated Medium Density Residential, for which a variety of residential development can be permitted.<br>2. Traffic generation has been reviewed by staff.            |
| Ginger Botham –<br>07/03/00     | 1. The project is vested under the SMC, therefore is subject to the rear yard setback standard of 20 feet in SMC 18.12.030.B.6.b.<br>2. Proposal will compromise neighborhood character.                              | 1. All applications directly related to this project proposal are vested under the SMC. Therefore, the citation is correct. However the building envelopes shown on the Site Plan are not subject to approval here, nor vested.<br>2. See staff recommendation. |
| Martin Kral –<br>07/05/00       | 1. Proposal will compromise neighborhood character.<br>2. R-8 would be an appropriate transition from R-12 to the west and R-6 to the east.                                                                           | 1. See staff recommendation.<br>2. See staff recommendation.                                                                                                                                                                                                    |
| Brian J. Lee –<br>07/06/00      | 1. This block is inappropriately designated for higher density development to serve as Aurora corridor buffer.                                                                                                        | 1. The Comprehensive Plan was formulated through an intensive public process. The application proposes a reclassification to a density consistent with the assigned Medium Density Residential designation.                                                     |
| Daniel A. Mann –<br>07/06/00    | 1. Proposal will compromise neighborhood character.                                                                                                                                                                   | 1. See staff recommendation.                                                                                                                                                                                                                                    |
| Fred F. Williams –<br>07/06/00  | 1. Proposal will compromise neighborhood character.<br>2. Proposal will lead to traffic congestion and redirection.<br>3. Proposal will increase property taxes in neighborhood and place demands on public services. | 1. See staff recommendation.<br>2. Traffic generation has been reviewed by staff.<br>3. Application packet required the submittal of certificates of availability for public water and sewer.                                                                   |

### **III. CONCLUSIONS**

#### **1. CONSISTENCY**

The proposed reclassification and short plat for the subject property are consistent with the Washington State Growth Management Act (GMA) through the City of Shoreline Comprehensive Plan.

#### **2. COMPATIBILITY**

The project proposal at a density of 12-units per acre is out of scale with the surrounding built environment.

#### **3. HOUSING TARGETS**

The current residential density of 4.5 units per acre indicates the site is underutilized as per the density guidelines found in the Comprehensive Plan and the project proposal does assist the City of Shoreline in meeting its housing provision targets established by King County to meet the requirements of the GMA.

#### **4. ENVIRONMENTAL REVIEW**

A State Environmental Policy Act (SEPA) checklist is not required for this project proposal because the proposed reclassification generally complies with the City of Shoreline Comprehensive Plan, for which a SEPA evaluation was completed during the planning process and SEPA exempts land divisions of four lots or less.

#### **5. PUBLIC SERVICE AVAILABILITY**

Conditional certificates of availability for water and sewer service were received from Seattle Public Utilities. The City of Shoreline Fire Department has reviewed the proposal and does not have any additional access requirements.

#### **6. STORM WATER MANAGEMENT**

Shared off-site storm water management facilities with the preliminarily approved adjacent Elena Lane development to the south have been designed to incorporate the project proposal, however the developer will also be required to extend the public drainage system north to the end of the subject property.

#### **7. ROAD IMPROVEMENTS**

The developer will be required to provide separated 5-foot wide sidewalk, landscaping and curb and gutter for the full frontage of this project, to match that of the adjacent Elena Lane development to the south. Access to the rear lot requires a 10-foot wide driveway off of Stone Avenue North. Approval of engineering drawings for a site development permit is required as a condition of approval.

### **IV. RECOMMENDATION**

The Planning Commission recommends denial to the request for reclassification of the subject property from R-6 to R-12, but approval to the 2-lot short plat with a reclassification to R-8. The reclassification will be consistent with the Medium-Density Residential Land Use Designation assigned to the subject property by the Comprehensive Plan.

## **V. CONDITIONS**

All of these conditions must be completed or secured with a financial guarantee before final approval of the plat.

### **1. ZONING CODE** (*prior to 06/21/00*)

All lots shall meet the density and dimensional requirements of the zone classification. Minor revisions to the short plat, which do not result in substantial changes to the project, may be approved at the discretion of Planning and Development Services Department. These changes include minor changes in lot lines, lot size, and other changes based upon surveying or engineering requirements. Substantial changes require the short plat application to be revised. A revision requires a new public notice and comment period.

### **2. SUBDIVISION CODE**

The short subdivision shall comply with all provisions of the subdivision code.

### **3. STORM WATER MANAGEMENT**

A professional civil engineer licensed in the State of Washington shall prepare a Technical Information Report and site improvement plans, as described in Section 2.3 of the 1998 *King County Surface Water Design Manual*. The report shall include the following:

- A. Project description.
- B. Proposed storm system for all existing structures and existing impervious surfaces.
- C. One quarter mile downstream analysis of the existing public drainage system. This should include analysis of the capacity of the system, and address the impact of the additional flow added to this system from this short plat.

The Site Improvement Plans shall include at minimum the following plans:

- A. *Existing Structures, Demolition and Topography Plan*. This plan should show all existing structures, and proposed demolition. Two-foot contour lines are required as well as spot elevations at locations at existing and proposed structures and drainage facilities.
- B. *Grading, Erosion Control, Drainage and Paving Plan*. This plan should include existing and proposed grade lines. Location of temporary erosion and sedimentation control devices. Location of all existing and proposed storm water drainage systems. Location of all existing and proposed paving. Show locations of proposed footprints of new structures.
- C. *Utility Plan*. This plan should show location of all existing underground and above ground utilities. This plan should show the proposed new utility services. Contact the appropriate public utility on their specific requirements for private service connections.

#### *Site Specific Drainage Requirements*

Install catch basin at north end of project frontage and tie into extended drainage system from adjacent development to the south (*Elena Lane* subdivision). On-site drainage to tie into the *Elena Lane* system, as described in the *Technical Information Report*, prepared by Lovell-Sauerland & Associates, May 18, 2000.

#### **4. ROAD IMPROVEMENTS**

Engineering plans for roads and road drainage shall be prepared and submitted consistent with City of Shoreline road standards. The City Engineer may grant variations from these standards. Such variations shall be in compliance with all requirements for safety, function, fire protection, appearance, and ease of maintenance based upon sound engineering judgment.

The Planning and Development Services Engineer has reviewed this proposal and will require the following public street and private access improvements for a short plat, regardless of the number of units proposed:

The developer will be required to provide separated 5-foot wide sidewalk, landscaping and curb and gutter for the full frontage of this project, to match that of the adjacent development to the south.

Access to the rear lot will be from a 10-foot wide driveway off of Stone Avenue North.

#### **5. SEATTLE CITY LIGHT AND OVERHEAD FACILITIES**

Applications for building permits for single family residences submitted must comply with the undergrounding requirements. Please refer to guidelines on the implementation of undergrounding utilities.

#### **6. WATER SUPPLY AND SEWER SERVICE**

The applicant must comply with the conditions of the Seattle Public Utilities Water Availability Certificate. The applicant has obtained a certificate from Seattle Public Utilities indicating that water is available to the site.

The applicant must comply with the conditions of the Seattle Public Utilities Sewer Availability Certificate. The applicant has obtained a certificate from Seattle Public Utilities indicating that sewer is available to the site.

#### **7. ADDRESSING**

New addresses will be assigned prior to recording the final plat. The addresses shall be written on the face of the final plat.

#### **8. SITE SPECIFIC**

- A. During construction of site improvements and during construction of the new residences, the building shall comply with the City of Shoreline Noise Ordinance, which limits the hours of construction to 7:00 a.m. to 10:00 p.m. weekdays and 9:00 a.m. to 10:00 p.m. on weekends.
- B. During construction of utilities, driveway, or structures on the lots, access shall be maintained to the existing residences.
- C. Off-street parking must be provided for vehicles of construction works.

#### **9. FINAL PLAT NOTES**

- A. All restrictions, easements, tracts, and their purpose shall be shown on the final recorded short plat.

- B. All utility easements for water, underground power, and telecommunications shall be shown on the face of the final plat.
- C. The exact size of all lots to be created by this short subdivision shall be clearly shown on the face of the final recorded short plat.
- D. Address shall be shown on the face of the plat.
- E. The following notes shall be placed on the face of the plat as follows:

"Any further subdivision or adjustment to the lot lines within this short plat must use all lots of this short plat for calculation of the density and dimensional requirements of the City of Shoreline Zoning Code."

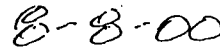
"All site development and road work shall be constructed in accordance to plans under City of Shoreline File # \_\_\_\_\_. (permit number)"

"Joint use driveway to be maintained, repaired, and/or rebuilt by the owners of the parcels having legal access therefrom and their heirs, assigns or successors."

"The owners of lots one and two of this subdivision shall share in the maintenance of the private drainage system of the Elena Lane Subdivision."



Marlin Gabbert, Planning Commission Chair

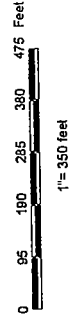


Date

# Exhibit B Zoning Map

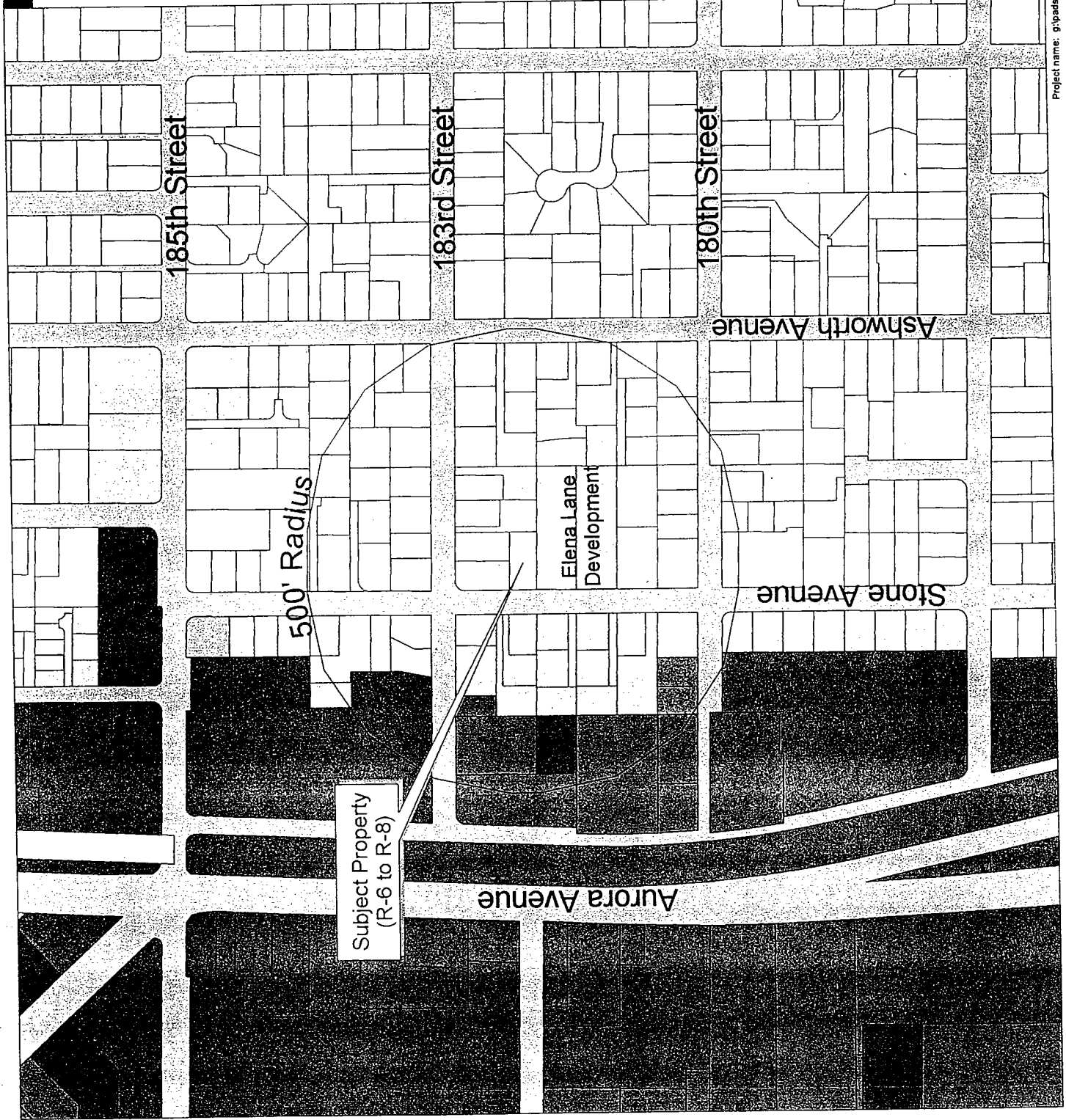
18042 Stone Avenue North

- Parcel:shp
- Right of Way
- RW
- Zoning Designation
- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-16; Residential, 16 units/acre
- R-24; Residential, 24 units/acre
- CZ; Contract Zone
- R-48; Residential, 48 units/acre
- NB; Neighborhood Business
- CB; Community Business
- RB; Regional Business
- O; Office
- I; Industrial



City of Shoreline GIS, Cadastral, Ortho Photo, roof top outlines, and contour data copyrighted by City of Seattle, 1999. All rights reserved. No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

Project name: g:\padstong range\zoningchange.apr Plot date: Aug 17, 2000; Zone



**LEGAL DESCRIPTION**

The South 68 feet of Lot 11, Block 4, Richmond Acres Addition; EXCEPT the East 160 feet, as per plat recorded in Volume 24 of Plats, Page 25, records of King County, Washington.