

## **Findings and Determination of the City of Shoreline Planning Commission**

Viking Properties Rezone Request, File #2000-1800

### **Summary-**

After reviewing and discussing the Viking Properties rezone application on January 18, 2001 the Shoreline Planning Commission did find and determine that the request for R-12 zoning should not be approved. However, it was found that R-8 zoning was in compliance with City codes and not detrimental to the health, safety, or welfare of the City of Shoreline, and therefore recommended approval of such action.

### **I. Findings of Fact**

1. Project Description-
  - 1.1 Action: Reclassification request to change the zoning from R-6 (6 dwelling units/acre) to R-12 (12 dwelling units/acre).
  - 1.2 Location: 1315 N. 185<sup>th</sup> ST and 18336 Stone AVE N
  - 1.3 a.) The subject properties have a land use designation "Medium Density Residential" as identified in the City of Shoreline's 1998 Comprehensive Plan.  
b.) Consistent zoning for Medium Density Residential land use designation is R-8 (8 dwelling units/acre) or R-12 (12 dwelling units/acre).
2. Procedural History-
  - 2.1 Public hearing held by the Planning Commission January 18, 2001
  - 2.2 Complete Application Date: December 4, 2000  
Notice of Application Date: December 13, 2000
  - 2.3 Neighborhood meeting dates: October 16, 2000 and November 30, 2000
  - 2.4 No prior action or approvals related to the project have been taken.
3. Public Comment-

3.1 The following individuals participated in Neighborhood Meetings:

Martin Kral 1317 N 183rd ST  
Harry & Glen Peifer 1321 N.185<sup>th</sup> ST  
Mr. & Mrs. Vernon Rollins 18350 Stone AVE N  
Mr. & Mrs. Albertine 1336 N 183<sup>rd</sup> ST  
Mr. & Mrs. Hartung 18335 Ashworth AVE N  
Ed & June Laase 18325 Ashworth AVE N  
Linda Williford 18521 Densmore AVE N

3.2 Written Comments have been received from:

Harry & Glen Peifer 1321 N.185<sup>th</sup> ST  
John Ranlett 18550 Stone AVE N  
Russell L. Castner 1147 N 185<sup>th</sup> ST  
Ryoko McCray 18324 Stone AVE N  
Tsehai Haile 18344 Stone AVE N  
Irene Diep 18312 Stone AVE N  
Mr. & Mrs. Vernon Rollins 18350 Stone AVE N  
Catherine E. Dooley 18326 Stone AVE N  
Marie de Langen 18326 Stone AVE N  
Judith Chandler 18016 Stone AVE N  
Martin Kral 1317 N 183rd ST  
Brian Lee 18018 Stone AVE N

3.3 Public Testimony was given during the Public Hearing by:

S. Michael Smith, 19400 33<sup>rd</sup> AVE W, STE 200, Lynnwood WA  
Martin Kral 1317 N 183rd ST  
Russell L. Castner 1147 N 185<sup>th</sup> ST  
Brian Lee 18018 Stone AVE N

4. SEPA: A new SEPA determination is not required. This rezone action is covered by the Final EIS, dated November 2, 1998, that was prepared for the 1998 Comprehensive Plan.

5. Consistency

- 5.1 The application has been evaluated and found to be consistent with the five criteria listed in Shoreline Municipal Code Section 20.30.320 (B).
- 5.2 This rezone action does not constitute approval for any development proposal. Applicable permits shall be obtained prior to construction. Permit applications shall show compliance with the 1998 King County Storm Water Design Manual and Title 20 of the Shoreline Municipal Code (SMC). Applicable sections of the SMC include but not be limited to the following: Dimensional and Density Standards 20.50.010, Tree Conservation 20.50.290, Surface and Stormwater Management 20.60.060, and Streets and Access 20.60.140.

## II. Conclusions

**1. The rezone is consistent with the Comprehensive Plan.**

The redesignation of property from R-6 to R-12 is not consistent with the Comprehensive Plan policies that call for compatibility with existing development and neighborhood character.

A zoning redesignation from R-6 to R-8 is consistent with the comprehensive plan designation of "medium density."

**2. The rezone will not adversely affect the public health, safety or general welfare.**

The future development of these sites shall show compliance with Title 20 of the Shoreline Municipal Code. Applicable sections of this code include, but are not limited to: Dimensional and Density Standards (20.50.010-20.50.050), Tree Conservation (20.50.290-20.50.370), Parking Access and Circulation (20.50.380-20.50.440), Wastewater, Water Supply and Fire Protection (20.60.030-20.60.050), Surface and Stormwater Management (20.60.060-20.60.130).

**3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan.**

The current residential density of 2 units per acre indicates the site is underutilized per the density guidelines listed in the comprehensive plan. A rezone to R-8 would bring the parcels into compliance with their comprehensive plan designation.

**4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.**

The redesignation of property from R-6 to R-12 is not compatible with existing development due to higher density uses that would occur on the project sites as compared to surrounding development.

It has been shown that the rezone and future development of the subject sites will not be detrimental to uses in the immediate vicinity. Adequate infrastructure (water, sewer, storm, etc.) exists in the area to support development at R-8 density.

**5. The rezone has merit and value for the community.**

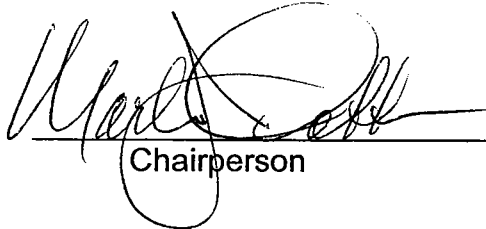
The rezone will help the City achieve the housing targets established by the Comprehensive Plan. Further, this site is an appropriate place to accommodate development of R-8 intensity because it is free of environmentally sensitive features and it has good access to infrastructure.

## III. Recommendation

## EXHIBIT 1

Based on the Findings, the Planning Commission recommends that R-8 zoning be adopted for rezone application 2000-1800 for the properties located at 1315 N. 185<sup>th</sup> ST and 18336 Stone AVE N.

### City of Shoreline Planning Commission



Chairperson

Date: 1/18/01