

Findings and Determination of the City of Shoreline Planning Commission

Viking Properties Rezone Request, File #2001-201031

Summary-

After reviewing and discussing the Viking Properties rezone application on September 20, 2001 the Shoreline Planning Commission did find and determine that the request for R-18 zoning is denied. However, it was found that R-12 zoning was in compliance with City codes and not detrimental to the health, safety, or welfare of the City of Shoreline, and compatible with the neighborhood therefore recommended approval of such action.

I. Findings of Fact

1. Project Description-
 - 1.1 Action: Reclassification request to change the zoning of the western portion of the parcel from R-6 (6 dwelling units/acre) to R-18 (18 dwelling units/acre). The eastern portion would remain R-48 (48 dwelling units/acre).
 - 1.2 Location: 14516 12th Avenue NE
 - 1.3 a.) The subject property has a land use designation "Mixed Use" as identified in the City of Shoreline's 1998 Comprehensive Plan.
b.) Consistent zoning for the Mixed Use land use designation is R-12 (12 dwelling units/acre), R-18 (18 dwelling units/acre), R-24 (24 dwelling units/acre), R-48 (48 dwelling units/acre), O (Office), NB (Neighborhood Business), and CB (Community Business).
2. Procedural History-
 - 2.1 Public hearing held by the Planning Commission September 20, 2001
 - 2.2 Complete Application Date: June 26, 2001
Notice of Application Date: July 5, 2001
 - 2.3 Neighborhood meeting dates: March 7, 2001
 - 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 Meeting:
 - Mary Carson 1108 NE 146th ST
 - Rodney and Carol Falor 1121 NE 146th ST
 - Brent and Ruth Holterman 14723 12th AVE NE
 - Elaine Kim 14721 12th AVE NE
 - Sonja Ashbaker 14516 12th AVE NE
 - Wen Kai Lee 1105 NE 147th ST
 - 3.2 Written Comments have been received from:
 - Mr. & Mrs. J. Williams 15212 12th AVE NE
 - Fred Drewien 15256 12th AVE NE
 - Rodney and Carol Falor 1121 NE 146th ST
 - 3.3 Public Testimony was given during the Public Hearing by:
 - Barbara Hallory 1102 Northeast 146th Street
 - Mary Carson 1108 NE 146th ST
 - Elaine Kim 14721 12th AVE NE
 - Virginia Barnes 14605 12th Avenue NE
 - Jack Barnes 14605 12th Avenue NE
 - Elaine Kim 14721 12th Avenue NE
 - Young Kim 14721 12th Avenue NE
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-18 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-12 is consistent with the comprehensive plan designation of "mixed use."

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

The future development of the site 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-12 would bring the parcel into compliance with the 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-18 is not compatible with existing development due to higher density uses that would occur on the project site as compared to surrounding development.

It has been shown that the rezone and future development of the subject site 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-12 density.

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

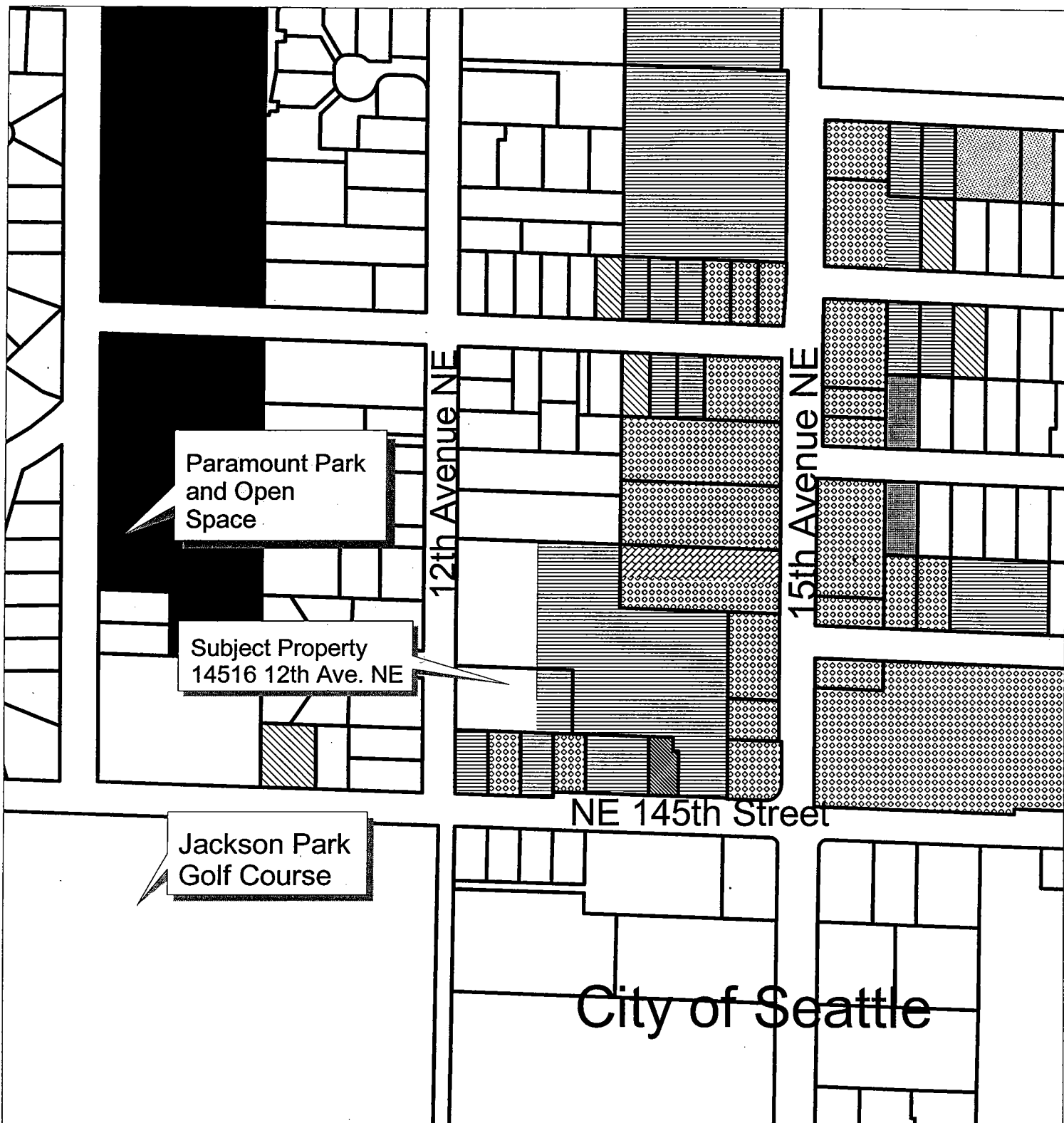
The rezone will help the City achieve the housing targets established by the Comprehensive Plan. Further, this site is an appropriate place to accommodate development of R-12 intensity because it is free of environmentally sensitive features and it has good access to infrastructure.

III. Recommendation

Based on the Findings, the Planning Commission recommends that R-12 zoning be adopted for rezone application 2001-201031 for the western portion of the site located at 14516 12th Avenue NE. The eastern portion of the parcel would remain R-48.

City of Shoreline Planning Commission

Brian F. Doerndirck Date: 10/5/01
Chairperson



SHORELINE

GEOGRAPHIC INFORMATION SERVICES

VICINITY MAP WITH ZONING DESIGNATIONS

DEVELOPMENT CODE
JUNE 26, 2001
REZONE 201031

	Parcel Boundary		R-48; Residential, 48 units/acre
	Park		O; Office
	Zoning		NB; Neighborhood Business
	R-6; Residential, 6 units/acre		CB; Community Business
	R-8; Residential, 8 units/acre		RB; Regional Business
	R-12; Residential, 12 units/acre		I; Industrial
	R-18; Residential, 18 units/acre		CZ; Contract Zone
	R-24; Residential, 24 units/acre		



0 100 200 300 Feet
1"= 250 feet



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