

# ORIGINAL

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

Lighthouse Projects LLC. Rezone Request, File #201192

### **Summary-**

After reviewing and discussing the Lighthouse Projects LLC rezone application on January 16, 2003 the Shoreline Planning Commission did find and determine that the request for NB zoning is 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-12 (12 dwelling units/acre) to NB (Neighborhood Business).
- 1.2 Vicinity: 1440 Richmond Beach Road
- 1.3 Parcel Numbers: 0126039424 and 0126039039
- 1.4 a.) The subject properties have a land use designation "Mixed Use" as identified on the City of Shoreline's Comprehensive Plan Land Use Map.  
b.) Consistent zoning for the Mixed Use land use designation is R-8, R-12, R-18, R-24, R-48, O, NB, CB, RB, and I.

### **2. Procedural History-**

- 2.1 Public hearing held by the Planning Commission January 16, 2003
- 2.2 Notice of Application & Public Hearing Date: December 27, 2002
- 2.3 Complete Application Date: December 23, 2002
- 2.4 Application Date: November 7, 2002
- 2.5 Neighborhood meeting date: June 26, 2002
- 2.6 No prior action or approvals related to the project have been taken.

**3 Public Comment-**

3.1 The following individuals participated in Neighborhood Meetings:

D.W. Jung, 1444 NW 204<sup>th</sup> PL, Shoreline WA 98177

John & Janice Booth, 1427 NW 195<sup>th</sup>, Shoreline WA 98177

John Grindle, 15503 12<sup>th</sup> AVE NE, Shoreline WA 98155

Susan & Gerald Bowhall, 1429 NW 195<sup>th</sup>, Shoreline WA 98177

3.2 Written Comments have been received from:

No written comments were received

3.3 Public Testimony was given during the Public Hearing by:

Ken Lyons, 19207 Firlands Way N, Shoreline WA 98133

**4 SEPA Determination-**

4.1 A new SEPA determination is not required. Per WAC 197.11.600 (2) the SEPA obligations for analyzing impacts of the proposed rezone is fulfilled by previous environmental documents on file with the City (the EIS that was prepared in conjunction with the City's 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 from R-12 to NB 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 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.**

Not applicable, both the existing and proposed zoning are consistent with the Comprehensive Plan

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

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 NB zoning.

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

The rezone will help the City achieve housing and employment targets established by the Comprehensive Plan. Further, this site is an appropriate place to accommodate development of NB 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 approval of application number 201192; a rezone to Neighborhood Business for parcel numbers 0126039424 and 0126039039 (generally located at 1440 NW Richmond Beach Road).

### City of Shoreline Planning Commission



Chairperson

Date:

2/6/03

ORIGINAL

Ordinance 320  
Exhibit 2

Rezone 201192

Parcel Numbers  
0126039424  
0126039039

Tile: 438

SUBJECT SITES  
REZONE FROM  
R-12 TO NB

NB

R6

R6

NB

NB

R24

R18

R12

R18

R8

R6

R6

R6

R6

R6

Tile: 439

R4

R4

R4

R4

R4

R4

R4

R24

Tile: 448

## SHORELINE

GEOGRAPHIC INFORMATION SERVICES

## City of Shoreline Zoning

Official Map Adopted by  
City Council on Jan 7, 2002  
by Ordinance No. 292

15  
TILE440  
SW 1-26-3

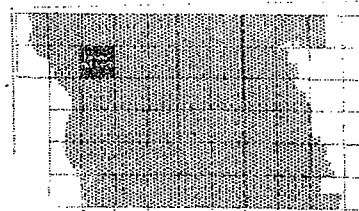
### Legend

|             |                              |
|-------------|------------------------------|
| <b>R4</b>   | Residential, 4 units/acre    |
| <b>R6</b>   | Residential, 6 units/acre    |
| <b>R8</b>   | Residential, 8 units/acre    |
| <b>R12</b>  | Residential, 12 units/acre   |
| <b>R18</b>  | Residential, 18 units/acre   |
| <b>R24</b>  | Residential, 24 units/acre   |
| <b>R48</b>  | Residential, 48 units/acre   |
| <b>O</b>    | Office                       |
| <b>NB</b>   | Neighborhood Business        |
| <b>CB</b>   | Community Business           |
| <b>NCBD</b> | North City Business District |
| <b>RB</b>   | Regional Business            |
| <b>I</b>    | Industrial                   |
| <b>CZ</b>   | Contract Zone                |

### Map Index Line

- Parcel Line
- Zone District Boundary
- City Boundary
- Unclassified ROW  
(Dotted line shown for reference)

### Map Index Locator



0 100 200 300 400 Feet

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