

ORIGINAL

Findings and Determination of the City of Shoreline Planning Commission

Ronald Wastewater District Rezone Request, File #201345

Summary-

After reviewing and discussing the Ronald Wastewater District rezone application on April 7, 2005 the Shoreline Planning Commission did find and determine that the request for R-24 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 of four parcels, two from R-12 (12 dwelling units/acre) and two from O (office) to R-24 (24 dwelling units/acre).
- 1.2 Vicinity: 17505 Linden Ave N
- 1.3 Parcel Numbers: 0726049102, 0726049056, 0726049168 and 0726049166.
- 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 Pre-Application Meeting Held: March 28, 2004
- 2.2 Neighborhood Meeting Held: May 13, 2004
- 2.3 Application Date: August 31, 2004
- 2.4 Complete Application Date: January 10, 2005
- 2.5 Notice of Application with Optional SEPA Determination of Nonsignificance (DNS): January 13, 2005
- 2.6 Notice of Public Hearing and SEPA Threshold DNS: March 3, 2005
- 2.7 Public Hearing Held by the Planning Commission: April 7, 2005.

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3 Public Comment-

3.1 The following individuals participated in Neighborhood Meetings:

Debbie Potastivo, 17527 Linden Ave N, Shoreline, WA 98133

3.2 Written Comments have been received from:

No written comments were received

3.3 Public Testimony was given during the Public Hearing by:

Michael Derrick, 17505 Linden Ave N, Shoreline, WA, 98133

Wesley Frederick, 816 N 175th ST #4, Shoreline, WA 98133

Bill Santee, 816 N 175th ST #3, Shoreline, WA 98133

Joe Jaikin, 816 N 175th ST #2, Shoreline, WA 98133

4 SEPA Determination-

4.1 The optional DNS process was used for this proposal pursuant to WAC 197-11-355. A notice of application with optional DNS was issued on January 13, 2005. During the 14 day comment period no comment letters were received. On March 3, 2005 a determination of nonsignificance was issued for the proposal.

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 shall 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.

PLANNING COMMISSION FINDINGS & DETERMINATION

II. Conclusions

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

The redesignation from R-12 and O to R-24 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 R-24 zoning.


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

The rezone will allow the district to consolidate its equipment and resources to provide better customer service and potential long term cost savings to the District and its customers here in the City. Further, this site is an appropriate place to accommodate development of R-24 intensity because it is free of environmentally sensitive features and it has good access to infrastructure.

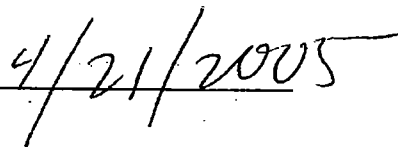
III. Recommendation

Based on the Findings, the Planning Commission recommends approval of application number 201345; a rezone to R-24 (Residential; 24 units/acre) for parcel numbers 0726049102, 0726049056, 0726049168 and 0726049166 (generally located at 17505 Linden Ave N).

City of Shoreline Planning Commission


Chairperson

Date:



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