

ORIGINAL

ORDINANCE NO. 423

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S COMPREHENSIVE PLAN LAND USE DESIGNATION AND THE CITY'S OFFICIAL ZONING MAP TILE NUMBER 426 CHANGING THE COMPREHENSIVE LAND USE DESIGNATION FROM BALLINGER SPECIAL STUDY AREA TO HIGH DENSITY RESIDENTIAL AND THE ZONING FROM RESIDENTIAL 12 DU-AC (R-12) TO RESIDENTIAL 48 DU-AC (R-48) OF ONE PARCEL LOCATED AT 20060 15TH AVE NE (PARCEL NUMBER 7417700031).

WHEREAS, the owner of the property, with parcel number 7417700031, has filed an application to change the Comprehensive Plan Land Use designation from Ballinger Special Study Area (BSSA) to High Density Residential (HDR); and

WHEREAS, the owner of the property, with parcel number 7417700031, has filed an application to reclassify the property from Residential 12 units per acre (R-12) to Residential 48 units per acre (R-48); and

WHEREAS, on April 6th, 2006, a public hearing on the application for reclassification of property was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on April 6th, 2006, the Planning Commission recommended approval of the Comprehensive Plan change to High Density Residential and reclassification to R-48 and entered findings of fact and conclusions based thereon in support of that recommendation; and

WHEREAS, the City Council does concur with the Findings and Determinations of the Planning Commission specifically that the Comprehensive Plan Land Use designation change to High Density Residential (HDR) and reclassification of property, located at 20060 15th Ave NE (parcel number 7417700031) to R-48 is consistent with the goals and policies of the Comprehensive Plan and appropriate for this site;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE DO ORDAIN AS FOLLOWS:

Section 1. Findings. The Findings and Determinations on File No. 201492 and File No. 301371 as set forth by the Planning Commission on April 6th, 2006 and as attached hereto as Exhibit 1 is hereby adopted.

Section 2. Amendment to the Comprehensive Plan Land Use Designation. The City's Comprehensive Plan is hereby amended to change the land use designation of said parcel, located at 20060 15th Ave. NE (parcel number 7417700031) and further described and depicted in Exhibit 2 attached hereto, from Ballinger Special Study Area (BSSA) to High Density Residential (HDR).

Section 3. Amendment to Zoning Map. The Official Zoning Map Tile 426 of the City of Shoreline is hereby amended to change the zoning classification of said parcel, located at 20060 15th Ave NE (parcel number 7417700031) and further described and depicted in Exhibit 3 attached hereto, from R-12 to R-48.

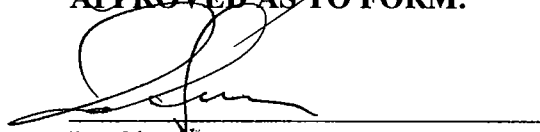
Section 4. Severability. If any provision of this ordinance or the application of a provision to any person or circumstance is declared invalid, then the remainder of this Ordinance, or the application of such provision to other persons or circumstances, shall not be affected.

Section 5. Effective Date. This ordinance shall go into effect five days after passage, and publication of the title as a summary of this ordinance.

ADOPTED BY THE CITY COUNCIL ON MAY 8TH, 2006.


Robert L. Ransom, Mayor

APPROVED AS TO FORM:


Ian Sievers
City Attorney

ATTEST:


Scott Passey
City Clerk

Date of Publication: May 11, 2006
Effective Date: May 16, 2006