

**FINDINGS AND DETERMINATION OF THE CITY OF SHORELINE PLANNING
COMMISSION**

Jay Finney Rezone Request File #201508

Summary-

Following the public hearing and deliberation on the request to change the zoning designation for a 8,460 Sq. Ft. parcel located at 14539 32nd Avenue NE, the City of Shoreline Planning Commission has determined that the request is in compliance with City codes and not detrimental to the health, safety, or welfare of the City of Shoreline, and therefore recommends approval of such action.

I. FINDINGS OF FACT

1. Project Description-

- 1.1 Rezone the subject parcel from R-12 (Residential 12 units per acre) to R-24 (Residential 24 units per acre).
- 1.2 Site Address: 14539 32nd Avenue NE
- 1.3 Parcel Number: 156810-0330
- 1.4 Zoning: R-12
- 1.5 The subject property has a current land use designation of Mixed Use identified on the City of Shoreline's Comprehensive Plan Land Use Map. A Mixed Use designation is consistent with the following zoning: R-8, R-12, R-18, R-24, R-48, Office, Neighborhood Business, Community Business, Regional Business and Industrial zoning.

2. Procedural History-

- 2.1 Public hearing held by the Planning Commission: June 15th, 2006
- 2.2 Notice of Public Hearing and SEPA Determination of Nonsignificance: March 30th, 2006
- 2.3 End of 14 day Public Comment Period: March 23rd, 2006
- 2.4 Notice of Application with Optional DNS: March 9th, 2006
- 2.5 Complete Application Date: March 6th, 2006
- 2.6 Application Date: February 24th, 2006
- 2.7 Neighborhood meeting Date: February 15th, 2006
- 2.8 Pre-Application Meeting Date: August 25th, 2005

3. Public Comment-

3.1 The following individuals participated in Neighborhood Meetings:

13 people participated in the required Neighborhood Meeting. General consensus was that the neighborhood is in support of this particular project.

3.2 Written Comments have been received from:

One petition letter of support with 18 signatures and one letter in opposition were received in response to the standard notice procedures for this application (the written comment deadline was March 23rd, 2006).

3.3 Oral testimony has been received from:

Other than the applicant, Scott Solberg testified in support of the rezone.

4 SEPA Determination-

4.1 The optional DNS process for local project review, as specified in WAC 197-11-355, was used. A Notice of Application that stated the lead agency's intent to issue a DNS for this project was issued on March 9th, 2006 and a 14-day comment period followed ending March 23rd, 2006. City staff determined that the proposal will not have a probable significant adverse impact on the environment and that an environmental impact statement is not required under RCW 43.21C.030 (2) (c). This decision was made after visits to the project site and review of the environmental checklist, and other information on file with the City. A notice of determination of nonsignificance was issued on March 30th, 2006.

7. Consistency –

5.1 Site Rezone:

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 A recommendation to approve the Rezone 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 are not 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 and any conditions of the Rezone.

II. CONCLUSIONS

SITE REZONE:

Rezoning is subject to criteria contained in the Development Code. The proposal must meet the decision criteria listed in Section 20.30.320(B) of the SMC. The criteria are listed below, with a brief discussion of how the request meets the criteria.

1. The rezone is consistent with the Comprehensive Plan.

The Comprehensive Plan land use map identifies the subject properties as *Mixed Use*. The site is currently underutilized—the parcel is developed with one single family home (developed at a density of 5 dwelling units per acre)—this is not consistent with the density goals of the Comprehensive Plan which plans for these sites to accommodate 8 to 48 dwelling units per acre to support housing targets within the City. The proposed zone change will allow the parcels to be developed to the level anticipated in the Comprehensive Plan.

Redevelopment of this area of Shoreline is encouraged by goals and policies in the Comprehensive Plan. The existing single-family home on the parcel has been condemned for quite some time and comments from adjacent property owners suggest the proposed townhomes will be a welcomed addition to the neighborhood.

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

The property has been vacant for the past 12 years and although the house has been boarded up since 1995, the dwelling and the rear yard has become a dumping ground for itinerant neighbors and passer-bys. The site was currently home to rats, appliances and a great volume of refuse.

Staff believes the proposed rezone and redevelopment of this site will positively affect the public health, safety and welfare by removing a condemned structure that

is unsafe and an eyesore and replacing it with new construction that promotes neighborhood renewal. The proposed townhomes fit in with the type of development that has been developed in the immediate area and will be an upgrade to the neighborhood.

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

The subject parcels are currently zoned R-12. The application to change the zoning of this parcel to R-24 was made in order to develop the sites in similar fashion to those that have been previously developed in the immediate vicinity of the project. The site's Comprehensive Plan land use designation is *Mixed Use*. Consistent zoning designations for this land use include: R-8, R-12, R-18, R-24, R-48, Office, Neighborhood Business, Community Business, Regional Business, and Industrial.

The uses in the area include single-family and multi-family residential development, restaurants and small and large scale retail developments. The subject property is located near NE 145th Street and Bothell Way NE, both Principal Arterial Streets with transit routes. R-24 zoning is an appropriate designation for the subject site, as it reflects a similar level of current and planned intensity as those uses near it.

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

There appears to be no negative impacts to the properties in the immediate vicinity of the subject rezone. The proposed rezone would allow uses on the site that are similar to those uses found on the parcels to the west and south.

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

This rezone provides an opportunity for the City to take a condemned dwelling that is unsafe for the neighborhood and replace it with a project that fits the goals and policies of the City in terms of denser neighborhoods adjacent to commute corridors. Additionally, four new owners and investors will become Shoreline residents, hopefully continuing some positive momentum near a gateway to the City. It is logical to encourage, within the provisions of the Development Code, redevelopment and intensification of uses on of parcels such as these.

1284
ORIGINAL

PLANNING COMMISSION FINDINGS & DETERMINATION

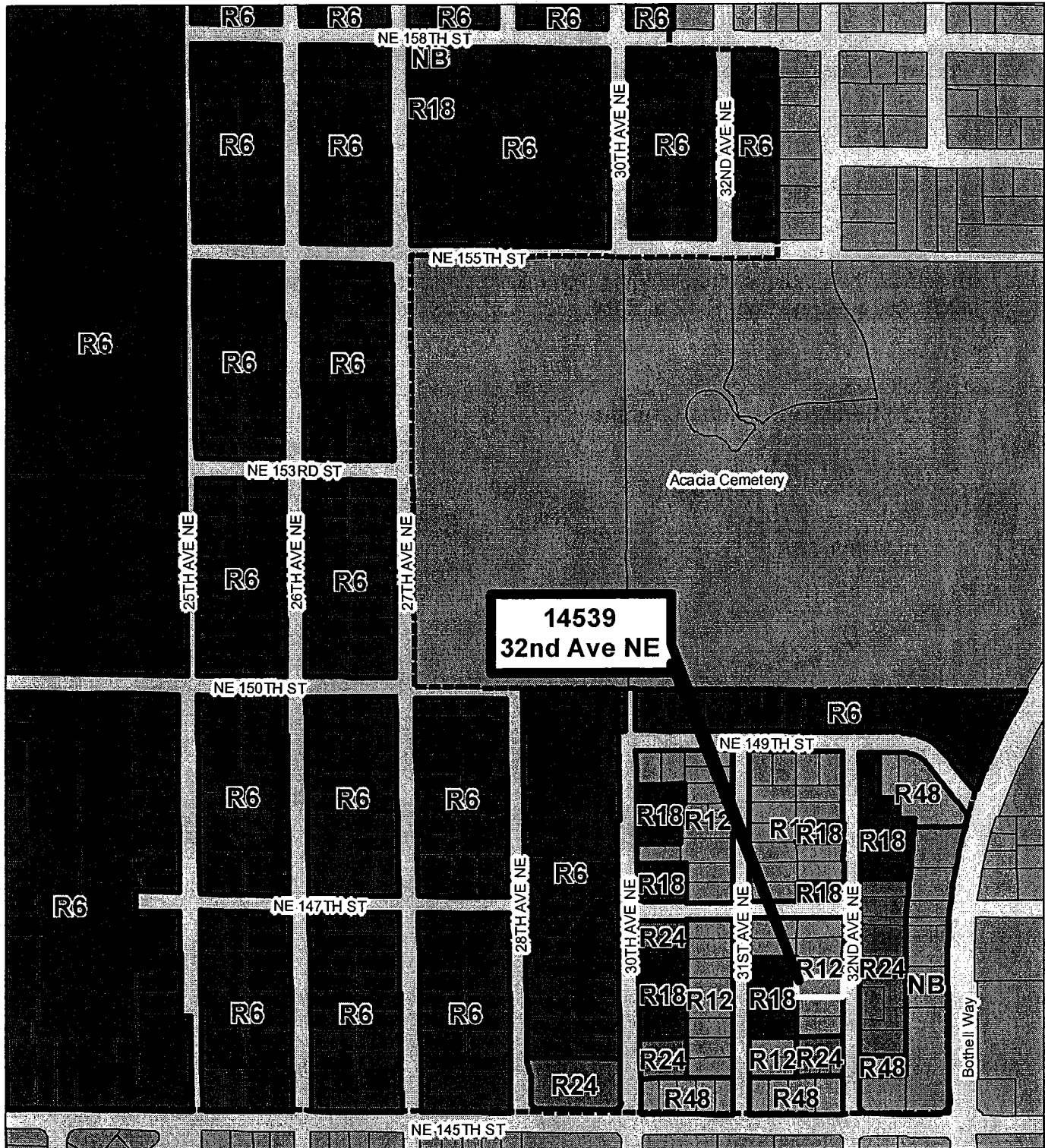
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III. RECOMMENDATION

Based on the Findings, the Planning Commission recommends approval of application #201508; a rezone from R-12 to R-24.

City of Shoreline Planning Commission

 Nancy King Date: 6 July 2006
Chairperson



SHORELINE

Geographic Information System
City of Shoreline Zoning

Representation of Official
Zoning Map Adopted By
City Ordinance No. 292.

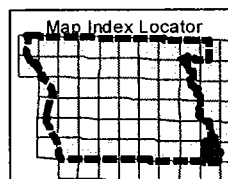
Shows amendments through
June 21, 2005.

Legend

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

- Parcel Line
- Zone District Boundary
- City Boundary
- Unclassified Right of Way

0 125 250 500 Feet



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accuracy, fitness, or merchantability
accompany this product.

Created on April 19, 2006