

## ORDINANCE NO. 431

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S OFFICIAL ZONING MAP TILE NUMBER 451 CHANGING THE ZONING FROM RESIDENTIAL 8 DU-AC (R-8) TO RESIDENTIAL 12 DU-AC (R-12)) WITH CONTRACT REZONE #R-CZ-06-01, SUBJECT TO RESTRICTIVE COVENANTS, FOR THE PARCEL LOCATED AT 18016 STONE AVENUE N (PARCEL NUMBER 7276100285**

WHEREAS, the owner of the property, with parcel number 7276100285, has filed an application to reclassify the property from Residential 8 units per acre (R-8) to Residential 12 units per acre (R-12); and

WHEREAS, on June 15<sup>th</sup>, 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 June 15<sup>th</sup>, 2006, the Planning Commission recommended approval of the reclassification to R-12 as well as a number of conditions for redevelopment, subject to a covenant restricting the uses and setting conditions of development as specified in the Contract Zone and Concomitant Zoning Agreement #R-CZ-06-01 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 reclassification of property, located at 18016 Stone Avenue N (parcel number 7276100285) to R-12 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. 201522 as set forth by the Planning Commission on June 15<sup>th</sup>, 2006 and as attached hereto as Exhibit A is hereby adopted.


**Section 2.** Amendment to Zoning Map. The Official Zoning Map Tile 471 of the City of Shoreline is hereby amended to change the zoning classification of said parcel described and depicted in Exhibit B located at 18016 Stone Avenue N (parcel number 7276100285) from R-8 to R-12 with contract Zone #R-CZ-05-01 subject to the Concomitant Zoning Agreement attached hereto as Exhibit C, which covenant is incorporated herein as part of this ordinance by reference, and all uses of the property rezoned by this ordinance shall. Be in strict conformity with the provisions of the concomitant zoning agreement. Nothing in this ordinance or the concomitant zoning agreement attached hereto shall limit the shoreline City Council from amending, modifying, or terminating the land use designation adopted by this ordinance.

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**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, publication of the title as a summary of this ordinance and the property execution and recording of the Concomitant Zoning Agreement attached hereto as Exhibit C; provided, that if such Agreement is not executed and recorded within thirty (30) days from the date of final passage of this ordinance, this ordinance shall become void and not go into effect. If owners of the property file a written request, the property shall revert to the original land use designation prior to this rezone or such other default land use designation as may hereafter be adopted by the city council.


**PASSED BY THE CITY COUNCIL ON JULY 24, 2006.**

  
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Mayor Robert L. Ransom

**ATTEST:**

  
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Scott Passey  
City Clerk

**APPROVED AS TO FORM:**

  
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Ian Sievers  
City Attorney

Date of Publication: July 27, 2006  
Effective Date: August 1, 2006