

ORIGINAL

ORDINANCE NO. 513

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S ZONING MAP TO CHANGE THE ZONING FROM R-12 (RESIDENTIAL, 12 UNITS PER ACRE) TO R-18 (RESIDENTIAL, 18 UNITS PER ACRE) FOR THE PROPERTY LOCATED AT 14800 1ST AVE NE

WHEREAS, the subject property, located at 14800 1st Ave NE is zoned R-12, Residential, 12 units per acre; and

WHEREAS, the owner of the property has applied to rezone the property to R-24, Residential, 24 units per acre; and

WHEREAS, the rezone of the properties to R-18 and R-24 is consistent with the Comprehensive Plan land use designations of High Density Residential; and

WHEREAS, the Planning Commission considered the applications for zone change at a public hearing on May 15, 2008, and has recommended approval of the rezone to R-24; and

WHEREAS, a Mitigated Determination of Non-Significance has been issued for the proposal pursuant to the State Environmental Policy Act; and

WHEREAS, the City Council considered the Findings and Recommendation of the Planning Commission and determines that the rezone of the property to R-18 should be approved to provide for residential dwelling units and other compatible uses consistent with the goals and policies of the City's Comprehensive Plan;

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

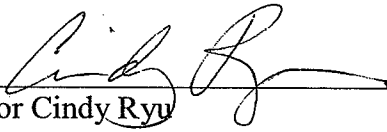
Section 1. Findings. The Planning Commission's Findings and Recommendation to approve rezone of the parcel, attached hereto as Exhibit A, are hereby adopted, with the modification to rezone the property to R-18.

Section 2. Amendment to Zoning Map. The Official Zoning Map of the City of Shoreline is hereby amended to change the zoning classification of the property described as GREEN LAKE FIVE-ACRE TRS S 166 FT OF 5 & N 132 FT OF 6 LY W OF STATE HWY & LESS ST (Parcel No. 2881700340) depicted in Exhibit B attached hereto, from R-12, Residential, 12 units per acre, to R-18, Residential, 18 units per acre.

Section 3. Effective Date and Publication. This ordinance shall go into effect five days after passage and publication of the title as a summary of this ordinance.

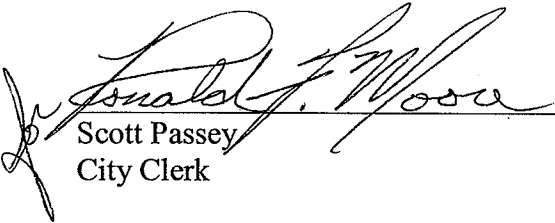
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PASSED BY THE CITY COUNCIL ON JULY 28, 2008.



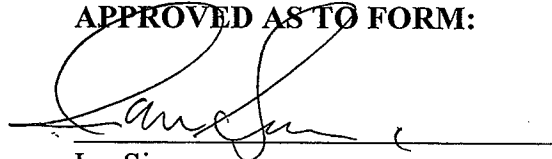
Mayor Cindy Ryu

ATTEST:



Scott Passey
City Clerk

APPROVED AS TO FORM:



Ian Sievers
City Attorney

Date of Publication: July 31, 2008
Effective Date: August 5, 2008