
CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of 2008 Annual Comprehensive Plan and Associated Development Code Amendments
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Joseph W. Tovar, FAICP Director of Planning and Development Services; Rachael Markle, Project Manager Asst. Director of Planning and Development Services

The State Growth Management Act permits amendments to a city's Comprehensive Plan, but the review cannot occur more than once a year with a few exceptions such as the adoption of a subarea plan. The Planning Commission and Council can then look at the proposed amendments as a package, in order to consider the combined impacts of the proposal.

For the year 2007, the City received no public initiated amendments to the Comprehensive Plan. Staff have proposed several amendments to the Comprehensive Plan Land Use chapter for inclusion on the 2008 "docket" (the list of amendments considered by the Planning Commission and Council). These amendments are proposed in order to:

- ⇒ Create a definition and complete the development of a process for approving Master Plan Areas;
- ⇒ Streamline the Master Plan Area process; and
- ⇒ Require Shoreline Community College to apply for a Master Plan Area to expand or redevelop.

RECOMMENDATION

Staff recommends adoption of the proposed amendments to the Comprehensive Plan and Development Code contained in Ordinance 507.

Approved By:

City Manager 

City Attorney 

INTRODUCTION

The proposed amendments reflect the feedback staff received from the Council at the May 27th and June 2nd meetings. Staff has rewritten the amendments to simplify the proposal. The rewritten amendments focus on creating a Master Plan permitting process for only those properties currently identified as Single Family Institutions or defined as Essential Public Facilities in the Comprehensive Plan: Shoreline Community College, Fircrest and CRISTA. Only these properties would be able to apply for Master Plan permits. The Comprehensive Plan would have to be amended to allow any other site to apply for a Master Plan permit.

DISCUSSION

Amendments to both the Comprehensive Plan and Development Code are shown below in legislative format. Text that has been added is underlined and text that has been deleted is shown as a ~~strike-through~~. The rationale for each amendment is shown in *italics* below the proposed change.

PROPOSED COMPREHENSIVE PLAN AMENDMENTS AND RATIONALE

GLOSSARY

Master Plan Area

A site specific zoning district that establishes site specific permitted uses and development standards for an Institution/Campus or Essential Public Facility as defined in the Comprehensive Plan. Master Plan Areas incorporate proposed new development, redevelopment and/or expansion of an existing development.

Comprehensive Plan Policy LU 76 describes a Master Plan process and references Master Plan regulations. However, there are no Master Plan regulations currently in the Development Code. The one Master Plan approved to date was processed as a Development Code amendment resulting in the adoption of special district regulations for the First Northeast (Shoreline) Transfer Station. The purpose of this new definition is to define and create a process for approving a Master Plan permit that would be included in the Development Code as a Special District. The proposed definition is based on the language found in LU 76.

LU40: ~~Master Plan areas~~ Create subarea plans for of the Aurora Corridor to include smaller city blocks, a park/plaza in the Seattle City Light Right-of-Way, a transit center, and large public areas for a mix of city activities.

The proposed amendments limit Master Planning to areas designated as Institution/Campus or Essential Public Facilities. Subarea plans are the planning tool proposed for use along the Aurora Corridor. For example, the City will be working on a Town Center Subarea Plan along Aurora from 175th to 192nd Street. The term master plan is also used in LU 40 incorrectly. This policy uses the term as a verb yet capitalizes it as if it were a document such as the 'Plan' referring to the Comprehensive Plan. LU 40 is corrected to avoid this confusion of terms. NOTE: Land Use (LU) policies 25-41 all apply to the Aurora Corridor. Subarea plans can be created for other areas of the City outside of the Aurora Corridor as indicated through LU policies found throughout the other sections of the Land Use chapter.

LU43: The ~~Single Family~~ Institution/Campus land use designation applies to a number of institutions within the community that serve a regional clientele on a large campus. It is anticipated that the underlying zoning for this designation shall remain the same unless a Master Plan Area is adopted as an amendment to the ~~Comprehensive Plan~~ Development Code creating a special district.

The Comprehensive Plan identifies three sites as Single Family Institutions: Fircrest Campus, Shoreline Community College Campus and CRISTA Campus. However, these sites do not contain single family uses and are not likely to develop as single family uses. Calling these areas Single Family may be misleading. The sites contain campus or institutional uses. The proposed amendment simplifies the term by deleting the words single family and instead calling this land use designation Institution/Campus.

LU 43 says that the zoning for an area designated as a Single Family Institution (the current underlying zoning is Residential R-6) may not be changed without the adoption of a Master Plan. The proposed amendment clarifies that a Master Plan is a permit and that the permit amends the Development Code by creating a special district. Special Districts are not found in the Comprehensive Plan. Special Districts are a zoning designation found in the Development Code. Master Plans or Master Plan Areas (the proposed terminology) do not create new goals or policies and must be consistent with the adopted goals and policies in the Comprehensive Plan. Since a Master Plan Area does not need to amend the Comprehensive Plan, but does need to amend the Development Code to create a Special District staff proposed replacing the words Comprehensive Plan with Development Code.

LU74: All new Essential Public Facilities and substantial modifications to existing Essential Public Facilities shall be required to undergo a siting process by the City of Shoreline except that where site-specific standards such as an approved Master Plan Area or Subarea Plan are in place for the proposed Essential Public Facilities, those specific standards will apply to development. Facility siting shall consider:

- consistency with locations identified as appropriate for public purposes on the Land Use Element Map;
- compatibility with adjacent land uses;
- fair distribution of public facilities throughout the City;
- reduction of sprawl development;
- promotion of economic development and employment opportunities;
- protection of the environment;
- positive fiscal impact and on-going benefit to the host jurisdiction;
- consistency with City of Shoreline Comprehensive Plan (e.g. Capital Facilities, Utilities, Transportation, Housing, Economic Development, the Environment and Community Design);
- ability to meet zoning criteria for Special Use Permits as defined in the Shoreline Municipal Code;
- public health and safety;
- forecasted regional or state-wide need;
- ability of existing facilities to meet that need;
- compatibility with this Comprehensive Plan;
- evaluation in context of agency or district plan (and consistency with this agency or district plan);
- analysis of alternative sites; and
- provide a public review process that includes, at a minimum, public notice and a public comment period. Special use permits and master plan areas may require public meetings and/or a public hearing process.

The siting process for Essential Public Facilities shall be coordinated with neighboring jurisdictions and with King and Snohomish counties by participating in the interjurisdictional process developed by the King County Growth Management Planning Council and the process adopted by Snohomish County (where appropriate). Specific siting processes will be established in Comprehensive Plan implementing regulations.

LU 74 refers to a site specific standards but does not clarify what that means. Staff is proposing that an adopted Master Plan permit would qualify as site specific standards.

LU 75: All new Essential Public Facilities and redevelopment, expansion of a use and/or change of a use of an existing Essential Public Facility shall be required to undergo development review by the City of Shoreline. A Master Plan area is encouraged for Essential Public Facilities. Development standards and review criteria shall consider:

- the types of facility uses and operations and their impacts;
- compatibility of the proposed development, expansion or change of use, with the development site, with neighboring properties and with the community as a whole;
- environmental review pursuant to State Environmental Policy Act (SEPA Rules WAC 197-11); and
- development standards to mitigate aesthetic and functional impacts to the development site and to neighboring properties.

The added language is taken from LU 76. This is the only policy language found in LU 76 and LU 77.

~~LU 76: A Master Plan is encouraged for Essential Public Facilities. The purpose of the Master Plan is to incorporate all proposed new development, redevelopment and/or expansion of an existing development. A Master Plan is a comprehensive long-range plan for the use of the property. Its purpose is to guide the growth and development of the facility so that they serve their users and benefit the community.~~

~~A Master Plan shall include:~~

- ~~▪ a Statement of Justification for the proposed development;~~
- ~~▪ a narrative description and drawings of uses existing on the site (including historic sites and environmentally critical areas);~~
- ~~▪ uses to be developed on site;~~
- ~~▪ location of existing/proposed uses;~~
- ~~▪ bulk and scale of existing/proposed uses;~~
- ~~▪ conceptual architectural design of proposed structures/integration of new and existing uses OR a process by which the applicant will submit a specific architectural design at the time when a specific development is proposed;~~
- ~~▪ existing/conceptual proposed landscaping (native vegetation and decorative plantings) OR a process by which the applicant will submit a specific architectural design at the time when a specific development is proposed;~~
- ~~▪ existing/conceptual proposed access, parking plans;~~
- ~~▪ buffers, as appropriate, between on-site uses;~~
- ~~▪ buffers between the site and surrounding properties; and~~
- ~~▪ an environmental analysis including impacts and proposed mitigation for noise, light, glare, and any other environmental impacts to be expected from the use.~~

~~A Master Plan may be revised for proposed new development subject to Master Plan regulations. Master Plan amendments should occur concurrently with the City's process for amending the Comprehensive Plan, and should include a public participation process.~~

~~LU77: When a Master Plan is accepted by the City, an overlay designation will be placed upon the property, indicating that the Master Plan is the governing document for new development or redevelopment. Specific project applications under an approved conceptual Master Plan may require site plan review. This review would ensure that the specific projects are consistent with the Master Plan and conform to applicable implementation regulations. Building permits will be required for all new construction. Any proposed development that is not in the approved Master Plan will be considered under a Development Permit Application or a Special Use Permit and will be reviewed through the underlying Land Use Designation/Zoning regulations.~~

LU 76 and LU 77 are proposed for deletion from the Comprehensive Plan and have been rewritten to include in the Development Code. LU 76 and LU77 do not contain much policy language. The Comprehensive Plan is the policy document and the Development Code is the regulatory document. LU 76 and LU 77 describe how to process as Master Plan, what a Master Plan should include specific to development and redevelopment Therefore, staff is proposing to move the regulatory language

H10: Provide opportunities and incentives through the Planned Unit Development (PUD) or Master Plan area process for a variety of housing types and site plan concepts that can achieve the maximum housing potential of a large site.

The word permit is added to clarify that a Master Plan is a development tool not a policy planning tool.

PROPOSED DEVELOPMENT CODE AMENDMENTS AND RATIONALE

○

20.20 Definitions

20.20.036

Master Plan Area

A site specific zoning district that establishes site specific permitted uses and development standards for an Institution/Campus or Essential Public Facility as defined in the Comprehensive Plan. Master Plan Areas incorporate proposed new development, redevelopment and/or expansion of an existing development.

There are no Master Plan regulations currently in the Development Code. Master Plans have been regulated like site specific rezones that create a Special District as an amendment to the Development Code to date. The purpose of this amendment is to define and create a process for approving Master Plan Area. The proposed definition is based on the language found in LU 76 of the Comprehensive Plan.

Table 20.30.060 – Summary of Type C Actions, Notice Requirements, Review Authority, Decision Making Authority, and Target Time Limits for Decisions

Action	Notice Requirements for Application and Decision (5), (6)	Review Authority, Open Record Public Hearing (1)	Decision Making Authority (Public Meeting)	Target Time Limits for Decisions	Section
Type C:					
1. Preliminary Formal Subdivision	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.410
2. Rezone of Property(2) and Zoning Map Change	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.320
3. Special Use Permit (SUP)	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.330
4. Critical Areas Special Use Permit	Mail, Post Site, Newspaper	HE (4)		120 days	20.30.333
5. Critical Areas Reasonable Use Permit	Mail, Post Site, Newspaper	HE (4)		120 days	20.30.336

6. Final Formal Plat	None	Review by the Director – no hearing	City Council	30 days	20.30.450
7. SCTF – Special Use Permit	Mail, Post Site, Newspaper (7)	PC (3)	City Council	120 days	20.40.505
8. Street Vacation	PC (3)	PC (3)	City Council	120 days	Chapter 12.17 SMC
9. Master Plan Area	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.337

- (1) Including consolidated SEPA threshold determination appeal.
- (2) The rezone must be consistent with the adopted Comprehensive Plan.
- (3) PC = Planning Commission
- (4) HE = Hearing Examiner
- (5) Notice of application requirements are specified in SMC 20.30.120.
- (6) Notice of decision requirements are specified in SMC 20.30.150.
- (7) Notice of application shall be mailed to residents and property owners within one-half mile of the proposed site.

The purpose of this amendment is to explicitly list Master Plan Areas as a new zoning district to be approved as a quasi-judicial project permit under RCW 36.70C.11. There are three types of project permits issued by the City. Administrative (Type A), Ministerial (Type B), and Quasi Judicial (Type C). Staff and Planning Commission previously recommended that this permit be reviewed as a Type C or Quasi Judicial action. This recommendation is consistent with this statute definition of project permits which includes “site specific rezones authorized by a comprehensive plan or subarea plan”. These Quasi Judicial actions require more public notice than Legislative actions; impact specific parties vs. a substantial class of properties; and ensure a fair and efficient hearing process.

Staff received preliminary direction from the Council that the Council would like to limit the availability of Master Plan permit applications to those authorized by the City Council legislatively. The proposed amendments to the Development Code reflect this change. No Master Plan Area application can be accepted or

processed on property that has not been approved as a legislative amendment to the Comprehensive Plan.

20.30.353 Master Plan Area

A. Purpose. The purpose of the Master Plan Area is to guide the growth and development of property designated as Institution/Campus or Essential Public Facilities in the Comprehensive Plan in order to serve its users and benefit the community by modifying zoning regulations that apply to the property. With the exception of those uses and standards contained in this section, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted outright or through conditional or special use processes in the underlying zones .

The proposed purpose is based on the Comprehensive Plan Land Use Policy 76. A Master Plan Area creates a unique set of zoning standards and uses for property in a special district that does not include a significant class or properties. This special district is comparable to the legislative special district regulations that flow from a subarea plan added to the Comprehensive Plan such as the North City Business District. Here the discussion of Institutional/Campus and Essential Public Facilities in Comprehensive Plan policies and the specially designated geographic boundaries shown in the Comprehensive Plan map substitutes for a Subarea Plan and form the necessary Comprehensive Plan guidance for this set of regulations.

B. Decision Criteria. A Master Plan Area shall be granted by the City, only if the applicant demonstrates that:

1. The project is designated as either Institutional/Campus or Essential Public Facilities in the Comprehensive Plan and is consistent with goals and polices of the Comprehensive Plan relating to these areas.
2. The Master Plan shall address the expansion or redevelopment of existing uses in the Master Plan Area.
3. The Master Plan meets or exceeds the current regulations for Critical Areas if critical areas are present.
4. The proposed development demonstrates the use of innovative, aesthetic, energy efficient and environmentally sustainable architecture and site design.
5. The Master Plan Area applicant demonstrates that there is either sufficient capacity in the transportation system (motorized and nonmotorized) to safely support the development proposed in all future phases or there will be adequate capacity by the time each phase of development is completed.

6. The Master Plan Area applicant demonstrates that there is either sufficient capacity within public services such as water, police, fire, sewer and stormwater to adequately serve the development proposal in all future phases, or there will be adequate capacity available by the time each phase of development is completed.
7. The Master Plan Area proposal contains design, landscaping, parking/traffic management and multi-modal transportation elements that minimize conflicts between the Master Plan property and adjacent uses.
8. Development standards applicable to existing or allowed uses under the Development Code may be modified, or conditions imposed on development to avoid, reduce and then mitigate if they cannot be avoided or reduced all significant offsite impacts associated with the implementation of the Master Plan Area including but not limited to noise, shading, glare, surface water and traffic.
9. Master Plan Area applications shall include a site development plan which will demonstrate compatibility with surrounding neighborhoods, including pedestrian and vehicle access and circulation, recreational and open spaces, building pads, critical areas and buffers, parking, landscaped areas and setbacks.

The proposed criteria is designed to ensure that the Master Plan Area not only serves the users of the site but also provides benefits to the community as instructed in the Comprehensive Plan.

C. Amendments.

Minor amendments to an approved Master Plan Area may be approved by the Director using criteria developed as part of the Master Plan Area. Major amendments are changes that were not analyzed as part an approved Master Plan Area. Major amendments to an approved Master Plan Area shall be processed as a new Master Plan Area.

The Planning Commission noted that minor amendments could be requested that do not rise to the level of requiring the Master Plan Area holder to redo the Master Plan Area process. It is recommended that minor amendments and associated criteria for approving minor amendments be determined as part of the Master Plan Area process. The benefit of defining what is minor and how it will be determined, is that each site is different. What may be a minor detail for one Master Plan Area, may be more significant to another.

20.40.020 Zones and map designations.

The following zoning and map symbols are established as shown in the following table:

ZONING	MAP SYMBOL
RESIDENTIAL	
(Low, Medium, and High Density)	R-4 through 48 (Numerical designator relating to base density in dwelling units per acre)
NONRESIDENTIAL	
Neighborhood Business	NB
Office	O
Community Business	CB
Regional Business	RB
Industrial	I
Special Overlay Districts	SO
North City Business District	NCBD
Planned Area	PLA
<u>Master Planned Area</u>	<u>MPA</u>

Adds Master Planned Area as a zoning designation.

20.40.050 Special districts.

A. Special Overlay District. The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this Code to a development of any site, which is in whole or in part located in a special overlay district (Chapter 20.100 SMC, Special Districts). Any such development must comply with both the supplemental SO and the underlying zone regulations.

B. Subarea Plan District. The purpose of a Subarea Plan District is to implement an adopted subarea plan using regulations tailored to meet the specific goals and policies established in the Comprehensive Plan for the subarea.

B-1. North City Business District (NCBD). The purpose of the NCBD is to implement the vision contained in the North City Subarea Plan. Any development in the NCBD must comply with the standards specified in Chapter 20.90 SMC.

C. Planned Area (PA). The purpose of the PLA is to allow unique zones with regulations tailored to the specific circumstances, public priorities, or opportunities of a particular area that may not be appropriate in a city-wide land use district.

1. Planned Area 2: Ridgecrest (PLA 2). Any development in PLA 2 must comply with the standards specified in SMC Chapter 20.91.

D. Master Planned Area (MPA). The purpose of the MPA is to guide the growth and development of an Institution/Campus so that the users are served and there are benefits to the community.

1. Master Plan Area 1: Shoreline Transfer Station (MPA 1). Any development in MPA 1 must comply with the standards specified in SMC Chapter 20.100 Subchapter 1.

2. Master Plan Area 2: Shoreline Community College (MPA 2). Any development in MPA 2 must comply with the standards specified in SMC Chapter 20.100 Subchapter 2.

The Comprehensive Plan stated that a Master Plan would be adopted as a Special District. This amendment establishes Master Plan Areas as a type of Special District.

Chapter 20.100 Special Districts

Sections

Subchapter 1. Master Planned Area 1: First Northeast Shoreline Recycling and Transfer Station Master Plan.

20.100.010

A. This chapter establishes the long range development plans for the Shoreline Recycling and Transfer Station formerly referred to as the First Northeast Transfer Station Master Plan.

B. The development standards that apply to this Master Planned Area were adopted by Ordinance 338 on September 9, 2003. A copy of the standards is filed in the City Clerk's office under Receiving Number 2346.

The Shoreline Recycling and Transfer Station was the first Master Plan approved by the City. This Master Plan was prepared as an amendment to the Development Code. This amendment proposes to identify the Shoreline Recycling and Transfer Station on the Zoning Map as a Master Planned Area (MPA). Currently the site is shown as Residential 6 Units per Acre (R-6) even though the Master Plan that was adopted in 2003 governs the zoning on this site.

Subchapter 2. Master Planned Area 2: Shoreline Community College

20.100.100 Purpose and Scope

A. The purpose of this chapter is to define the permitted and prohibited uses in Shoreline Community College Master Planned Area 2.

B. With the exception of those uses and standards contained in this subchapter, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted in the R-4-R-6 zones.

20.100.210 Master Planned Area Zone and Permitted/Prohibited Uses

A. All uses provided for under SMC Chapter 20.40 that are permitted in the R4-R6 zones shall be allowed in Shoreline Community College: Master Planned Area 2 pursuant to compliance with all applicable codes and regulations.

B. Any use listed in SMC Chapter 20.40 that is allowed through the conditional use or special use process in the R4-R6 zones may be allowed in Shoreline Community College: Planned Area 2 upon obtaining the required use permit.

C. Expansion of a nonconforming use is prohibited.

Shoreline Community College is one of the sites identified in the Comprehensive Plan as an area that should Master Plan. The City has further indicated to the College that a Master Plan is required prior to any future permitting of major develop or redevelopment on the site. The cumulative impacts of redevelopment and development at the College on the environment, public infrastructure and the neighborhood cannot adequately be addressed permit by permit. The purpose of this amendment is to require Shoreline Community College to apply for a Master Plan Area to develop or redevelop on the site.

RECOMMENDATION

Staff recommends adoption of the proposed amendments to the Comprehensive Plan and Development Code contained in Ordinance 507.

ATTACHMENTS

Attachment A Ordinance 507

ORDINANCE NO. 507

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN TO RENAME THE SINGLE FAMILY LAND USE DESIGNATION AS INSTITUTION/CAMPUS; ESTABLISH THAT A MASTER PLAN AREA IS CREATED AS AN AMENDMENT TO THE DEVELOPMENT CODE; AND AMENDING DEVELOPMENT REGULATIONS TO IMPLEMENT THESE COMPREHEHIVE PLAN CHANGES BY CREATING A MASTER PLANNED AREA ZONING DESIGNATION AND ADOPTING A MASTER PLAN AREA PERMIT PROCESS.

WHEREAS, the Growth Management Act requires Cities to consider amendments to the Comprehensive Plan only once a year; and the City has considered amendments submitted during 2007

WHEREAS, The Planning Commission considered Comprehensive Plan amendments logged in during calendar year 2007 together with implementing regulations at a study session on April 17, 2008 and a Public Hearing held on May 1, 2008 with a continuation to May 15, 2008; and

WHEREAS, City's Responsible Official issued a DNS on the Comprehensive Plan and Development Code Amendments on May 1, 2008; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820; and

WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20.30.340 and .350 for adoption of amendments to the Comprehensive Plan and Development Code; now therefore

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

Section 1. Comprehensive Plan Amendment. Figure LU-1 of the Comprehensive Plan is amended as set forth in Exhibit A attached hereto.

Section 2. Comprehensive Plan Amendment. The Glossary of the Comprehensive Plan and Land Use Policies LU 40, LU 43, LU 74, LU 75, LU 76, LU 77 and H 10 of the Comprehensive Plan are amended as set forth in Exhibit B attached hereto.

ATTACHMENT A

Section 3. Zoning Map Amendment. The Official Zoning Map is amended as set forth in Exhibit C.

Section 4. New Sections; Amendments. New sections 20.20.036, 20.30.353, 20.100.010 and 20.100.100, are added to the Shoreline Municipal Code as set forth in Exhibit D attached hereto; Tables 20.30.060 and 20.40.020 of the municipal code are amended as set forth in Exhibit D; and section 20.40.050 of the municipal code is amended as set forth in Exhibit D.

Section 5. Effective Date. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

ADOPTED BY THE CITY COUNCIL ON JULY 14, 2008

Mayor Cindy Ryu

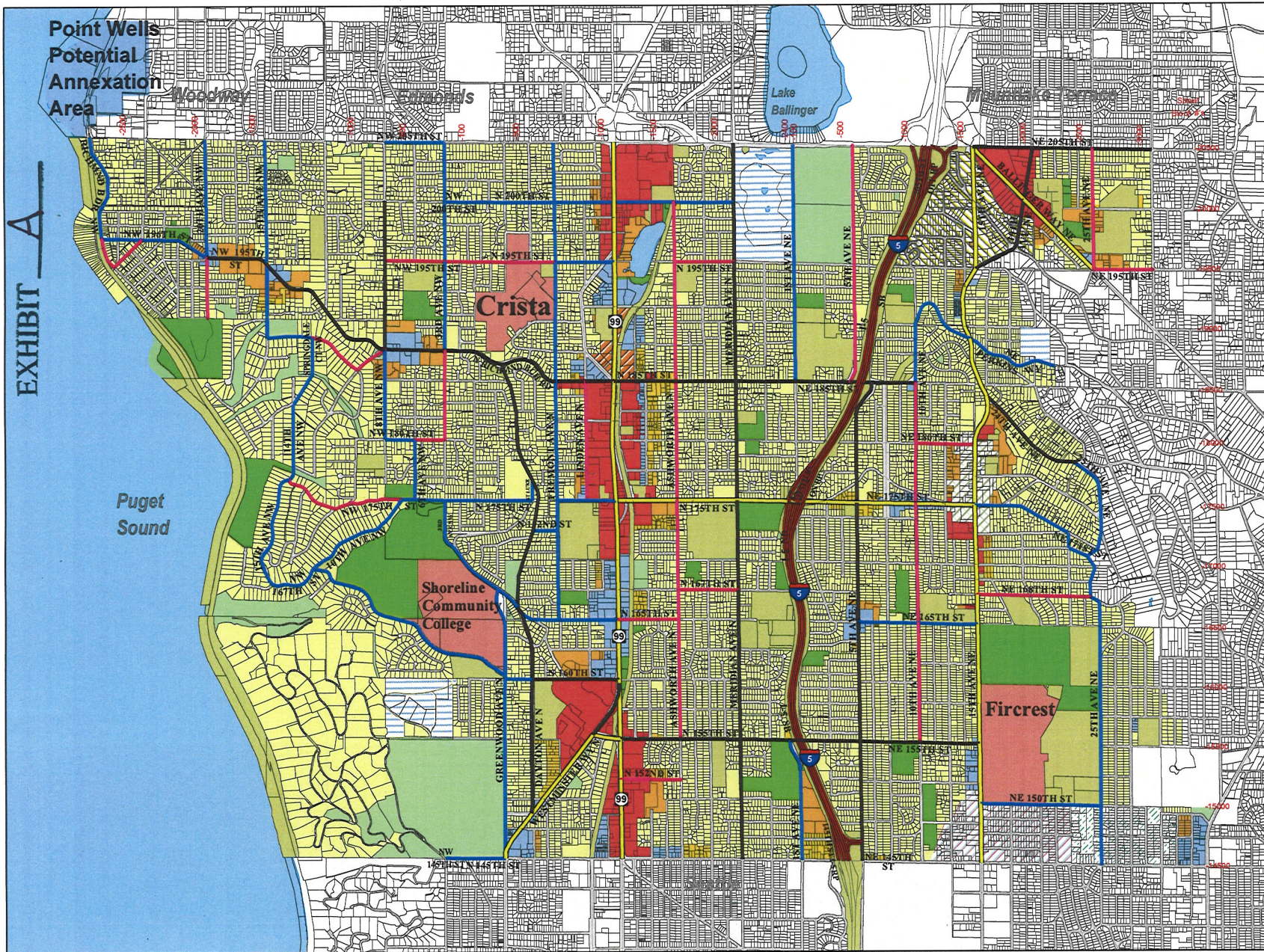
ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Publication Date: ____ July , 2008
Effective Date: July , 2008

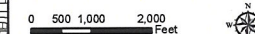


City of Shoreline COMPREHENSIVE PLAN

Representation of Official
Land Use Map Adopted By
City Ordinance No. 292 and 388.

Legend

- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector
- Local Street
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Community Business
- Regional Business
- Public Facilities
- Institution/Campus
- Special Study Area
- Ballinger Special Study Area
- Briarcrest Special Study Area
- North City Business District
- Paramount Special Study Area
- Private Open Space
- Public Open Space



This map is NOT an official map. No warranty
is made concerning the accuracy, currency,
or completeness of data depicted on this map.

Comprehensive Plan Land Use

Updated: 7/2/2008
Filename: LandUse2008.mxd

PROPOSED COMPREHENSIVE PLAN AMENDMENTS**GLOSSARY****Master Plan Area**

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- consistency with locations identified as appropriate for public purposes on the Land Use Element Map;
- compatibility with adjacent land uses;
- fair distribution of public facilities throughout the City;
- reduction of sprawl development;
- promotion of economic development and employment opportunities;
- protection of the environment;
- positive fiscal impact and on-going benefit to the host jurisdiction;
- consistency with City of Shoreline Comprehensive Plan (e.g. Capital Facilities, Utilities, Transportation, Housing, Economic Development, the Environment and Community Design);
- ability to meet zoning criteria for Special Use Permits as defined in the Shoreline Municipal Code;
- public health and safety;
- forecasted regional or state-wide need;
- ability of existing facilities to meet that need;
- compatibility with this Comprehensive Plan;
- evaluation in context of agency or district plan (and consistency with this agency or district plan);
- analysis of alternative sites; and
- provide a public review process that includes, at a minimum, public notice

and a public comment period. Special use permits and master plan areas may require public meetings and/or a public hearing process.

The siting process for Essential Public Facilities shall be coordinated with neighboring jurisdictions and with King and Snohomish counties by participating in the interjurisdictional process developed by the King County Growth Management Planning Council and the process adopted by Snohomish County (where appropriate). Specific siting processes will be established in Comprehensive Plan implementing regulations.

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- compatibility of the proposed development, expansion or change of use, with the development site, with neighboring properties and with the community as a whole;
- environmental review pursuant to State Environmental Policy Act (SEPA Rules WAC 197-11); and
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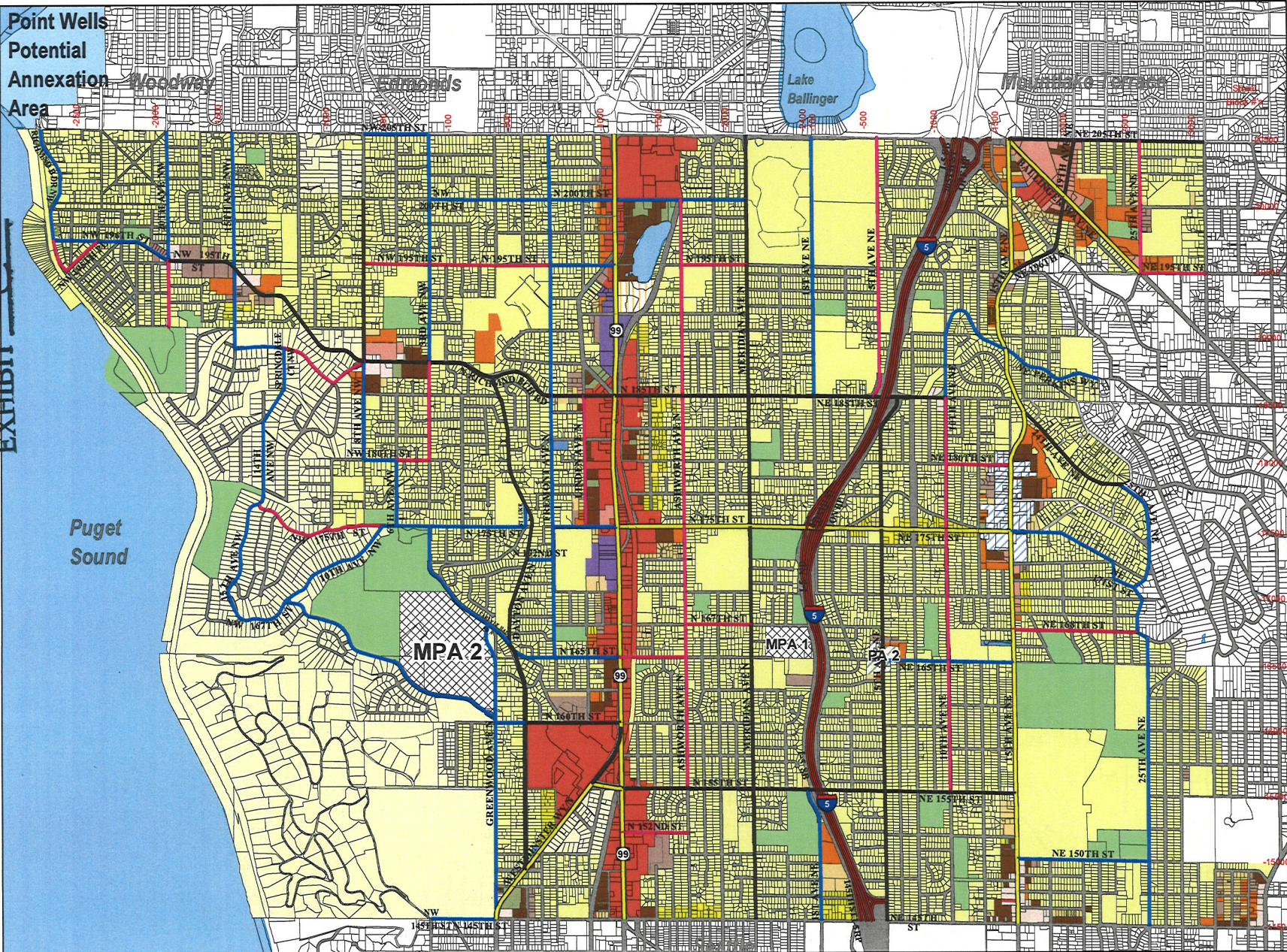
- ~~▪ a Statement of Justification for the proposed development;~~
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~~**LU77:** When a Master Plan is accepted by the City, an overlay designation will be placed upon the property, indicating that the Master Plan is the governing document for new development or redevelopment. Specific project applications under an approved conceptual Master Plan may require site plan review. This review would ensure that the specific projects are consistent with the Master Plan and conform to applicable implementation regulations. Building permits will be required for all new construction. Any proposed development that is not in the approved Master Plan will be considered under a Development Permit Application or a Special Use Permit and will be reviewed through the underlying Land Use Designation/Zoning regulations.~~

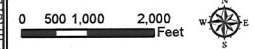
H10: Provide opportunities and incentives through the Planned Unit Development (PUD) or Master Plan area process for a variety of housing types and site plan concepts that can achieve the maximum housing potential of a large site.



City of Shoreline

Representation of Official Zoning Map Adopted By City Ordinance No. 292.
Shows amendments through February 18, 2003.

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- PA; Planned Area
- MPA; Master Planned Area
- O; Office
- NB; Neighborhood Business
- CB; Community Business
- NCBD; North City Business District
- RB; Regional Business
- I; Industrial
- CZ; Contract Zone
- RB-CZ; Reg. Bus/Contract Zone



This map is NOT an official map. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

Zoning

Updated: 7/1/2008
Filename: Zoning2008.mxd

PROPOSED DEVELOPMENT CODE AMENDMENTS**20.20 Definitions****20.20.036****Master Plan Area**

A site specific zoning district that establishes site specific permitted uses and development standards for an Institution/Campus or Essential Public Facility as defined in the Comprehensive Plan. Master Plan Areas incorporate proposed new development, redevelopment and/or expansion of an existing development.

Table 20.30.060 – Summary of Type C Actions, Notice Requirements, Review Authority, Decision Making Authority, and Target Time Limits for Decisions

Action	Notice Requirements for Application and Decision (5), (6)	Review Authority, Open Record Public Hearing (1)	Decision Making Authority (Public Meeting)	Target Time Limits for Decisions	Section
Type C:					
1. Preliminary Formal Subdivision	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.410
2. Rezone of Property(2) and Zoning Map Change	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.320
3. Special Use Permit (SUP)	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.330
4. Critical Areas Special Use Permit	Mail, Post Site, Newspaper	HE (4)		120 days	20.30.333
5. Critical Areas Reasonable Use Permit	Mail, Post Site, Newspaper	HE (4)		120 days	20.30.336
6. Final Formal Plat	None	Review by the Director – no hearing	City Council	30 days	20.30.450
7. SCTF – Special Use Permit	Mail, Post Site, Newspaper (7)	PC (3)	City Council	120 days	20.40.505
8. Street Vacation	PC (3)	PC (3)	City Council	120 days	Chapter 12.17 SMC
<u>9. Master Plan Area</u>	<u>Mail, Post Site, Newspaper</u>	<u>PC (3)</u>	<u>City Council</u>	<u>120 days</u>	<u>20.30.337</u>

- (1) Including consolidated SEPA threshold determination appeal.
- (2) The rezone must be consistent with the adopted Comprehensive Plan.
- (3) PC = Planning Commission
- (4) HE = Hearing Examiner
- (5) Notice of application requirements are specified in SMC 20.30.120.
- (6) Notice of decision requirements are specified in SMC 20.30.150.
- (7) Notice of application shall be mailed to residents and property owners within one-half mile of the proposed site.

20.30.353 Master Plan Area

A. Purpose. The purpose of the Master Plan Area is to guide the growth and development of property designated as Institution/Campus or Essential Public Facilities in the Comprehensive Plan in order to serve its users and benefit the community by modifying zoning regulations that apply to the property. With the exception of those uses and standards contained in this section, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted outright or through conditional or special use processes in the underlying zones.

B. Decision Criteria. A Master Plan Area shall be granted by the City, only if the applicant demonstrates that:

- 1. The project is designated as either Institutional/Campus or Essential Public Facilities in the Comprehensive Plan and is consistent with goals and polices of the Comprehensive Plan relating to these areas.
- 2. The Master Plan shall address the expansion or redevelopment of existing uses in the Master Plan Area.
- 3. The Master Plan meets or exceeds the current regulations for Critical Areas if critical areas are present.
- 4. The proposed development demonstrates the use of innovative, aesthetic, energy efficient and environmentally sustainable architecture and site design.
- 5. The Master Plan Area applicant demonstrates that there is either sufficient capacity in the transportation system (motorized and nonmotorized) to safely support the development proposed in all future phases or there will be adequate capacity by the time each phase of development is completed.
- 6. The Master Plan Area applicant demonstrates that there is either sufficient capacity within public services such as water, police, fire, sewer and stormwater to adequately serve the development proposal in all future phases, or there will be adequate capacity available by the time each phase of development is completed.

7. The Master Plan Area proposal contains design, landscaping, parking/traffic management and multi-modal transportation elements that minimize conflicts between the Master Plan property and adjacent uses.
8. Development standards applicable to existing or allowed uses under the Development Code may be modified, or conditions imposed on development to avoid, reduce and then mitigate if they cannot be avoided or reduced all significant offsite impacts associated with the implementation of the Master Plan Area including but not limited to noise, shading, glare, surface water and traffic.
9. Master Plan Area applications shall include a site development plan which will demonstrate compatibility with surrounding neighborhoods, including pedestrian and vehicle access and circulation, recreational and open spaces, building pads, critical areas and buffers, parking, landscaped areas and setbacks.

C. Amendments.

Minor amendments to an approved Master Plan Area may be approved by the Director using criteria developed as part of the Master Plan Area. Major amendments are changes that were not analyzed as part an approved Master Plan Area. Major amendments to an approved Master Plan Area shall be processed as a new Master Plan Area.

20.40.020 Zones and map designations.

The following zoning and map symbols are established as shown in the following table:

ZONING	MAP SYMBOL
RESIDENTIAL	
(Low, Medium, and High Density)	R-4 through 48 (Numerical designator relating to base density in dwelling units per acre)
NONRESIDENTIAL	
Neighborhood Business	NB
Office	O
Community Business	CB
Regional Business	RB
Industrial	I
Special Overlay Districts	SO

North City Business District	NCBD
Planned Area	PLA
<u>Master Planned Area</u>	<u>MPA</u>

20.40.050 Special districts.

A. **Special Overlay District.** The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this Code to a development of any site, which is in whole or in part located in a special overlay district (Chapter 20.100 SMC, Special Districts). Any such development must comply with both the supplemental SO and the underlying zone regulations.

B. **Subarea Plan District.** The purpose of a Subarea Plan District is to implement an adopted subarea plan using regulations tailored to meet the specific goals and policies established in the Comprehensive Plan for the subarea.

B-1. **North City Business District (NCBD).** The purpose of the NCBD is to implement the vision contained in the North City Subarea Plan. Any development in the NCBD must comply with the standards specified in Chapter 20.90 SMC.

C. **Planned Area (PA).** The purpose of the PLA is to allow unique zones with regulations tailored to the specific circumstances, public priorities, or opportunities of a particular area that may not be appropriate in a city-wide land use district.

1. Planned Area 2: Ridgecrest (PLA 2). Any development in PLA 2 must comply with the standards specified in SMC Chapter 20.91.

D. **Master Planned Area (MPA).** The purpose of the MPA is to guide the growth and development of an Institution/Campus so that the users are served and there are benefits to the community.

1. Master Plan Area 1: Shoreline Transfer Station (MPA 1). Any development in MPA 1 must comply with the standards specified in SMC Chapter 20.100 Subchapter 1.

2. Master Plan Area 2: Shoreline Community College (MPA 2). Any development in MPA 2 must comply with the standards specified in SMC Chapter 20.100 Subchapter 2.

Chapter 20.100 Special Districts

Sections

Subchapter 1. Master Planned Area 1: First Northeast Shoreline Recycling and Transfer Station Master Plan.

20.100.010

A. This chapter establishes the long range development plans for the Shoreline Recycling and Transfer Station formerly referred to as the First Northeast Transfer Station Master Plan.

B. The development standards that apply to this Master Planned Area were adopted by Ordinance 338 on September 9, 2003. A copy of the standards is filed in the City Clerk's office under Receiving Number 2346.

Subchapter 2. Master Planned Area 2: Shoreline Community College

20.100.100 Purpose and Scope

A. The purpose of this chapter is to define the permitted and prohibited uses in Shoreline Community College Master Planned Area 2.

B. With the exception of those uses and standards contained in this subchapter, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted in the R-4-R-6 zones.

20.100.210 Master Planned Area Zone and Permitted/Prohibited Uses

A. All uses provided for under SMC Chapter 20.40 that are permitted in the R4-R6 zones shall be allowed in Shoreline Community College: Master Planned Area 2 pursuant to compliance with all applicable codes and regulations.

B. Any use listed in SMC Chapter 20.40 that is allowed through the conditional use or special use process in the R4-R6 zones may be allowed in Shoreline Community College: Planned Area 2 upon obtaining the required use permit.

C. Expansion of a nonconforming use is prohibited.