

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Ordinance No. 523 to Extend Moratorium in RB Zones for Six (6) Months
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Joseph W. Tovar, FAICP, Director Steven Cohn, Senior Planner

PROBLEM/ISSUE STATEMENT:

Ordinance No.505, establishing interim development regulations for the Regional Business (RB) zone, was adopted May 12, 2008 in response to community concerns over the existing code which did not establish a maximum residential density in the RB zone. The moratorium was adopted for six (6) months to establish a maximum density of 110 dwellings per acre while the staff and Planning Commission considers development code solutions to address intensive multifamily and commercial development as it transitions to single family neighborhoods. Due to additional workload on the staff and the Planning Commission resulting from the Visioning project, the Commission will be unable to complete its work by the original expiration date, November 12, 2008. The Council is asked to extend the moratorium for an additional six (6) months.

RECOMMENDATION

Staff recommends the adoption of Ordinance No. 523 (Exhibit A) extending a moratorium and interim density regulations for RB zones, which would allow sufficient time for staff to return with additional information and for Council to adopt a code amendment.

Approved By:

City Manager

City Attorney

BACKGROUND

The most intensive land use district in the City is the Regional Business (RB) Zone. The RB zone allows the greatest building height (65 feet), lot coverage, and range of permitted uses of any zoning district. It also allows the greatest density of any zoning district in Shoreline. SMC 20.50.020(2) lists the maximum density, expressed as dwelling units per acre (du/ac) for Neighborhood Business (NB) and Community Business (CB) zones as 24 and 48 du/ac, respectively. In contrast, the maximum density listed for RB zones is "No maximum."

The current moratorium, adopted in May and set to expire on November 12, 2008, places a maximum density of 110 du/acre in RB zones. Staff had hoped to complete work on the final regulations by late September for Planning Commission review and subsequent recommendation to the Council. However due to subsequent Council direction to refine the long-range vision for Shoreline, it seems prudent to delay a review of the RB district until after the vision is better defined. Therefore, staff is requesting the Council to extend the moratorium for another 6 months, to expire in May 2009. As with all changes to the development code, work will include public review and comment at hearings conducted by the Planning Commission and a recommendation to the City Council for final action.

RECOMMENDATION:

Staff recommends the adoption of Ordinance No. 523 (Exhibit A) extending a moratorium and interim density regulations for RB zones, which would allow sufficient time for staff to return with additional information and for Council to adopt a code amendment.

ATTACHMENTS

Exhibit A: Ordinance No. 523 to extend the moratorium in the RB zoning district to limit residential development to densities no greater than 110 du/acre

ORDINANCE NO. 523

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, EXTENDING FOR SIX MONTHS A MORATORIUM ON THE FILING OR ACCEPTANCE OF ANY APPLICATIONS FOR RESIDENTIAL DEVELOPMENT OF LAND WITHIN THE REGIONAL BUSINESS LAND USE DISTRICT WHICH EXCEED A DENSITY OF 110 DWELLING UNITS PER ACRE.

WHEREAS, under the provisions of the Growth Management Act the City has adopted development regulations implementing the City of Shoreline Comprehensive Plan; and

WHEREAS, the Regional Business (RB) land use district allows residential development, but does not place an absolute limit on the permitted number of dwelling units per acre; and

WHEREAS, the Shoreline City Council found that, pursuant to Ordinance 505, the continued acceptance of development applications proposing new residential development utilizing existing Regional Business (RB) zone density provisions may allow development that is incompatible with nearby existing land uses and circulation systems, leading to problematic traffic conditions and an erosion of community character and harmony; and

WHEREAS, the City Council continues to find that the integrity of existing land uses may suffer irreparable harm unless a moratorium is adopted and that the potential adverse impacts upon the public safety, welfare, and peace, as outlined herein, continue to justify the declaration of an emergency; and

WHEREAS, the current moratorium expires November 12, 2009 unless extended or terminated before that date; and

WHEREAS, the City Council held a public hearing on October 13, 2008 to consider extension of the moratorium until May 12, 2009; and

WHEREAS, an interim control until May 12, 2009 will allow the City to continue preserving planning options and preventing substantial change until the existing land areas so designated and the proposed amendments to the development standards are adopted; now, therefore

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

Section 1. Findings of Fact. The recitals set forth above are hereby adopted as findings of the City Council.

Section 2. Moratorium Extension Adopted. The Moratorium adopted by Ordinance No. 505 is extended until May 12, 2009.

Section 3. Publication, Effective Date. This ordinance shall take effect five days after publication of a summary consisting of the title in the official newspaper of the City.

PASSED BY THE CITY COUNCIL ON _____

Mayor Cindy Ryu

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Date of Publication: _____
Effective Date: _____