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Council Meeting Date: July 24<sup>th</sup>, 2006

Agenda Item: 9(a)

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**CITY COUNCIL AGENDA ITEM**  
**CITY OF SHORELINE, WASHINGTON**

**AGENDA TITLE:** Adoption of Ordinance No. 431, a Site Specific Rezone located at 18016 Stone Ave N.  
File No. 201522

**DEPARTMENT:** Planning and Development Services

**PRESENTED BY:** Joe Tovar, PADS Director  
Steven Szafran, Planner II

**PROBLEM/ISSUE STATEMENT:**

The issue before Council is an application for a Site Specific Rezone of one parcel located at 18016 Stone Ave N (see **Attachment C1**). The applicant has requested that the parcel be rezoned from Residential 8 dwelling units per acre (R-8) to Residential 12 dwelling units per acre (R-12). **Attachment C3** shows the current land use designation of adjacent parcels while **Attachment C2** shows the current zoning of the immediate area.

A rezone of property in single ownership is a Quasi-Judicial decision of the Council. An open record public hearing was conducted before the Planning Commission on June 15th, 2006. Council's review must be based upon the written record and no new testimony may be accepted. The Planning Commission completed its recommendation to Council on the proposed Rezone on June 15th, 2006.

**ALTERNATIVES ANALYZED:** The following options are within Council's discretion and have been analyzed by staff:

- The Council could adopt the zoning requested by the applicant and recommended by the Planning Commission and Staff (a rezone from R-8 to R-12) by adopting Ordinance No. 431 (**Attachment A**).
- The Council could deny the rezone request, leaving the zoning at R-8.

**FINANCIAL IMPACTS:**

- There are no direct financial impacts to the City.

**RECOMMENDATION**

The Planning Commission and Staff recommend that Council adopt Ordinance No. 431, (**Attachment A**) thereby approving the rezone of one parcel located generally at 18016 Stone Ave N from Residential 8 units per acre (R-8) to Residential 12 units per acre (R-12).

Approved By:

City Manager 

City Attorney 