CITY OF SHORELINE
STAFF REPORT TO PLANNING COMMISSION

INTIAL FINDINGS, CONCLUSIONS AND RECOMMENDATION

PROJECT INFORMATION SUMMARY

Project Description: Rezone application to change the zoning designation of one parcel from R-48 to Regional Business (RB).
Project File Number: 201781
Project Address: 17802 Linden Ave N, Shoreline, WA 98133
Property Owner: Brian Robinson, Garden Partners, LLC.
SEPA Threshold: Determination of Non-Significance (DNS)
Staff Recommendation: Recommend approval of a rezone to Regional Business.

FINDINGS OF FACT

Current Development

1. The subject parcel is located at 17802 Linden Ave. N, generally 300 feet north of the corner of N 175th Street and Linden Ave N on the east side of Linden, directly west of Doug's Cadillac car dealership.

2. 17802 Linden Ave N (tax ID # 0726049051) is 2.7 acres and is developed with a 50-unit apartment complex. The site is zoned R-48 and has a Comprehensive Plan Land Use designation of Community Business ("CB").

3. There is another apartment complex directly to the south and a medical/dental building to the north. To the east are the Doug's Cadillac/Hummer car dealership and the main Shoreline Fire Department Headquarters. The west side of Linden Ave N is developed with a mix of duplexes, triplexes, condos and single-family homes. In addition, Ronald Wastewater is located on the northwest corner of Linden Ave N and N 175th Street and Shorewood High School is located directly south of this intersection.

4. There are existing sidewalks along Linden Ave N adjacent to the applicant's property. No sidewalks exist along the west side Linden Ave N. There is no traffic signal at Linden and 175th but there is a one-way stop and a marked crosswalk.

5. The existing buildings on-site were constructed in 1951.

6. The current apartment complex is developed at 17.7 dwelling units per acre.