

**CITY OF SHORELINE  
PLANNING COMMISSION**

**FINDINGS, CONCLUSIONS AND RECOMMENDATION**

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**PROJECT INFORMATION SUMMARY**

**Project Description:** Change the zoning of one parcel from Residential 12 dwelling units per acre (R-12) to Residential 24 dwelling units per acre (R-24).

**Project File Number:** 201639

**Project Address:** 14727 32<sup>nd</sup> Avenue NE, Shoreline, WA 98155

**Property Owner:** Cascade Real Estate Investments.

**SEPA Threshold:** Determination of Non-Significance (DNS)

**Staff Recommendation:** Recommend approval of the rezone of one parcel to R-24.

**FINDINGS OF FACT**

*Current Development*

1. The parcel at issue is located at 14727 32<sup>nd</sup> Avenue NE.
2. The parcel (tax ID # 1568100415) is 8,460 square feet and is developed with a single-family home. The site is zoned Residential 12 dwelling units per acre ("R-12") and has a Comprehensive Plan Land Use designation of High Density Residential ("HDR"). See **Attachment 1** for surrounding Comprehensive Plan designations and **Attachment 2** for surrounding zoning designations.
3. If the current application is approved, the parcel will be able to develop with a maximum of 5 dwelling units.
4. There are no existing sidewalks along 32<sup>nd</sup> Avenue NE adjacent to the applicant's property. Street improvements will be required when the applicant applies for building permits and include sidewalk, street lighting and curb and gutters.

*Proposal*

5. The applicant proposes to rezone the parcel from R-12 to R-24.
6. A pre-application meeting was held with the applicant and City staff on April 10, 2007, the applicant held the requisite neighborhood meeting on April 16, 2007, and a Public Notice of Application was posted at the site.

7. Comments received at the neighborhood meeting included “increased traffic and increased density” and “it might adversely affect surrounding property values”. The applicant indicated these were the only negative comments received.
8. Advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on April 26, 2007. The Notice of Public Hearing and SEPA Determination were posted at the site, advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on May 10, 2007.
9. The Planning Department issued a SEPA Determination of Non-Significance and notice of public hearing on the proposal on May 10, 2007. The DNS was not appealed.
10. An open record public hearing was held by the Planning Commission for the City of Shoreline on June 7, 2007.
11. The City’s Long Range Planner, Steven Cohn, and Planner II, Steve Szafran, have reviewed the proposal and recommend that the parcels be rezoned to R-24.

*Comprehensive Plan Land Use Designations.*

12. Parcels to the north, south and west have a Comprehensive Plan Land Use designation of High Density Residential, which allows R-12 through R-48; parcels to the east, across 32<sup>nd</sup> Avenue NE, are designated Mixed Use, which allows R-8 through R-48 and all commercial and industrial zoning categories.
13. The Comprehensive Plan describes High Density Residential as “intended for areas near employment and commercial areas; where high levels of transit service are present or likely; and areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types are permitted”.

*Current Zoning*

14. Parcels immediately north and west of the subject parcel are zoned R-12 and developed with single-family homes; the parcel to the south is zoned R-18 and developed with single-family home; and parcels to the east are zoned R-18 and developed with single-family homes and duplexes.
15. The purpose of R-12 zones, as set forth in Shoreline Municipal Code 20.40.030, is to “provide for a mix of single-family homes, duplexes, triplexes, townhouses,

and community facilities, in a manner that provides for additional density at a modest scale.”

*Proposed Zoning*

16. Under SMC 20.30.060, a rezone is Type C action, decided by the City Council upon recommendation by the Planning Commission. The decision criteria for deciding a rezone, as set forth in SMC 20.30.320, are:
- The rezone is consistent with the Comprehensive Plan; and
  - The rezone will not adversely affect the public health, safety or general welfare; and
  - The rezone is warranted in order to achieve consistency with the Comprehensive Plan; and
  - The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and
  - The rezone has merit and value for the community.
17. The purpose of an R-24 zoning district, as set forth in the Shoreline Municipal Code 20.40.030, is to “provide for a mix of predominately apartment and townhouse dwelling units and other compatible uses.” The R-24 zoning category allows all residential land uses, including detached single-family dwelling units (if a Conditional Use Permit is secured).

*Impacts of the Zone Change*

18. The following table outlines the development standards for the current zoning (R-12) and the requested zoning (R-24):

	<b>R-12 (Current)</b>	<b>R-24 (Proposed)</b>
Front Yard Setback	10'	10'
Side Yard Setback	5'	5'
Rear Yard Setback	5'	5'
Building Coverage	55%	70%
Max. Impervious Surface	75%	85%
Height	35'	35'(40' with pitched roof)
Density (residential development)	12 du/ac	24 du/ac

**CONCLUSIONS**

1. The purpose of a rezone is to provide a mechanism to make changes to a zoning classification, conditions or concomitant agreement applicable to property. Rezone criteria must be established by substantial evidence.
2. The notice and meeting requirements set out in SMC 20.30 for a Type C action have all been met in this case.

*Rezone criteria*

*Is the rezone consistent with the Comprehensive Plan?*

3. a. Under the first criterion, a rezone to R-24 is appropriate under Land Use Element Goals I and III of the Comprehensive Plan.
  - Land Use Element Goal I of the Comprehensive Plan is to “[e]nsure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land, encourages alternative modes of transportation and helps maintain Shoreline’s sense of community.”
  - Land Use Element Goal III of the Comprehensive Plan is to “Encourage a variety of quality housing opportunities and appropriate infrastructure suitable for the needs of Shoreline’s present and future residents.”

The R-24 rezone proposal is consistent with Land Use Element Goal I and III because more intense residential zoning should be encouraged in areas designated for High Density Residential land uses.

The R-24 zoning would allow greater development intensity and be compatible with some of the already approved townhome development to the south and west. Although the current R-12 zoning category is consistent with the HDR designation, the existing detached single-family homes on this site and in the surrounding neighborhood do not comply with the goals and policies of the HDR designation since more intense residential zoning is encouraged in HDR areas.

- b. Rezoning the parcels to R-24 is consistent with the Comprehensive Plan as it would allow more intense residential uses, and is supported by land use and community design goals of the Comprehensive Plan. R-24 zoning would allow for infill development that is compatible with recently built and planned housing types and provide densities that are expected under the HDR land use designation.

*Will the rezone adversely affect the public health, safety or general welfare?*

4. The GMA planning process of developing Comprehensive Plan designations which allows this level of development and the City's development standards in its zoning regulations for the R-24 zone protect against uses that would be contrary to the public health, safety or general welfare. New development requires improvements to access and circulation through curb and gutters, sidewalks and street frontage landscaping. Allowing this rezone and new development in general improves public health, safety and general welfare.

*Is the rezone warranted in order to achieve consistency with the Comprehensive Plan?*

5. Both R-12 (current zoning) and R-24 (proposed zoning) zoning maintains consistency with the Comprehensive Plan. However, R-24 zoning provides better compatibility with Comprehensive Plan goals and policies than the existing zoning.

The area in question (145<sup>th</sup> to the south, Bothell Way to the east, 30<sup>th</sup> Ave NE to the west and NE 149<sup>th</sup> to the north) has seen significant development interest in the last few years. **Attachment 3** shows parcels that have been involved in pre-application meetings with staff, are new developments or have recently been rezoned to a higher density. Higher density development in the area will be achieved by a rezone to R-24 and achieves consistency with Comprehensive Plan's goals and policies

This area, as described above, is an area envisioned to transition from commercial zoning along Bothell Way to lower densities as you approach 30<sup>th</sup> Ave NE to the west. The proposal for R-24 meets this long term vision for the area as higher densities are expected within this corridor.

*Will the rezone be materially detrimental to uses or property in the immediate vicinity of the subject rezone?*

6. The proposed rezone will not have an impact to the existing single-family properties in the immediate vicinity. A DNS has been issued, and no environmental issues remain. One interested party questioned whether parking issues would result from the rezone and another individual raised traffic concerns. (**See Attachment 4**). The following summary addresses these concerns.

- a. Parking

The City has received parking complaints in the immediate neighborhood. However, additional parking will be required with new construction, negating any additional vehicle impact. Specifically, if the rezone is approved, a maximum of 5 units will replace one single-family home. The City of Shoreline requires 2 parking spots for each townhome unit.

b. Traffic

Construction of 5 dwelling units allowed under the rezone will not trigger a traffic study under the Shoreline Development Code.

*Will the rezone have merit and value for the community?*

7. The proposed rezone will allow additional housing units to be built in the City of Shoreline. Higher density development has been approved recently in the area and the area will continue to evolve into a denser community. The City Council has identified housing choice as a legitimate concern in the City and by providing additional housing units, more housing opportunities will be available for individuals wishing to live in the City of Shoreline.

**RECOMMENDATION**

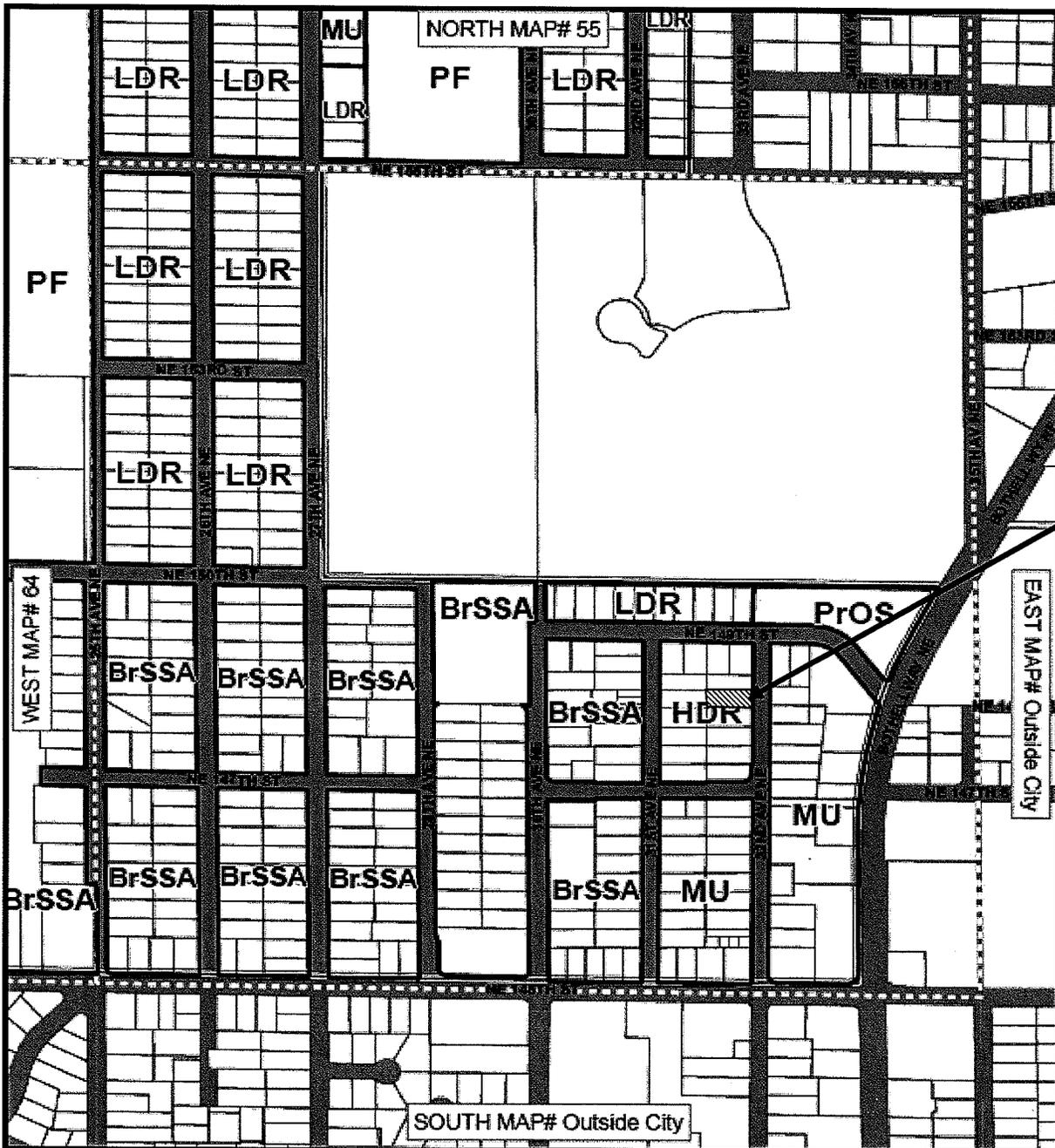
The Planning Commission recommends that the City Council approve a rezone of one parcel at 14727 32<sup>nd</sup> Ave NE to R-24.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Planning Commission Chair

**ATTACHMENTS**

- Attachment 1- Comprehensive Plan Map
- Attachment 2- Zoning Map
- Attachment 3- Recent Development Map
- Attachment 4- Public Comment



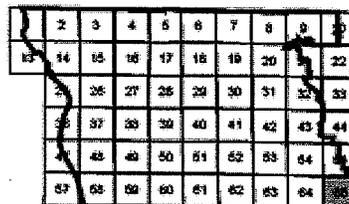
**SITE**

**CITY OF SHORELINE COMPREHENSIVE PLAN  
LAND USE MAP**

Plot Date: 2/6/2007

**Land Use Designation Legend**

- |       |                               |       |                              |
|-------|-------------------------------|-------|------------------------------|
| BaSSA | Ballinager Special Study Area | PF    | Public Facility              |
| BrSSA | Briarcrest Special Study Area | PSSA  | Paramount Special Study Area |
| CB    | Community Business            | ProS  | Private Open Space           |
| HDR   | High Density Residential      | PubOS | Public Open Space            |
| LDR   | Low Density Residential       | RB    | Regional Business            |
| MDR   | Medium Density Residential    | SFI   | Single Family Institution    |
| MU    | Mixed Use                     | SSA   | Special Study Area           |
| NCBD  | North City Business District  |       |                              |



**MAP # 65  
1:3,600**

0 75 150 300 450 600 Feet

- Feature Legend**
- Map Tile Lines
  - Unclassified ROW
  - City Boundary
  - Parcel Line

No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

Representation of official Comprehensive Plan land use map adopted by City Ordinance No. 292. Shows amendments through June 21, 2006.



SE1/4-S16-T26N-R4 E



**SITE**

Plot Date: 6/4/2007

**CITY OF SHORELINE ZONING MAP**

**Zoning Legend**

- R4 Residential, 4 units/acre
- R6 Residential, 6 units/acre
- R8 Residential, 8 units/acre
- R12 Residential, 12 units/acre
- R18 Residential, 18 units/acre
- R24 Residential, 24 units/acre
- R48 Residential, 48 units/acre
- CZ Contract Zone
- NB Neighborhood Business
- NCBD North City Business District
- CB Community Business
- O Office
- RB Regional Business
- RB-CZ Regional Business-Contract Zone
- I Industrial

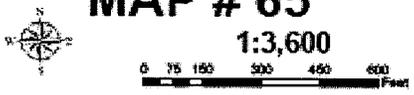
**Feature Legend**

- Map Tile Lines
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1	2	3	4	5	6	7	8	9	10
13	14	15	16	17	18	19	20	21	22
25	26	27	28	29	30	31	32	33	
36	37	38	39	40	41	42	43	44	
47	48	49	50	51	52	53	54	55	
57	58	59	60	61	62	63	64	65	

**MAP # 65**

1:3,600



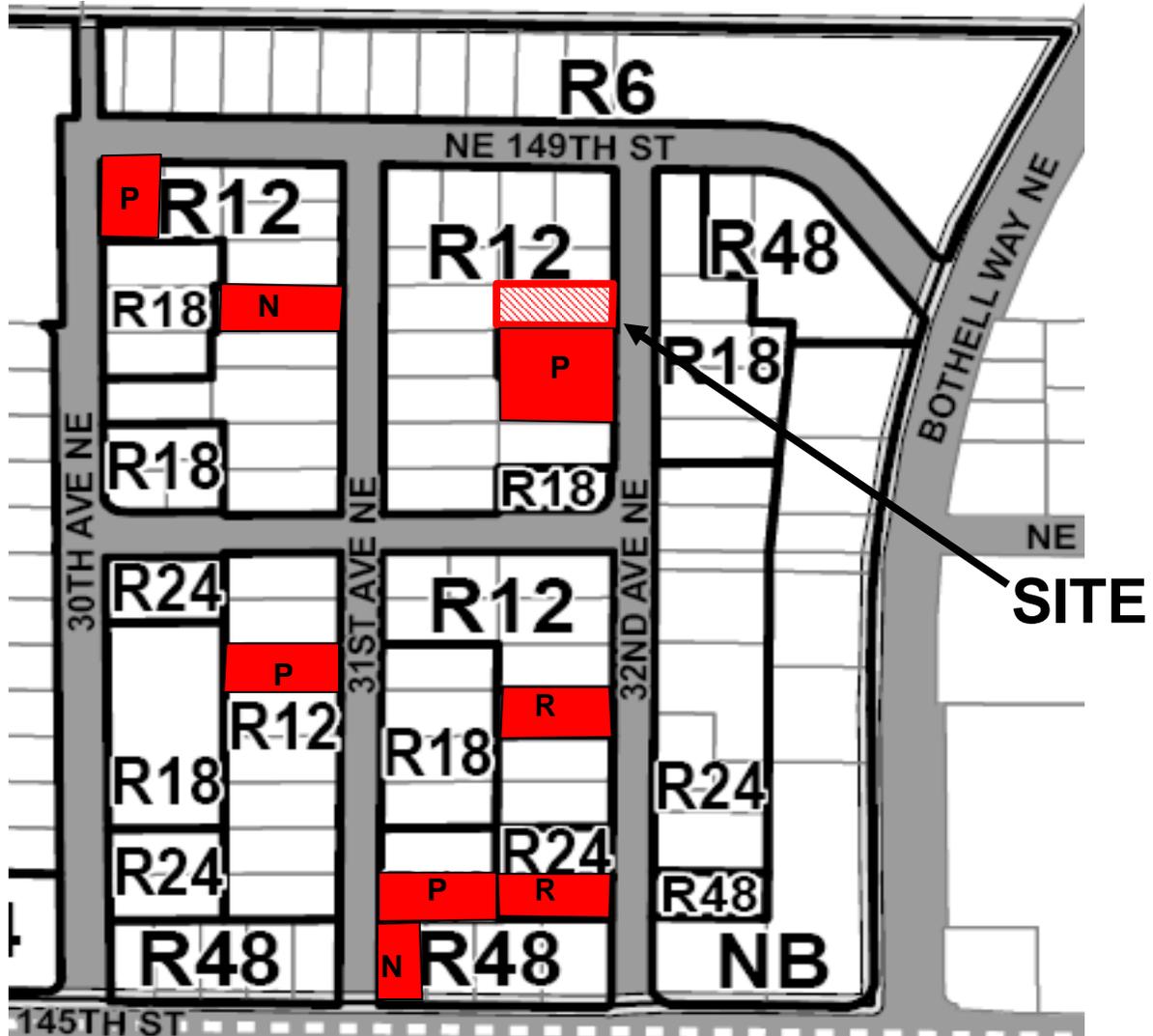
No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

Representation of official zoning map adopted by City Ordinance No. 292. Shows amendments through December, 2006.



SE1/4-S16-T26N-R4 E

## Recent Pre-Application Meetings, Rezones and New Development



**P = Pre-Application Meeting**

**N = New Development**

**R = Rezone**

May 8,2007

Dear Sir/Madam,

The intent of my letter is to express my strong disapproval for the proposed building site and re-zoning @ 14727 32<sup>nd</sup> Ave Shoreline, Wa. 98155. This area was due for a special environmental study prior to Shoreline incorporating. Whenever I have approached the city I am told that there is either “no funding” or that they are not aware of any study that has been proposed. This is a highly sensitive environmental area that is built on fill (this was once a bog). The ground water table is extremely high in the area and the majority of homes have sump pumps to combat the swampy conditions. In less five years the amount of high density building has skyrocketed.

There is a new construction unit next to my home that has caused significant flooding because of the impervious surface. This also has contributed to a significant decrease of wildlife in the neighborhood. I have witnessed eagles flying overhead, along with raccoons and other various species of birds. There are no parks within a one mile radius. The amount of trees that have been cut down has dramatically changed the skyline and has contributed to the growth of greenhouse gasses. For this proposed building sight, the City of Shoreline used a traffic flow meter for one day. This does not seem to be a accurate reflection of what the flow of traffic actually is.

In closing, I am a long time concerned resident and have a vested interest in how the proposed building will effect the environment, traffic flow and neighborhood.

Sincerely

Jackie A. Ollestad  
14733 31<sup>st</sup> ave NE  
Shoreline Wa, 98155

From: JM [jj206@drizzle.com]  
Sent: Monday, May 07, 2007 2:05 AM  
To: Steve Szafran  
Subject: Public Comment on Rezone Application for 14727 32nd Ave NE

Public Comment on Rezone Application for 14727 32nd Ave NE

Hello,

I live next door to this proposed rezone. 14733 32nd Ave NE.

I do not wish the rezone to happen. Parking would be a major problem with allowing more people to live on the property. Putting 6 homes where only one was before would put a burden on people in the area with cars. There is no guarantee that these homes will have garages for all the cars.

I wish to be emailed when a decision is reached.

thank you,

Jonathan Melusky