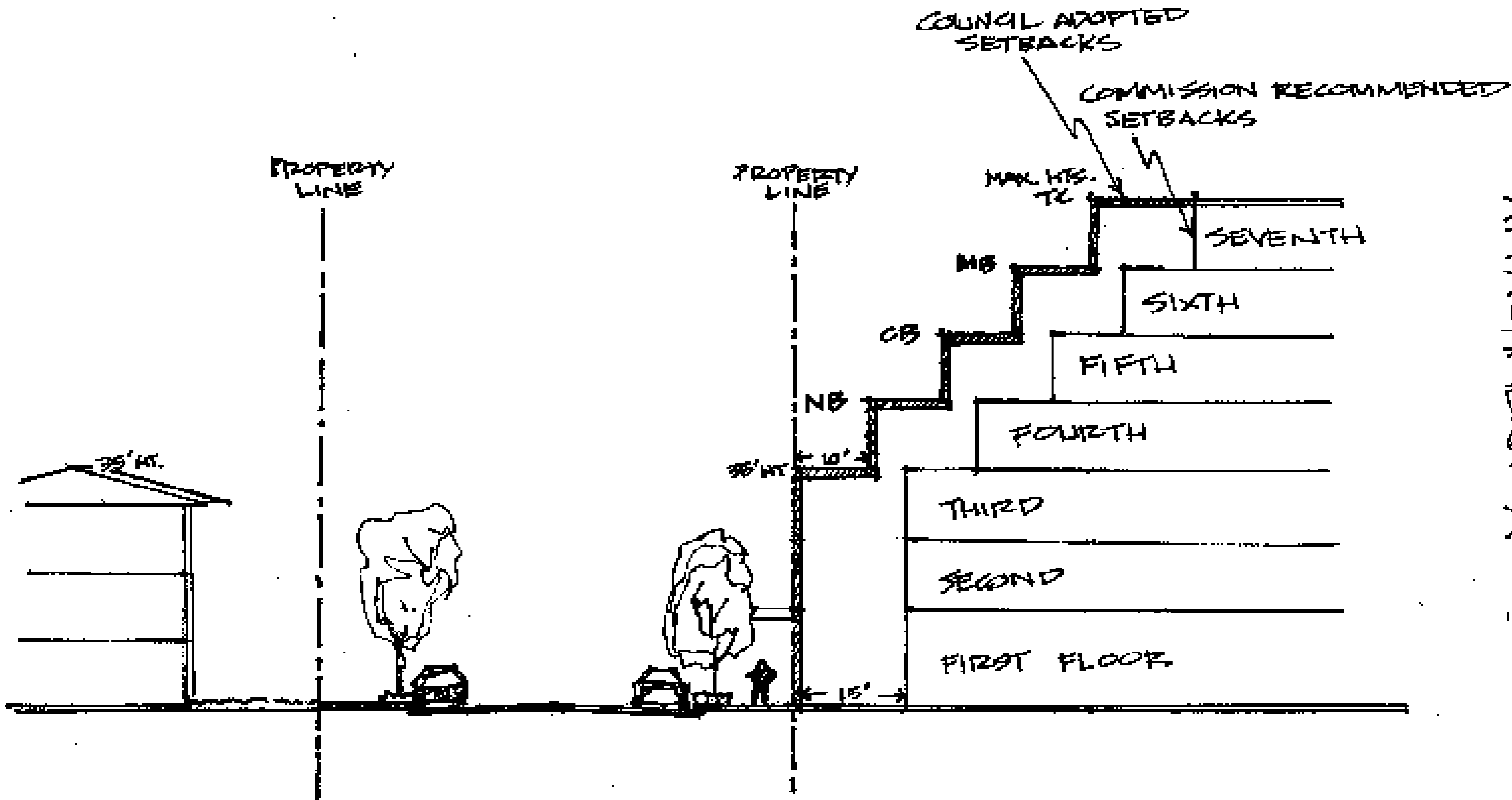


# City Council Discussion

In Transition Areas, what should the commercial zone building, front setback be when across R-o-W from R-4, 6, or 8 zoning?



# COMPARISON OF P.C. RECOMMENDATIONS + C.C. ADOPTION



ATTACHMENT A

R-4, R-6, or R-8 ZONE

60' R.O.W

COMMERCIAL ZONE

# Remand Process

- Remanded Issue to the Planning Commission April 22, 2103.
- Planning Commission studied issue September 5 and held public hearing October 3.
- PC Recommendation to adopt 15-foot setback.
- Council discussion December 2, 2013.




# Analysis

- Consider adding exception for Transition Areas with Principal Arterials and Public Open Spaces.



# Transition Areas


## Principal Arterial

 Affected Residential Properties Along Principal Arterials.

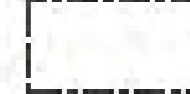


## Minor Arterial

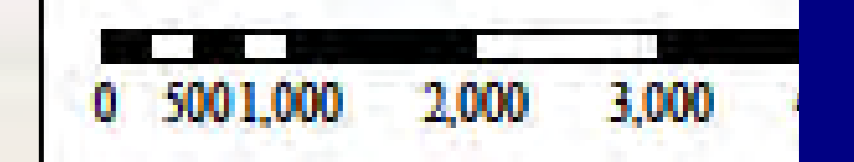
 Affected Residential Properties Along Minor Arterials

## Open Space Parcel

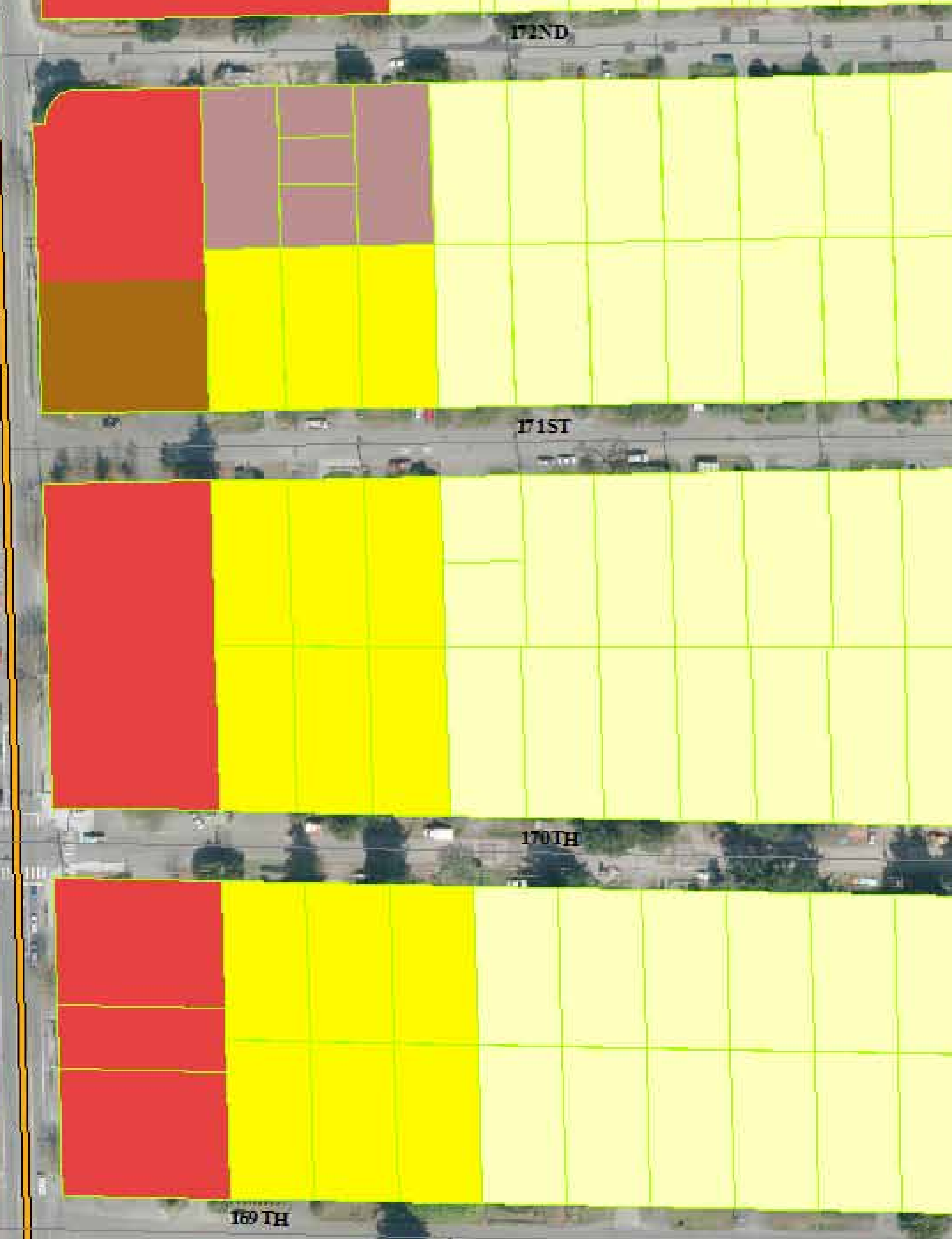
 R-4, R-6, or R-8 Zoned Property that has a Comprehensive Plan Designation of Public Open Space.

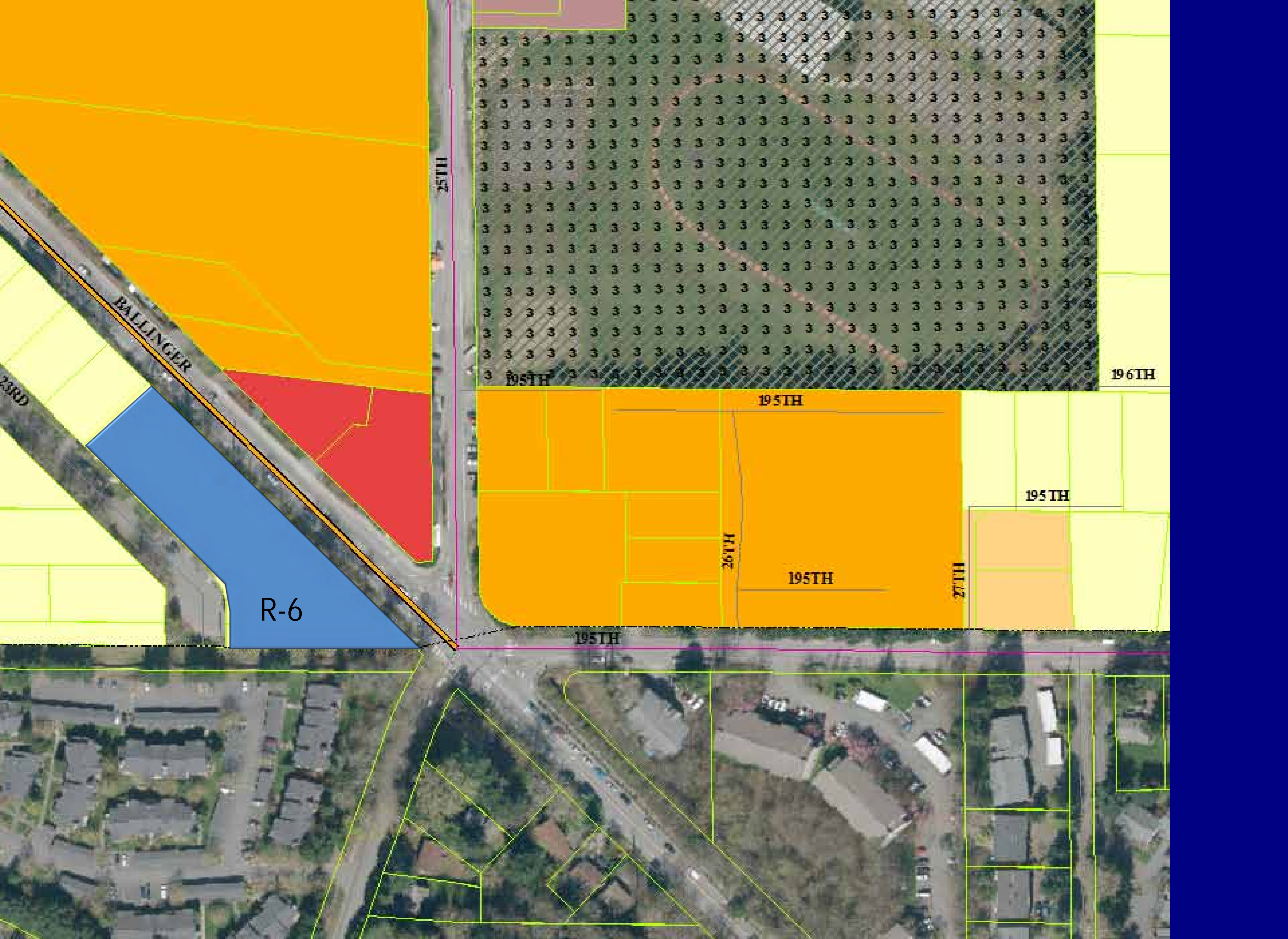
## Other Map Feature

-  City Boundary
-  Other City Park
-  City of Shoreline









BALLINGER

25TH

23RD

R-6

195TH

195TH

196TH

195TH

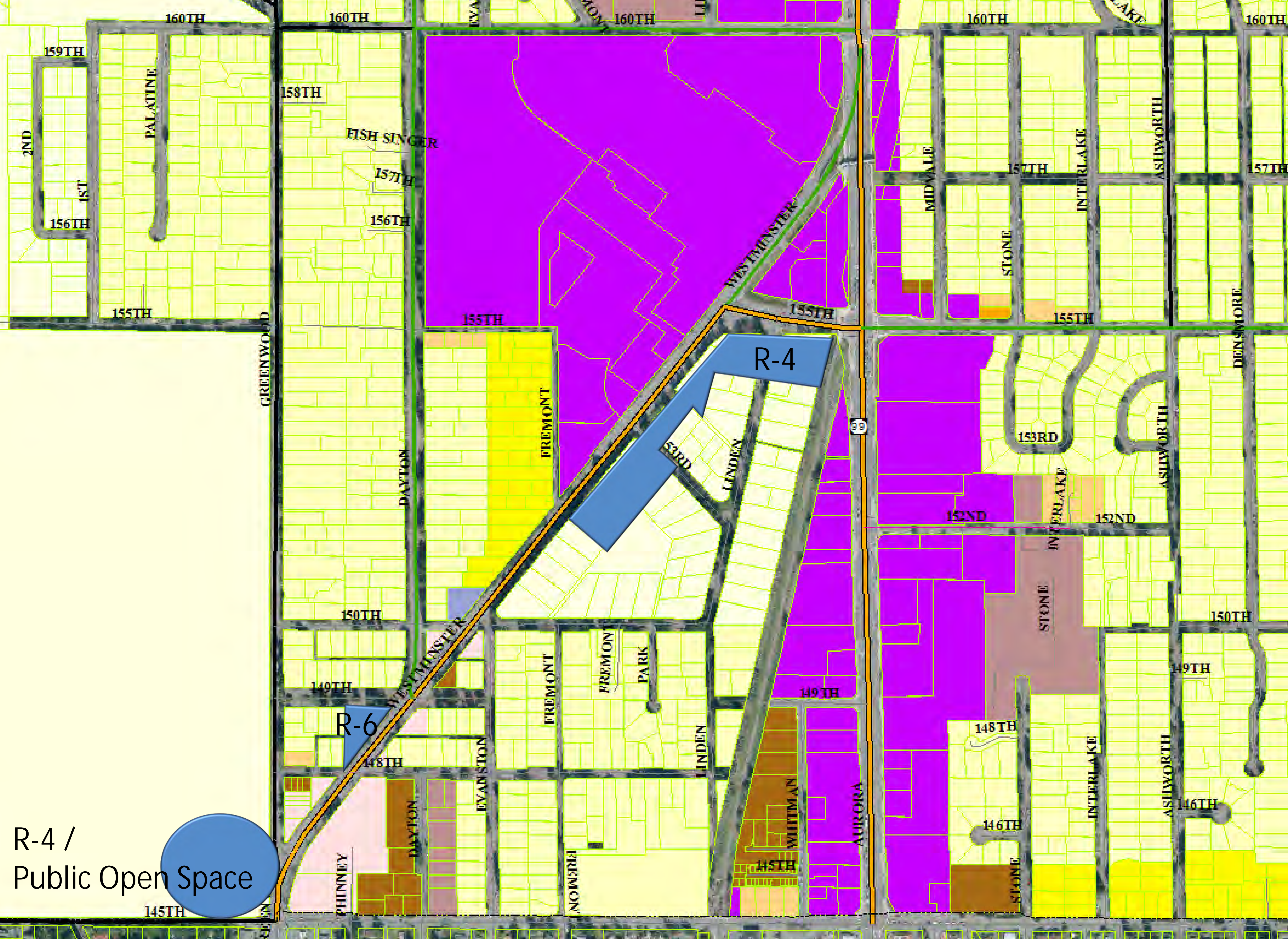
26TH

195TH

HILLZ

195TH



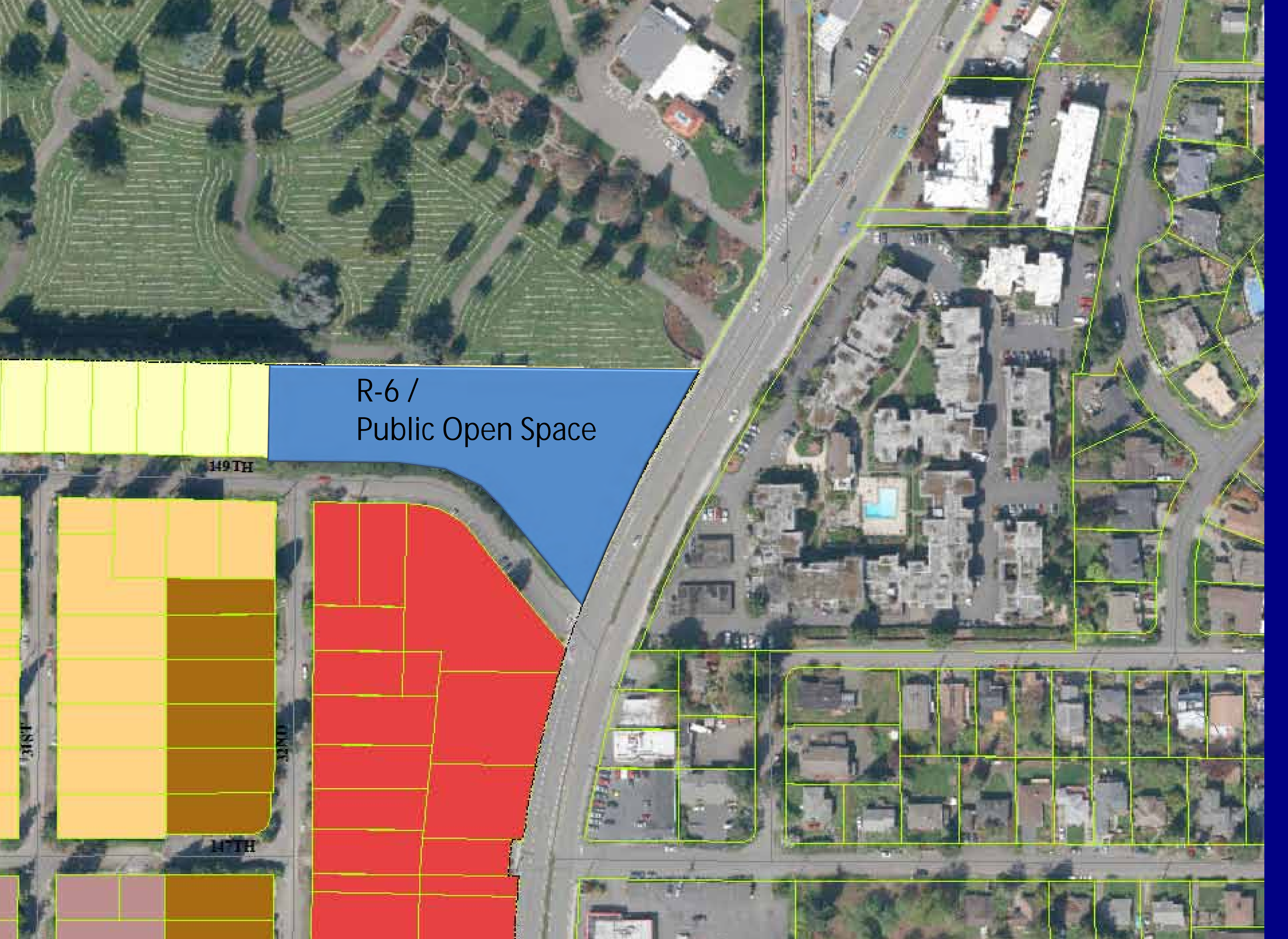


R-4

R-6

R-4 /  
Public Open Space





R-6 /  
Public Open Space

149TH

148TH

147TH

147TH

144TH ST

# Staff Recommendation

- Staff recommends that the Council adopt Ordinance No.682 with the Alternative Exhibit A.

