



Planning & Community Development.

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ADMINISTRATIVE ORDER #302165-080816

SITE – SPECIFIC DETERMINATION
19022 AURORA AVE N (PARCEL #0726049043)

CODE SECTIONS: 20.40.040, 20.20.046, 20.40.110, 20.40.130, 20.40.570

I. ISSUE

A Self-Service Storage Facility is not a listed use in SMC 20.40.130, the Nonresidential Use Table. Is a self-service storage facility a permitted use in the Mixed Business (MB) zone 19022 Aurora Ave N?

II. FINDINGS:

A. Shoreline Municipal Code (SMC)

20.40.040 Nonresidential zones:

C. The purpose of the mixed business zone (MB) is to encourage the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors.

SMC 20.20.046

Self-Service Storage Facility *An establishment containing separate storage spaces that are leased or rented as individual units.*

SMC 20.40.110 Use Tables

G. For the purposes of this Code, in most instances only broad use classifications that share similar characteristics are listed in the use tables. Where separate regulations or permit processes are necessary, uses are classified further. Some uses are identified with a detailed description provided in a referenced North American Industrial Classification System (NAICS) number. (This system classifies land uses by categories and provides subclassification for more detailed associated uses.) In case of a question as to the inclusion or exclusion of a particular proposed use, which is not identified in these tables, the use shall not be permitted unless allowed through a Code interpretation applying the criteria for Unlisted Use found in the Index of Supplemental Use Criteria (SMC 20.40.200 through 20.40.610). Temporary uses are allowed under criteria listed in SMC 20.30.295.

SMC 20.40.130 Nonresidential uses.

Table 20.40.130 Nonresidential Uses. This table lists permitted uses. Self-service storage facility is not listed.

SMC 20.40.570 Unlisted use.

A. Recognizing that there may be uses not specifically listed in this title, either because of advancing technology or any other reason, the Director may permit or condition such use upon review of an application for Code interpretation for an unlisted use (SMC 20.30.040, Type A action) and by considering the following factors:

- 1. The physical characteristics of the unlisted use and its supporting structures, including but not limited to scale, traffic, hours of operation, and other impacts; and*
- 2. Whether the unlisted use complements or is compatible in intensity and appearance with the other uses permitted in the zone in which it is to be located.*

B. A record shall be kept of all unlisted use interpretations made by the Director; such decisions shall be used for future administration purposes. (Ord. 706 § 1 (Exh. A), 2015; Ord. 238 Ch. IV § 3(B), 2000).

B. Site and Proposal Characteristics

- The proposed site for a self-service storage facility is located at 19022 Aurora Ave N and is zoned Mixed Business (MB). It is currently used as a private roller derby rink but was formerly a mattress retail store. It is on the southeast corner of Aurora Ave N and N 192nd St, and is 71,981 square feet in size.
- Surrounding zoning and land uses: North: Contract Zone with mixed business and apartment complexes. South: Mixed Business zoning, currently retail business. East: Interurban trail and then R-8, Residential, 8 units per acre zoning and MB zoning with single-family and retail uses. The grade rises abruptly by approximately 24 feet at the east property line. West: Aurora Ave N frontage, then Mixed Business zoning and a regional park and ride lot.
- The proposal is for a 195,000 square-foot, 65-foot high self-service storage facility and office.
- The proposed self-service storage facility will be required to meet the City's design standards for commercial zones. These standards include requirements for building façade modulation and articulation, roof elements, vertical design elements and materials variations.
- The proposed self-storage facility's hours of operation will likely be 9:00 a.m. to 6:00 p.m. daily seven days a week. Most trips typically occur during off-peak hours.

III. CONCLUSIONS

A self-service storage facility is not permitted at 19022 Aurora Ave N in the MB zone unless allowed through a Code Interpretation for the unlisted use.

“The purpose of the mixed business zone (MB) is to encourage the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors.”

The proposed self-service storage facility project is proposed as a vertical development on Aurora Avenue. Although the project may not be considered as mixed use, the SMC does not require mixed use development in the MB zone. The proposed facility will provide a regional and local service. It will provide both residential and commercial neighbors with a secure local option for storage of possessions, inventory, tools, etc. Also, with the recent addition of micro- apartments just up the street, the need for off-site storage presumably increases.

In accordance with the factors/criteria required for consideration in determining if an unlisted use is permitted at a particular location:

- A. The physical characteristics of the unlisted use and its supporting structures, including but not limited to scale, traffic, hours of operation, and other impacts, the City finds the following:
 1. The Mixed Business zone permits the most intense land uses in the City. A self-service storage facility is expected to generate less impacts such as noise, traffic, parking needs and odors than many of the uses listed and permitted in the Nonresidential Use Table SMC 20.40.130.
 2. The proposed self-service storage facility project intends to be open between 9:00 a.m. and 6:00 p.m. daily, whereby limiting disturbance to neighboring properties.
 3. The proposed self-service storage facility will be multi-story, which will be consistent with the physical character of many of the buildings in the area.
- B. Whether the unlisted use complements or is compatible in intensity and appearance with the other uses permitted in the zone in which it is to be located:
 1. The proposed self-service storage facility project must be designed in compliance with the Commercial design requirements in SMC 20.50 Subchapter 4, and Landscaping Subchapter 7, which will ensure the proposed self-service storage facility use will be compatible in intensity and appearance with other uses in the zone.
 2. The proposed self-service storage facility is described as being a multi-story structure that will be required to be designed using a variety of building materials and vertical elements to add interest to the building. The existing grade change will help to screen some of the bulk of the building from single-family properties to the east.

IV. DECISION: Based on the information submitted as part of the Code Interpretation 302165 application for a self-service storage facility at 19022 Aurora Ave N and a

review of the purpose of the Mixed Business zone, a self-service storage facility may be a permitted use at 19022 Aurora Ave N.



Director's Signature

8-5-16

Date