

Please complete the following: **Dev. Code Amendment - Community Residential Facilities - Attachment A**

Applicant for Amendment THE ASHLEY HOUSE - KEN MAAZ
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PLEASE SPECIFY: Shoreline Development Code Chapter 2.40 Section 20.40.120

AMENDMENT PROPOSAL: Please describe your amendment proposal

To allow Residential-II uses to be considered for appropriateness in R-4-R-6 zones through the Conditional Use process.



REASON FOR AMENDMENT: Please describe your amendment proposal

Currently Residential-I facilities are allowed in R-4-R-6 zones through a Conditional Use process. The only difference between Residential-I and Residential-II facilities is the potential number of occupants, Residential-I allows 10 or below and Residential-II allows above 10. Since that is the only difference we would like Residential-II facilities to have the opportunity to be considered in R-4-R-6 zones also. Because the types of inhabitants and their associated impact on the neighborhood can vary widely in both Residential-I and Residential-II facilities, the specific number of inhabitants is less relevant than other actual characteristics of a given program.

A Residential-II facility of one make-up may be far better for a neighborhood than a Residential-I facility of another make-up, yet under the current development code the Residential-II facility cannot be considered.

By allowing Residential-II facilities the opportunity to be considered through the Conditional Use process, no worthwhile and beneficial program will be automatically excluded from a neighborhood and issues that may be of concern such as public safety, traffic, effect on property values, fit with the Comprehensive Plan and neighborhood sentiment can be thoroughly examined and if thought to be contrary to the good of the neighborhood, the facility can be denied operation.

This would allow some already existing buildings that might be used for allowable, but deleterious purposes, to be used for more worthwhile and beneficial purposes.

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DECISION CRITERIA EXPLANATION:

Please describe how the amendment is in accordance with the Comprehensive Plan.

Since the proposal calls for a Conditional Use process any potential uses that would be contrary to the Comprehensive Plan could be identified and prohibited. However, expanding the opportunity for consideration of operation in R-4-R-6 zones to Residential-II facilities could enhance the accomplishment of the following goals and policies from the Shoreline Comprehensive Plan:

Community Design Element, Goal CD1 – Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City’s vision.

Housing Goals and Policies, Goal HVI – Encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities.

Address Special Housing Needs, Policy H25 – Encourage, assist and support social and health service organizations that offer housing programs for targeted populations.

Maintain and Enhance Neighborhood Quality, Policy H21 – Initiate and encourage equitable and inclusive community involvement that fosters civic pride and positive neighborhood image.

Economic Development, Goal EDVI – Support employers and new businesses that create more and better jobs.

Economic Development, Policy ED3 – Encourage and support home-based businesses in the City, provided signage, parking, storage, and noise levels are compatible with neighborhoods.

Economic Development, Policy ED11 – Diversify and expand the City’s job base, with a focus on attracting living wage jobs, to allow people to work and shop in the Community.

The current code states that the “Purpose of R-4 and R-6 zones is to provide for a mix of predominantly single detached dwelling units and other development types, such as accessory dwelling units and community facilities that are compatible with existing development and neighborhood character.” The proposed amendment would not lead to the operation of facilities in R-4-R-6 zones that violate this stated purpose. The amendment would provide an opportunity for specific uses of existing buildings that could further promote the stated purpose.

Please describe how the amendment will not adversely affect the public health, safety and general welfare.

The amendment does not automatically allow for any uses that are contrary to the well-being of the neighborhood and it does not allow for a change in the types of activities that can currently be considered for a R-4-R-6 neighborhood. It does allow for consideration of the operation of a facility with more than 10 occupants in R-4-R-6 zones, but the impact of that change would be fully examined in a Conditional Use process and any detriment to the neighborhood could be specifically determined at that time. If the specific use is determined to

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undermine public health, safety and general welfare it can be denied. However, it might be determined that the proposed use promotes more safety and neighborhood well-being than an already permitted use.

Please describe how the amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

As stated above the proposed amendment could enhance several elements of the Shoreline Comprehensive Plan. It might also allow for a better use of some existing structures in R-4-R-6 zones with already permitted uses that are more deleterious to a neighborhood than a proposed use exercising the Conditional Use permit process. This amendment does not allow for any new uses of neighborhood buildings without public input and scrutiny. It does allow neighborhoods to have greater say in what facilities are allowed in their midst and it allows them to advocate for the approval of certain Residential-II facilities that they would otherwise not be able to consider as additions to their neighborhoods. The amendment puts more control in the hands of the citizens.

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Please attach additional sheets if necessary.

Please submit your request to the City of Shoreline, Planning & Community Development.

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