

Rezone Application PLN18-0043

Council Meeting
September 24, 2018

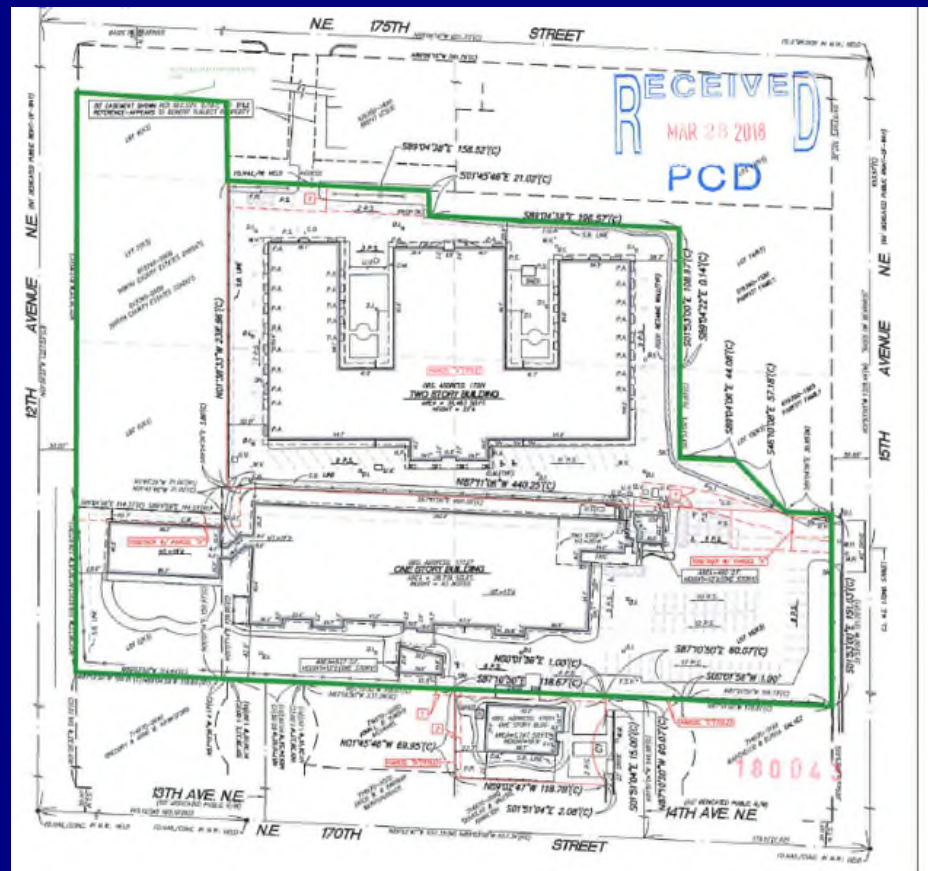


Application/Project Description

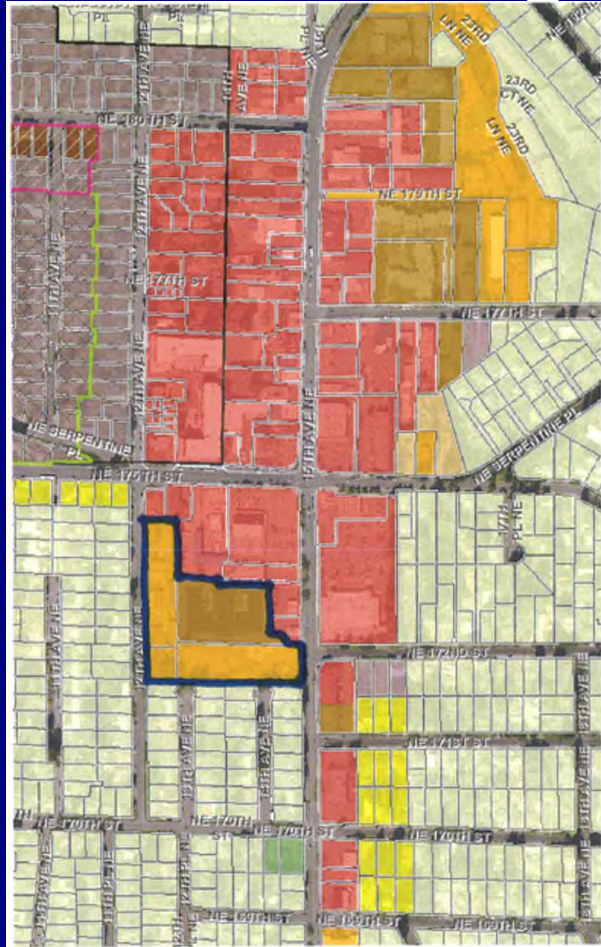
- The applicant requests a rezone of four parcels from Residential 24 units per acre (R-24) and Residential 48 units per acre (R-48) to Community Business (CB).



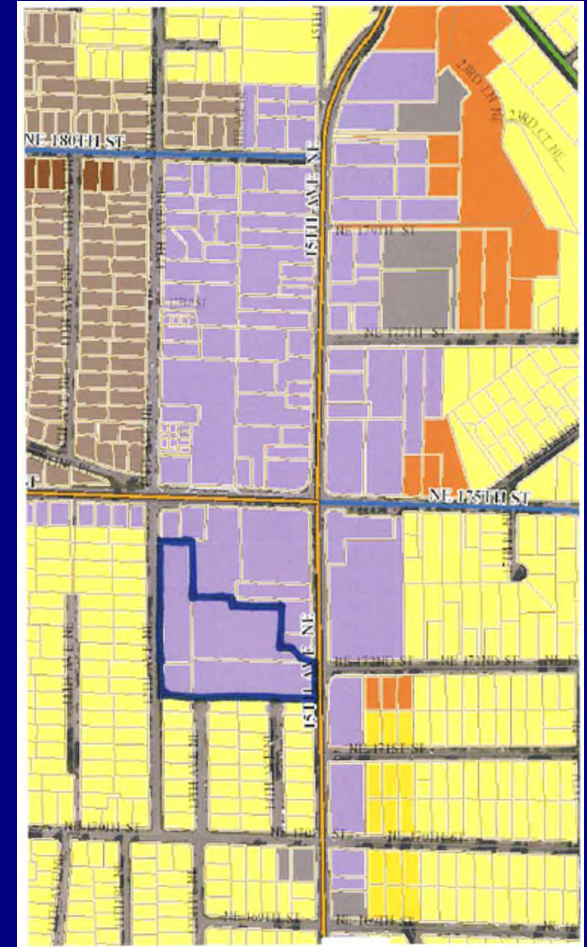
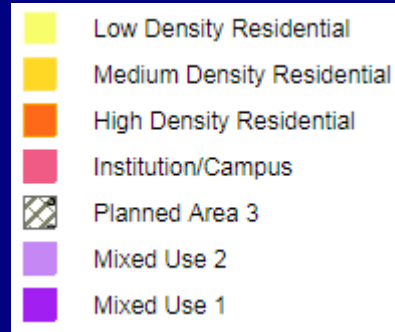
Site



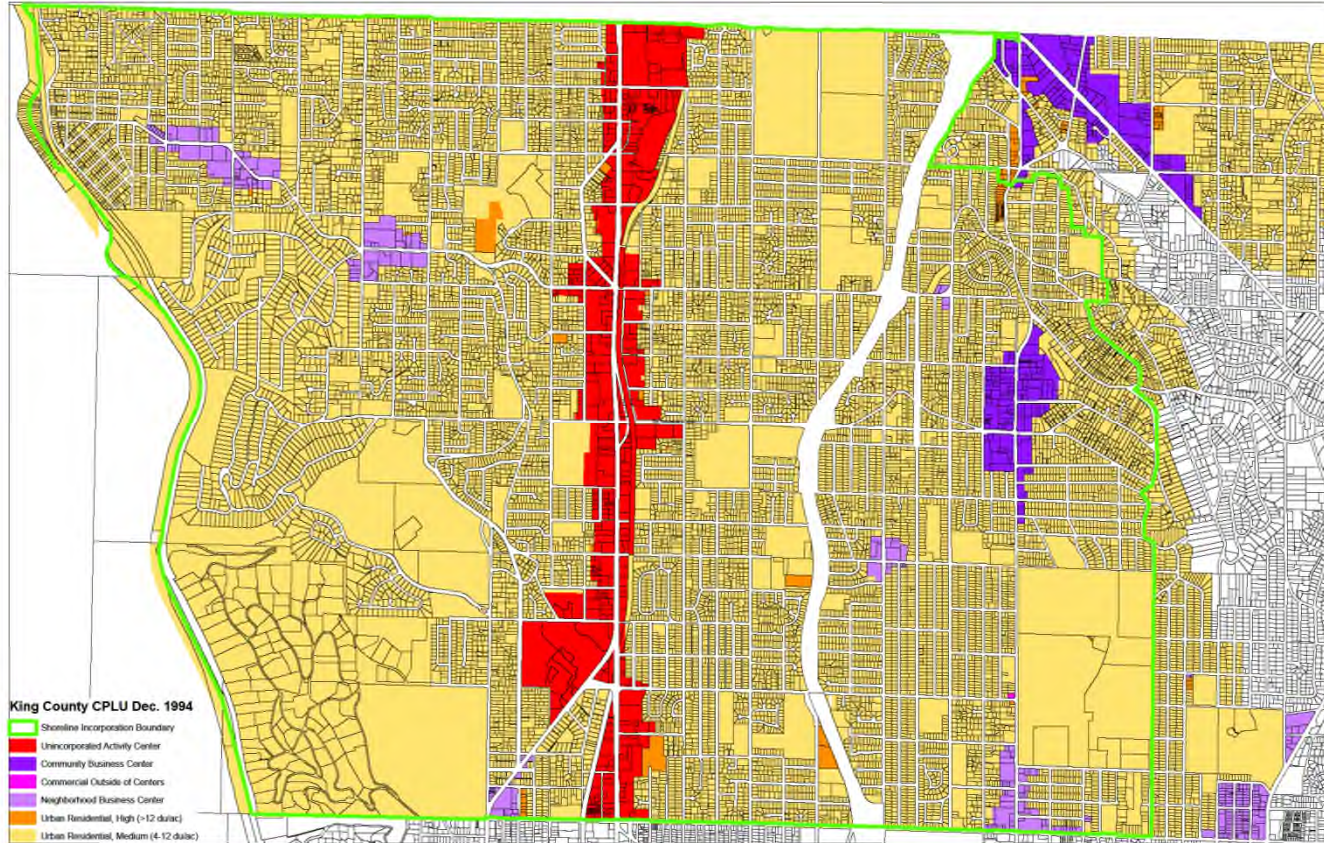
Zoning & Comprehensive Plan Designations



Zoning & Comprehensive Plan Designations



1994 KC Comp Plan Designation



Process History

- Application Submitted: March 28
- Notice of Application: April 25
- Amended DNS: June 14
- Hearing Examiner public hearing: July 31
- Hearing Examiner recommendation: August 16
- Council Discussion: September 10



Council Questions from September 10

1. How do R-24 dimensional requirements compare to CB?
2. How do transition requirements between R-24 and R-6 differ from those between CB and R-6?
3. Which design components may be negotiated through ADR, and which may not?
4. What is the topography of the Subject Property?
5. How does the City determine building height from existing grades?



Council Questions from September 10

6. What is the target deadline for decision-making for a rezone application?
7. What measures could be implemented along 15th Avenue NE and NE 175th Street to assist in safe crossing of elderly residents?
8. What are the tradeoffs between these safety measures and the most efficient traffic flow?



Council Questions from September 10

9. How does the City balance these in reviewing a specific proposal? What is the process for determining/requiring safety measures vs. concurrency?
10. How does the City analyze trip counts, Traffic Impact Analyses, and other factors for a specific development proposal to determine required improvements?
11. How can the City assuage resident concerns about traffic impacts on neighborhood streets?

Council Questions from September 10

12. If the parcels are owned by different people, how can neighbors and the City assume consistent development?
13. When was the Community Business Comprehensive Plan designation for the Subject Property originally adopted?
14. How does staff interpret the Hearing Examiner recommendation paragraph regarding “regulatory reform”?
15. Why is the proposed development not analyzed as part of the rezone application?

Comparison of Dimensional Standards

The following table contains information from Shoreline Municipal Code (SMC) Tables 20.50.020(1&3) Dimensional Standards:

Standards	R-24	CB
Base Density (Dwelling Units/Acre)	24 du/ac	N/A
Min. Front Yard Setback	10 ft.	15 ft. ²
Min. Side and Rear Yard Setback from R-4, R-6, and R-8 Zones	15 ft. ⁵	20 ft.
Base Height	35 ft. (40 ft. with pitched roof)	60 ft.
Hardscape	85% (Max. Building Coverage 70%)	85% (Max. Building Coverage N/A)

(2) Front yard setbacks, when in transition areas (SMC [20.50.021\(A\)](#)) and across rights-of-way, shall be a minimum of 15 feet except on rights-of-way that are classified as principal arterials or when R-4, R-6, or R-8 zones have the Comprehensive Plan designation of Public Open Space.

(5) For developments consisting of three or more dwellings located on a single parcel, the building setback shall be 15 feet along any property line abutting R-4 or R-6 zones. Please see SMC [20.50.130](#)

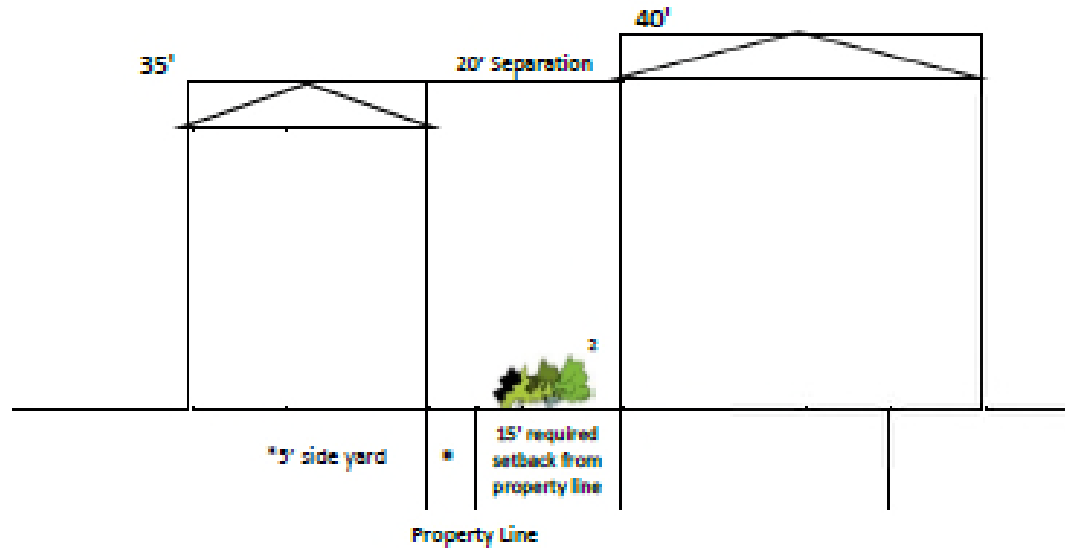


Transition Standards Illustrated

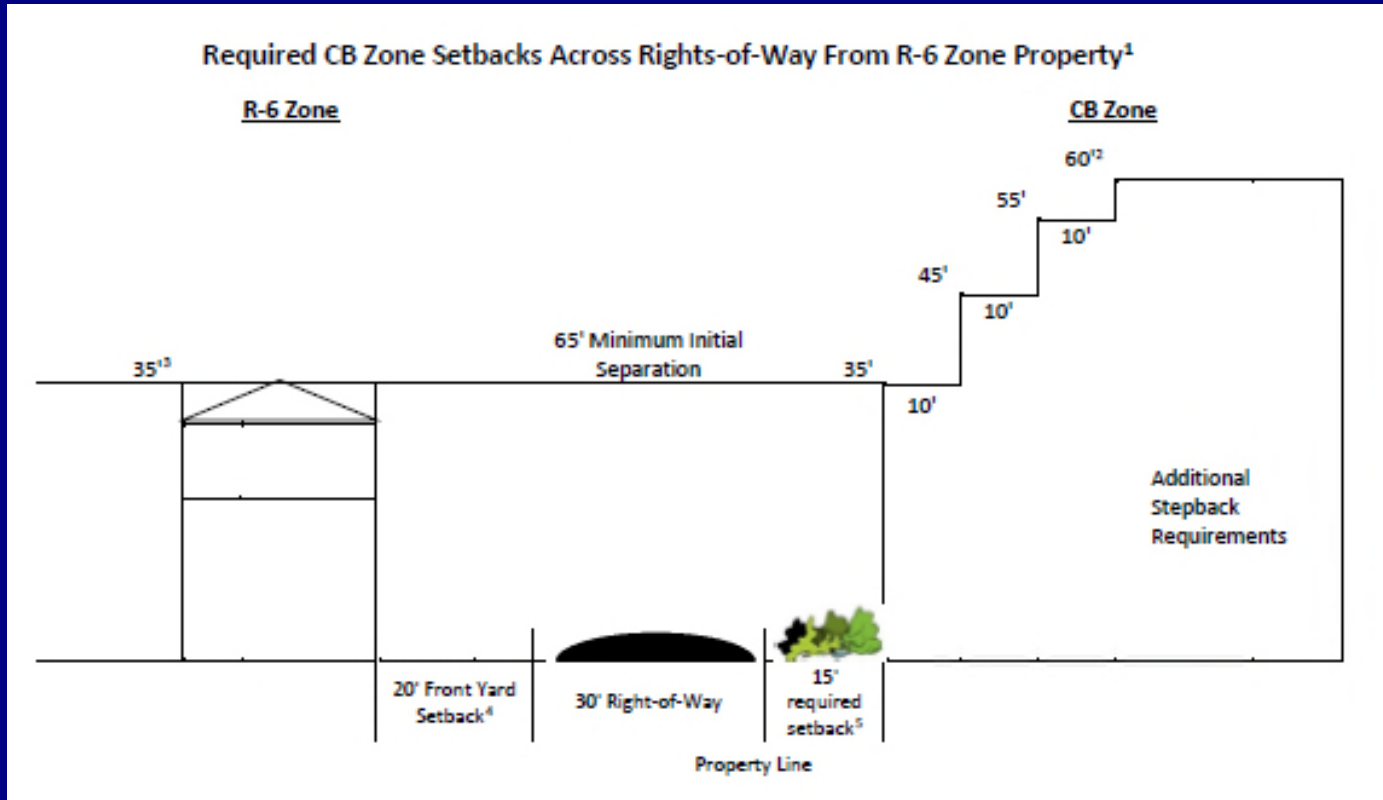
Required R-24 Zone Setbacks from Abutting R-6 Zone Property¹

R-6 Zone

R-24 Zone

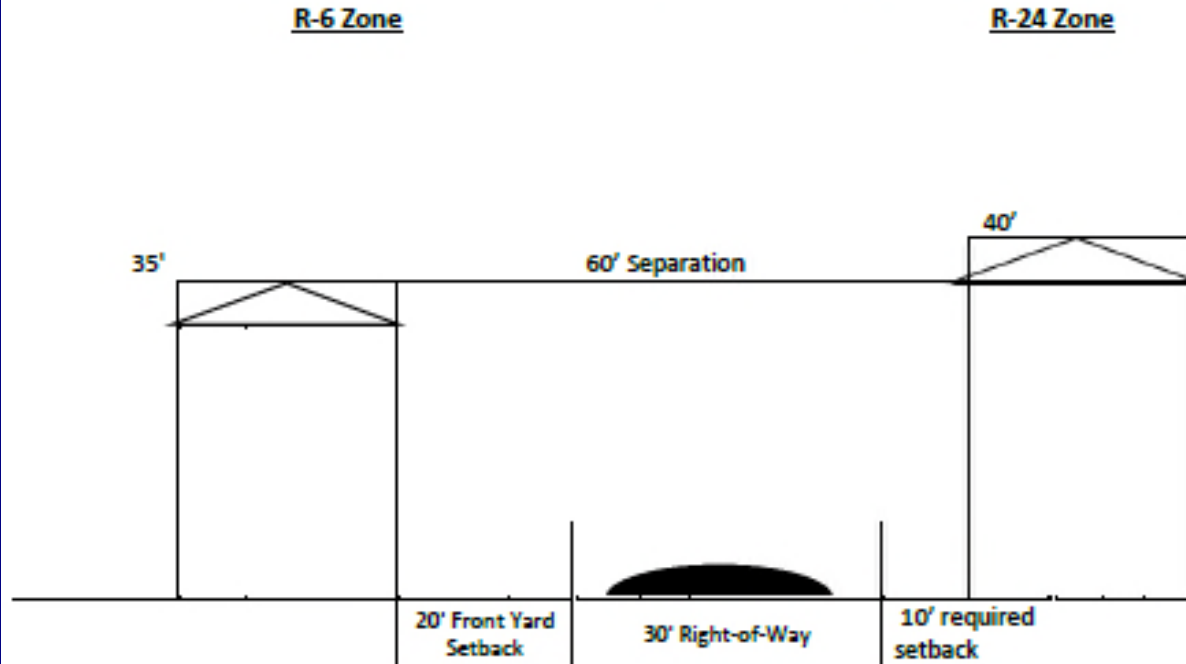


Transition Standards Illustrated

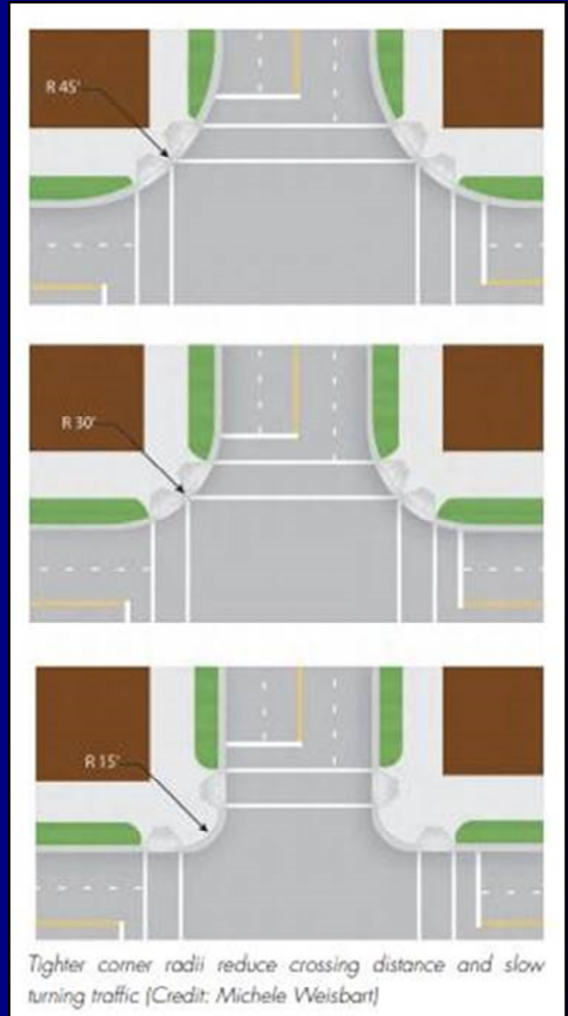
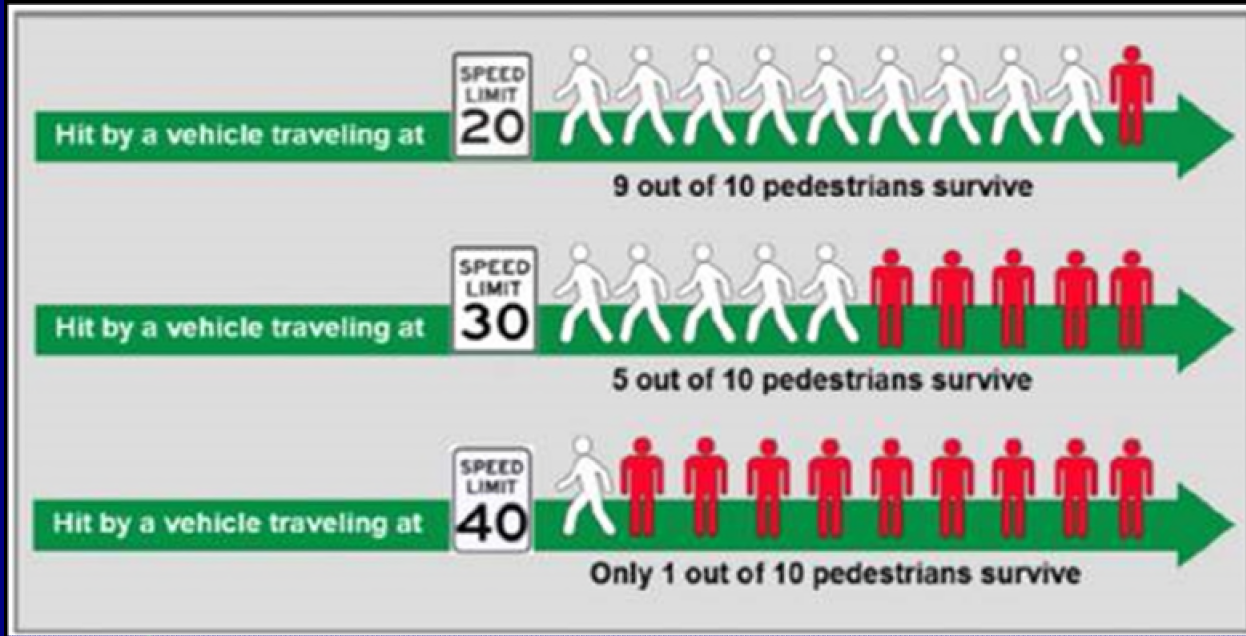


Transition Standards Illustrated

Required R-24 Zone Setbacks Across Rights-of-Way From R-6 Zone Property¹



Traffic Engineering



NE 175th Street Pavement Preservation Project



Mobility Benefits of 3-Lane Roadway

- Fewer conflict points and opportunities for collision
- Improved sight lines
- Reduced speeding and variability between vehicle speeds (a main cause of collisions)
- Fewer lanes for pedestrians to cross=less risk and exposure

Decision Criteria

1. The rezone is consistent with the Comprehensive Plan
2. The rezone will not adversely affect the public health, safety or general welfare.
3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan.
4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.
5. The rezone has merit and value for the community.

Recommendation

- Hearing Examiner recommends approval of Rezone Application PLN18-0043
- Staff supports adoption of Ordinance No. 837