

Planning Commission Meeting Date: February 4, 2021

Agenda Item: 6b

**PLANNING COMMISSION AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

**AGENDA TITLE:** Draft 2021 Comprehensive Plan Docket  
**DEPARTMENT:** Planning & Community Development  
**PRESENTED BY:** Steven Szafran, AICP, Senior Planner  
Rachael Markle, AICP, Director

Public Hearing  
 Discussion

Study Session  
 Update

Recommendation Or  
 Other

**INTRODUCTION**

The State Growth Management Act (GMA), chapter 36.70A RCW, limits review of proposed Comprehensive Plan Amendments (CPAs) to no more than once a year. To ensure that the public and the City can consider the proposed amendments within a citywide context, RCW 36.70A.470 mandates that the City create a “docket” that lists the amendments to be considered in this “once a year” review process.

Thus, the “docket” represents a list of Comprehensive Plan amendments the City will be responsible for analyzing and evaluating for potential adoption. In addition, the “docket” ensures that all of the proposed amendments are considered concurrently so that the cumulative effect of the various proposals can be ascertained when the City Council is making its final decision, as required by RCW 36.70A.130(2)(b).

The Draft 2021 Comprehensive Plan Docket is attached as **Attachment A**.

**BACKGROUND**

Comprehensive Plan Amendments take two forms: Privately initiated amendments and city-initiated amendments. Pursuant to SMC 20.30.340(C)(2), all privately initiated Comprehensive Plan Amendments must be submitted by December 1 of the previous year. The Council may add Comprehensive Plan amendments any time before the final Docket is set.

**Approved By:** Project Manager Planning Director

## 6b. Staff Report - 2021 Comprehensive Plan Amendment Docket

### Draft 2021 Comprehensive Plan Docket

For 2021, there is one privately initiated amendment. At tonight's meeting, the Planning Commission will recommend whether the amendment should be evaluated in 2021, establishing the Draft 2021 Docket. This will be submitted to the City Council to establish the Final 2021 Docket. City Staff will then analyze and evaluate the proposed amendment and return to the Planning Commission for study sessions and a public hearing. The Planning Commission will issue its recommendation and the City Council will consider that recommendation when it considers the proposed amendment. The Council must act on the Docketed amendments before the end of 2021 or can defer all or some of the amendments to be considered for inclusion on a future docket.

### Amendments

**Amendment #1** – Amend the Comprehensive Plan Land Use Map Designation from Public Facility to High Density Residential for one Parcel (7283900532) and change the Zoning from Residential, 18 units/acre (R-18) to Residential, 48 units/acre (R-48) of two Parcels (7283900532 and 7283900524).

This amendment is a privately initiated amendment to change the Comprehensive Plan Land Use Map designation of one parcel from Public Facilities to High-Density Residential (**Attachment B**) and to concurrently rezone two parcels from R-18 to R-48 (**Attachment C**). The request will allow the applicant to construct 17 single-family attached dwelling units (townhomes). The applicant's proposed site plan is included as **Attachment D**.

The two parcels in question were once owned by King County for the development of the King County Metro Park and Ride Lot on the corner of Aurora Avenue and North 192<sup>nd</sup> Street. The two parcels were never developed as part of the park and ride lot and have remained vacant and undeveloped. The two parcels are heavily vegetated with trees and overgrown shrubs and brush.

This amendment to the Comprehensive Plan Land Use Map and zoning map will provide increased density in a location that is directly adjacent to the King County Park and Ride Lot and in close proximity to the King County Metro E-Line, King County Metro bus routes, retail, restaurants, and other commercial and personal services.

### Recommendation:

Staff recommends that this amendment be placed on the 2021 Comprehensive Plan Docket.

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### PROCESS

It is important to remember that by recommending approval or denial of the proposed amendment for the Draft 2021 Docket, the Commission is only making a recommendation to the City Council. The City Council will ultimately decide if the

## **6b. Staff Report - 2021 Comprehensive Plan Amendment Docket**

amendment will be included on the 2021 Final Docket. After the Final Docket has been established, amendments will be studied, analyzed, and considered for potential adoption before the end of 2021. The docketing process does not indicate approval of any amendment.

### **TIMING AND SCHEDULE**

- Docket request press release and website – October 2020
- Docket submittal deadline – December 1, 2020
- Planning Commission Recommends Docket– February 4, 2021
- Council Discusses the Final Docket – March 2021
- Council Sets the Final Docket – March 2021
- PC Public Hearing on Proposed Docketed Amendments – June 2021 (tentative)
- Council adoption of the Proposed Docketed Amendments– July 2021 (tentative)

### **RECOMMENDATION**

Staff recommends that the Planning Commission recommend Amendment #1 be placed on the proposed 2021 Comprehensive Plan Docket.

### **ATTACHMENT**

Attachment A – Draft 2021 Comprehensive Plan Docket  
Attachment B – Comprehensive Plan Land Use Map Exhibit  
Attachment C – Zoning Map Exhibit  
Attachment D – Applicant's Proposal and Site Plan



*City of Shoreline*

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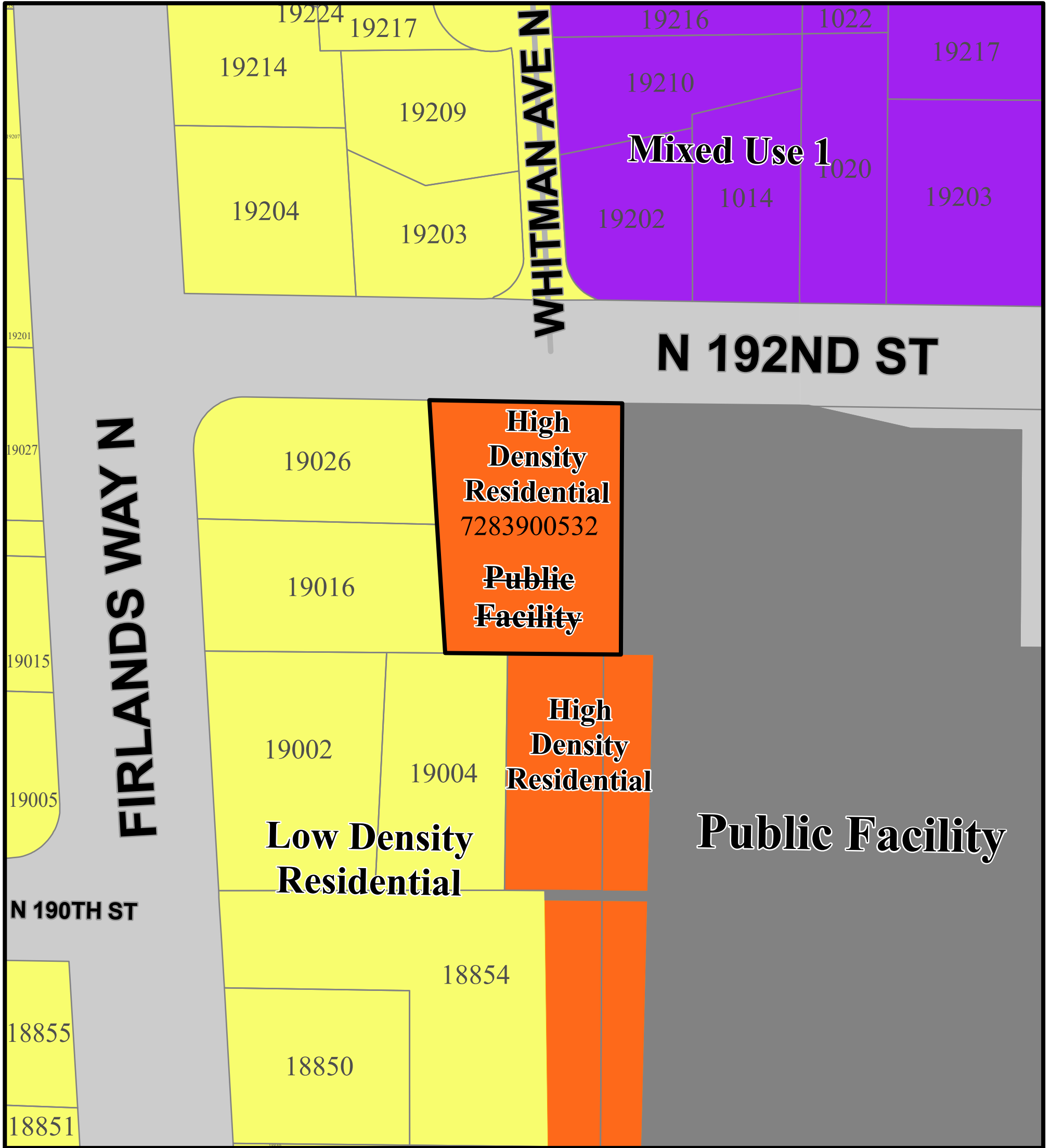
## **DRAFT 2021 COMPREHENSIVE PLAN AMENDMENT DOCKET**

The State Growth Management Act generally limits the City to amending its Comprehensive Plan once a year and requires that it create a Docket (or list) of the amendments to be reviewed.

### **DRAFT 2021 Comprehensive Plan Amendments**

1. Amend the Comprehensive Plan Land Use Map Designation from Public Facility to High Density Residential (parcel number 7283900532) and change the Zoning from Residential, 18 units/acre (R-18) to Residential, 48 units/acre (R-48) (parcel numbers 7283900532 and 7283900524).

*Estimated timeframe for Council review/adoption: September 2021.*



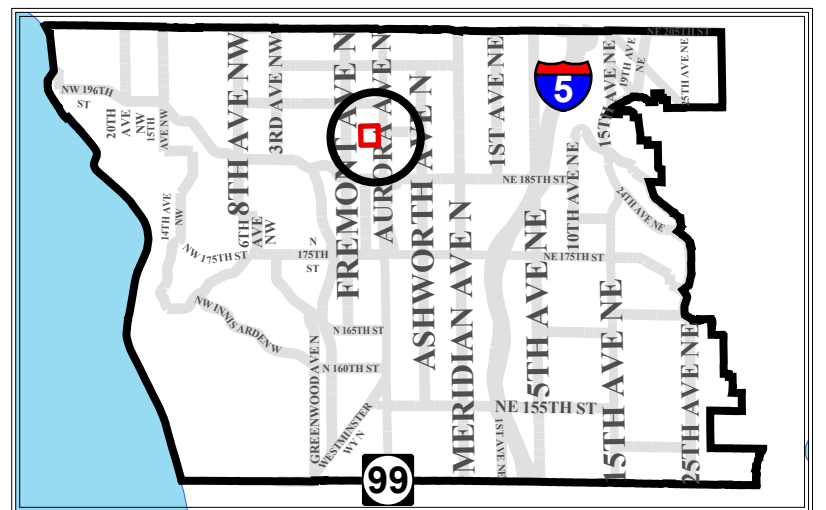
**N 192nd St & Whitman Ave N  
Comprehensive Plan Amendment  
Public Facility to High Density Residential**

**Land Use Legend**

- |                            |                      |
|----------------------------|----------------------|
| Station Area 1             | Planned Area 3       |
| Station Area 2             | Mixed Use 2          |
| Station Area 3             | Mixed Use 1          |
| Low Density Residential    | Town Center District |
| Medium Density Residential | Public Facility      |
| High Density Residential   | Public Open Space    |
| Institution/Campus         | Private Open Space   |

**Feature Legend**

- |                 |                    |
|-----------------|--------------------|
| - Parcel Change | - Unclassified ROW |
| - City Boundary | - Parcel Line      |



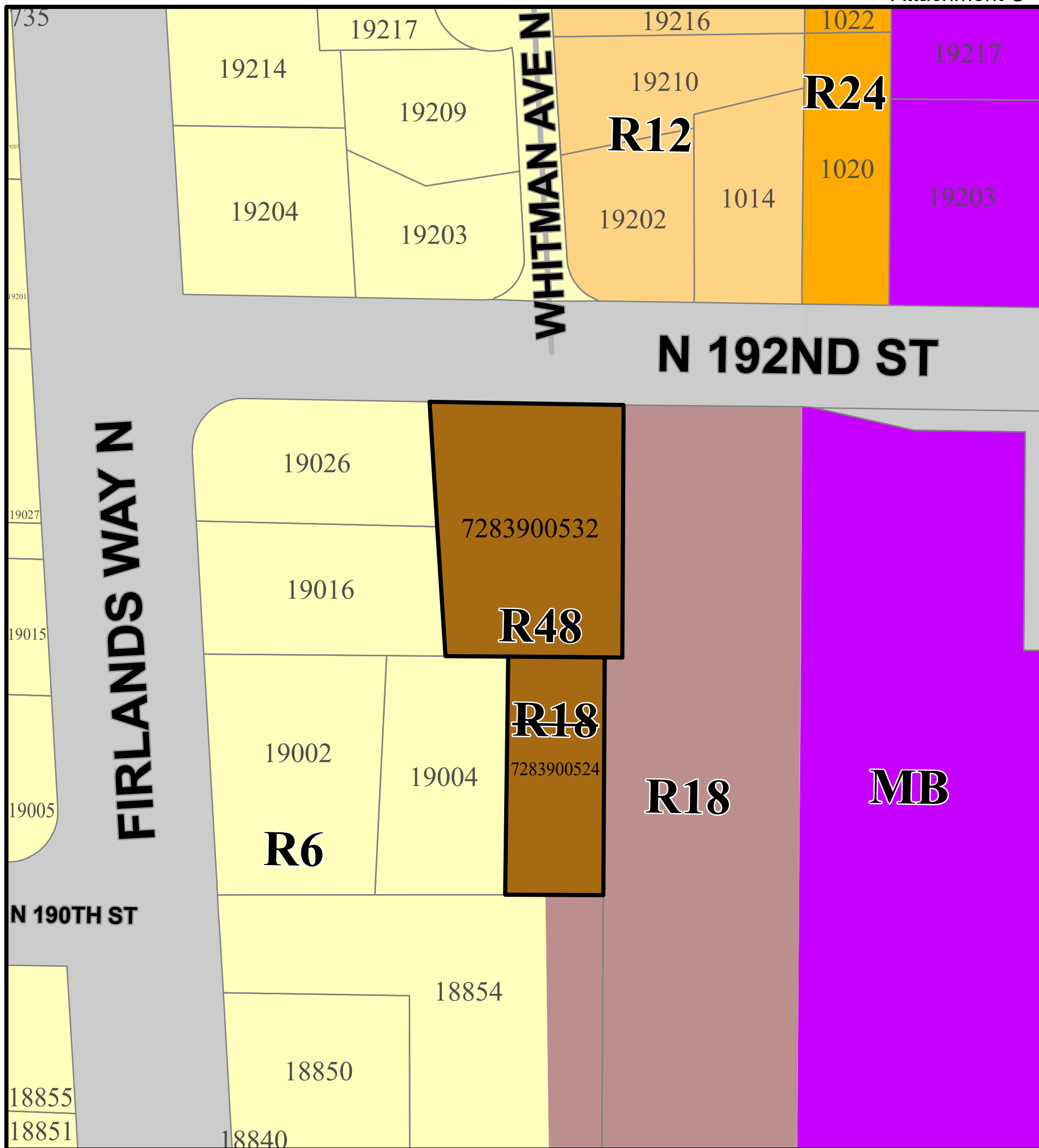
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# Zoning Update: N 192nd St & Whitman Ave N

Attachment C




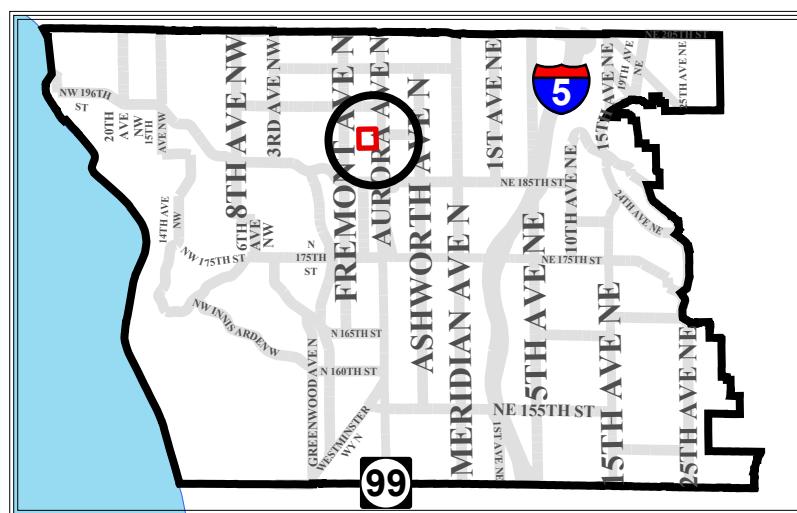
## N 192nd St & Whitman Ave N Zoning Update R-18 to R-48

### Land Use Legend

- |   |  |
|---|--|
|  Station Area 1             |  Planned Area 3       |
|  Station Area 2             |  Mixed Use 2          |
|  Station Area 3             |  Mixed Use 1          |
|  Low Density Residential    |  Town Center District |
|  Medium Density Residential |  Public Facility      |
|  High Density Residential   |  Public Open Space    |
|  Institution/Campus         |  Private Open Space   |

### Feature Legend

- |  |  |
|--|--|
|  - Parcel Change |  - Unclassified ROW |
|  - City Boundary |  - Parcel Line      |



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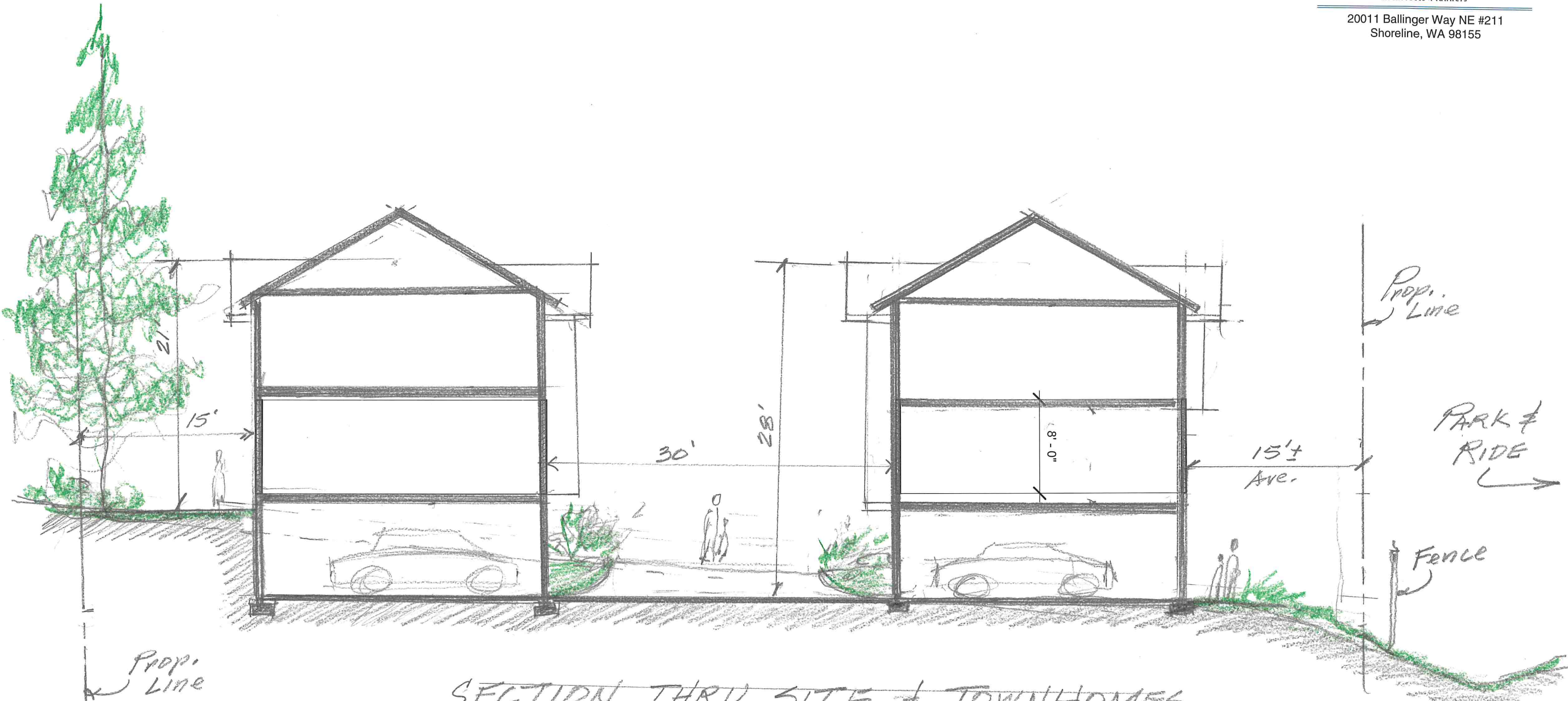
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SECTION THRU SITE & TOWNHOMES

1/8" = 1'-0"