



Planning & Development Services Dept.

17500 Midvale Avenue North
Shoreline, WA 98133-4921
(206) 801-2500 ♦ Fax (206) 546-8761

ADMINISTRATIVE ORDER#000112 030310
CORRECTIONS TO ERRORS ON ZONING MAP

ISSUE: To correct three errors on the zoning map, one for a parcel adjacent to the Crista campus; one for a parcel adjacent to the Fircrest campus, and one for a parcel adjacent to Shoreline Community College (SCC). The one next to Crista is on the northeast corner of the block that contains the Crista campus; this parcel is owned by Seattle Public Utilities and is not a part of the campus. It contains two water tanks. The second is a parcel owned by the Shoreline School District northeast of the Fircrest campus near Hamlin Park. The third is a piece of land owned by Shoreline Community College that is separated from the college parcel by right-of-way, but is actually a part of the parcel.

When the zoning change took place under Ordinance 507, the first two parcels were published on the zoning map as being included with the zone change from R-6 to Campus zone. This was an error as neither of these two parcels are a part of either campus, nor were they intended to be included with the zone change.

The other error was in not changing the piece of land owned by SCC to the “Campus” zone, when it should have been included in the change. The zoning map still shows it as being zoned residential.

FINDINGS:

Seattle Public Utilities (SPU) property – Address: 19345 Fremont Ave. N., Parcel #0626049086
Zoning (prior to map change) – R-6, Residential, 6 units per acre
Comprehensive Plan Designation - Public Facilities
Land Use - utility

Shoreline School District (SSD) property – Address: 2003 NE 160th St., Parcel #1626049008
(note: although not contiguous, this is the same parcel as Shorecrest High School).
Zoning (prior to map change) - R-6, Residential, 6 units per acre
Comprehensive Plan Designation – Public Facilities
Land Use – school district central kitchen and food distribution warehouse

Ordinance 507 was intended to create "Campus" Comprehensive Plan and Zoning designations for the various campus institutions in the city, including the privately-owned Crista campus and the state-owned Fircrest campus. The ordinance also established procedures for creating and amending Master Development Plan Permits for those campuses.

During the process of amending the zoning map, the subject parcels were amended in error. It was not the intent of the Planning Commission or Council to include these non Crista or State owned parcels as part of these campuses as evidenced by:

- The "new" Campus Comprehensive Plan Designations and corresponding Zoning were to mirror the "old" Single Family Institution boundaries; and
- Staff reviewed Planning Commission and City Council minutes and confirmed there was no discussion regarding changing the zoning of these specific parcels; and
- The Comprehensive Plan Map adopted for Ordinance 507 did not change the designations for these parcels from Public Facility to Campus.

Therefore, the change in zoning from R-6 to Campus is an error.

Shoreline Community College (SCC) Property - Address: 16101 Greenwood Ave. N., Parcel #1226039013

Zoning (prior to map change) – R-4, Residential, 4 units per acre

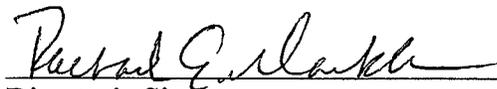
Comprehensive Plan Designation – Campus

Land Use - vacant

It was not the intent of the Planning Commission or Council to leave this piece of land out of the SCC zone change, as evidenced by the Comprehensive Plan map designation of "Campus." It is part of the SCC parcel and could not in any event be used as a single-family parcel as it is too small and is more like a roadway median than a parcel of land.

CONCLUSIONS: The errors come under the definition of a scrivener's error – a mistake made while copying or transmitting legal documents, as distinguished from a judgment error, which is an error made in the exercise of judgment or discretion, or a technical error, which is an error in interpreting a law, regulation, or principle.

DECISION: Change the zoning map back to R-6 for the Fircrest and Crista parcels. Change the zoning map to Campus zone for the SCC parcel.



Director's Signature

3/16/10
Date