

ORIGINAL

ORDINANCE NO. 521

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S ZONING MAP TO CHANGE THE ZONING FROM CB (COMMUNITY BUSINESS) TO RB (REGIONAL BUSINESS) FOR THE PROPERTIES LOCATED AT 18501 AND 18511 LINDEN AVE N.

WHEREAS, the subject properties, located at 18501 and 18511 Linden Ave N are zoned CB, Community Business; and

WHEREAS, the owner of the property has applied to rezone the properties to RB, Regional Business; and

WHEREAS, the rezone of the properties is consistent with the Comprehensive Plan land use designations of Mixed-Use and Community Business; and

WHEREAS, the Planning Commission considered the applications for zone change at a public hearing on September 4, 2008, and has recommended approval of the rezone; and

WHEREAS, the City Council considered the applications for zone change and remanded the application to the Planning Commission on September 22, 2008; and

WHEREAS, the Planning Commission re-considered the application for zone change at a special meeting on October 27, 2008, and has recommended approval of the rezone; and

WHEREAS, a Determination of Non-Significance has been issued for the proposal pursuant to the State Environmental Policy Act; and

WHEREAS, the City Council concurs with the Findings and Recommendations of the Planning Commission and determines that the rezone of the properties should be approved to provide for residential dwelling units and other compatible uses consistent with the goals and policies of the City's Comprehensive Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Findings. The Planning Commission's Findings and Recommendations on September 4 and October 27, 2008 to approve rezone of the parcels are hereby adopted.

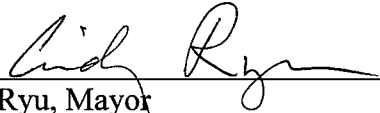
Section 2. Amendment to Zoning Map. The Official Zoning Map of the City of Shoreline is hereby amended to change the zoning classification of the properties described as RICHMOND HIGHLANDS ADD N 65 FT LESS W 200 FT (Parcel No. 7283900303) and

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RICHMONG HIGHLANDS ADD LESS W 200 FT LESS N 65 FT LESS CO RD (Parcel No. 7283900302) depicted in Exhibit A attached hereto, from CB, Community Business, to RB, Regional Business.

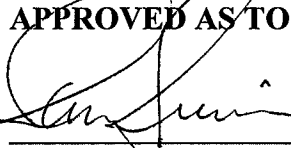
Section 3. Effective Date and Publication. This ordinance shall go into effect five days after passage and publication of the title as a summary of this ordinance.

PASSED BY THE CITY COUNCIL ON NOVEMBER 3, 2008.

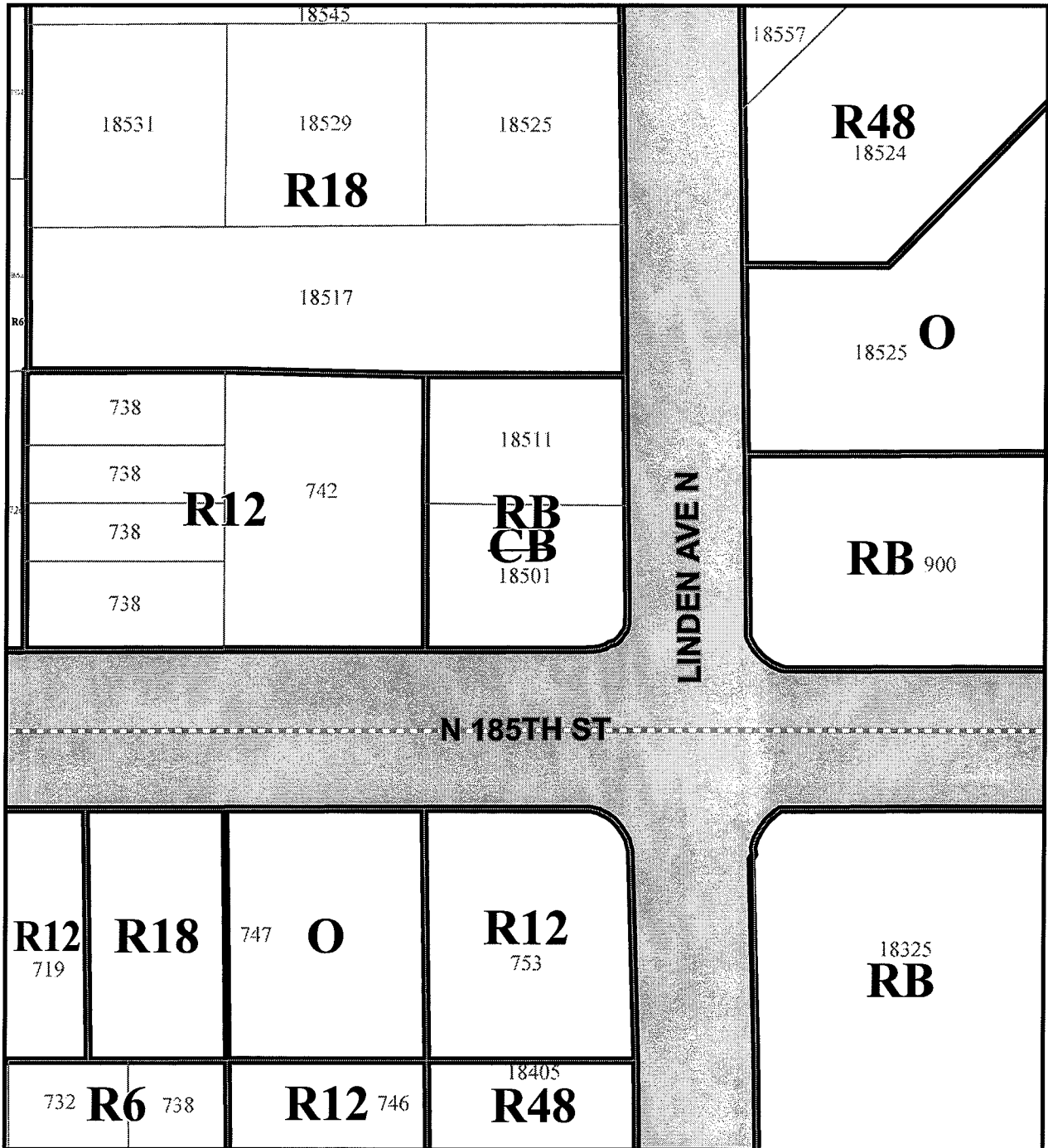

Cindy Ryu, Mayor

ATTEST:


Scott Passey
City Clerk

APPROVED AS TO FORM:

Ian Sievers
City Attorney

Date of Publication: November 6, 2008
Effective Date: November 11, 2008

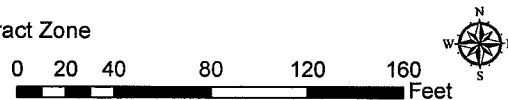
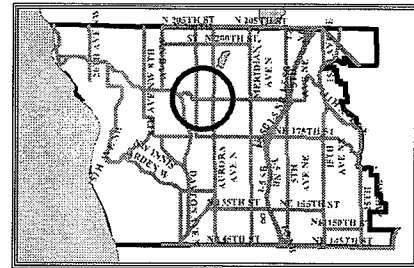


18501,18511 Linden Ave N Rezone

CB to RB

Zoning Legend

- | | |
|---------------------------------------|--|
| R4 Residential, 4 units/acre | NB Neighborhood Business |
| R6 Residential, 6 units/acre | NCBD North City Business District |
| R8 Residential, 8 units/acre | CB Community Business |
| R12 Residential, 12 units/acre | O Office |
| R18 Residential, 18 units/acre | RB Regional Business |
| R24 Residential, 24 units/acre | RB-CZ Regional Business-Contract Zone |
| R48 Residential, 48 units/acre | I Industrial |
| CZ Contract Zone | |



No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

Representation of official zoning map adopted by City Ordinance No. 292. Shows amendments through December, 2006.



- #### Feature Legend
- | | |
|------------------|--------------------|
| - Map Tile Lines | - Unclassified ROW |
| - City Boundary | - Parcel Line |