

CITY OF LYNNWOOD

ORDINANCE NO. 1141

AN ORDINANCE AMENDING SECTION 18.20 OF THE LYNNWOOD MUNICIPAL CODE AND THE COMPREHENSIVE PLAN AND AMENDING THE OFFICIAL MAP OF THE COMPREHENSIVE PLAN FOR THE CITY AND ADOPTING OFFICIAL MAPS AS ADDITIONS TO THE COMPREHENSIVE PLAN MAP FOR THE CITY OF LYNNWOOD.

WHEREAS, upon motion duly made, the City Council of the City of Lynnwood has determined to amend the official map of the Comprehensive Plan of the City of Lynnwood, and

WHEREAS, due hearing was held by the City Council after proper notice, and

WHEREAS, at such hearing the City Council resolved that such amendment to the Comprehensive Plan was desirable, NOW, THEREFORE, the City Council of the City of Lynnwood does ordain as follows:

SECTION 1. That Chapter 18.20 of the Lynnwood Municipal Code and the Official Map of the Comprehensive Plan of the City of Lynnwood and the Comprehensive Plan of the City of Lynnwood should be and the same are hereby amended as set forth in this ordinance. That insofar as the Comprehensive Plan Map of the City of Lynnwood conflicts with the maps hereafter adopted by this ordinance, the same should be and is hereby repealed.

SECTION 2. That the Official Map of the Comprehensive Plan of the City of Lynnwood is hereby amended by changing the planned uses from Industrial Park/Business Park to Planned Commercial Development in accordance with the area delineated upon that certain map attached hereto as Exhibit 1 and by this reference incorporated herein, said delineated area shall hereinafter be referred to as the "Alderwood Annex" and the Official Comprehensive Plan and the Comprehensive Plan Map of the City of Lynnwood should be and the same are hereby amended in accordance with the planned uses as set forth on said attached map.

SECTION 3. Pursuant to the requirements of the Lynnwood Municipal Code, Section 20.33.010, the Design Concept Plan attached hereto as Exhibit 2 and by this reference incorporated herein and the Design Concept Plan Explanatory Text attached hereto as Exhibit 3 and by this reference incorporated herein are hereby adopted as part of the Official Comprehensive Plan for the area reclassified in Section 2 of this ordinance.

SECTION 4. Pursuant to the requirements of the Lynnwood Municipal Code, Section 20.33.010, the following development guidelines are hereby adopted as part of the Official Comprehensive Plan for the area reclassified in Section 2 of this ordinance:

DEVELOPMENT GUIDELINES FOR THE ALDERWOOD ANNEX
PLANNED COMMERCIAL DEVELOPMENT DISTRICT

Statement of Purpose

The following development guidelines and policies are to be used in evaluating proposed special permit applications within Alderwood Annex. The guidelines and policies highlight specific concerns associated with the Alderwood Annex Planned Commercial Development District.

DG-1: Access Control

Minimizing traffic congestion on adjacent streets through proper control of site access is a high priority. Coordinated access points may be required for many sites.

Policy:

As a condition to the issuance of a special use permit, a property owner may be required to provide for joint access to and/or from adjacent parcels. This shall be accomplished through easements or joint use agreements approved by the City Attorney. Curb cuts allowed at the time of development may only be temporary and may be closed when more suitable access is developed on adjacent sites.

Specifically, when an individual property owner is given a special permit, he may, at the City's discretion, be allowed to develop either permanent or temporary curb cuts for site access. When adjacent sites are developed, the property owner may be required to close temporary curb cuts and provide access through one of the adjacent sites. Alternatively, one or more of the adjacent sites may be required to provide its access through a permanent curb cut granted to the first site. This shared access scheme is intended to provide greater traffic safety and shall be viewed as partial consideration for attaining special use permit approval from the city.

Policy:

Internal access roadways shall be provided in locations generally consistent with the scheme presented in the design concept plan. The internal access system may be private and provided for by easement as each site within the district develops. When a property owner requests a special use permit for his parcel, he shall develop the roadways necessary to serve his property.

Policy: As an incentive for development of joint parking facilities, parking requirements may be reduced as provided for in Section 20.33.090 of the Zoning Ordinance.

DG-2: Site Design

The Alderwood Annex should be developed with uses designed to be compatible with the adjacent Alderwood Mall. Uses within the Alderwood Annex district should also have site designs which are internally consistent. This should not be interpreted to mean that all materials and designs must be similar, but it does mean that designs should be coordinated and compatible with one another.

Policy:

Site plans and structural designs shall be submitted to the Planning Department for review and comment regarding coordination with existing uses both adjacent to and within the Alderwood Annex district.

Policy:

Landscaping plans for individual sites shall be reviewed in accordance with Section 20.16.060 of the Zoning Ordinance. This review shall insure that landscaping is adequate and also shall insure that landscaping is compatible where individual sites interface.

DG-3: Signage

Signs within Alderwood Annex shall be of high quality. It is recognized that individual commercial establishments must be properly identified, but it is also recognized that signage should be the minimum necessary to provide such identification. Excessively large signs and flashing or animated signs are recognized as being inconsistent with the existing character of the area and will be discouraged.

Standards for illumination and structural integrity shall be as specified in Section 20.33.140 of the Zoning Code or other applicable City regulations. Sign size and location shall be as specified by Section 20.33.120 of the Zoning Code for business signs.

Policy:

While free-standing signs of high quality may be allowed for area identification, emphasis shall be placed upon use of building face signs where they will function as effectively as a free-standing sign.

Policy:

Where possible, signs shall be coordinated in scale and materials with those currently used on adjacent sites within the district.

DG-4: Prohibited Uses

The Alderwood Annex shall generally allow uses permitted in the BC Community Business Zone. However, because of concern regarding traffic congestion and also because of a desire to maintain a quality level consistent with the adjacent Alderwood Mall, certain uses shall be prohibited from locating in Alderwood Annex.

Policy:

Fast food eating establishments as defined in Section 20.02.327 of the Lynnwood Municipal Code, shall not be permitted to locate in Alderwood Annex.

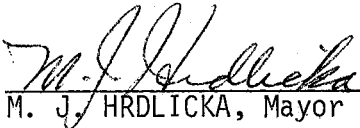
Policy:

Service Stations would also not be permitted in Alderwood Annex.

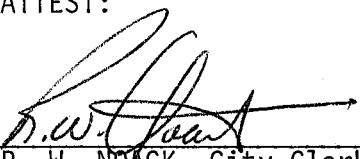
SECTION 5. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase, or word of this ordinance.

SECTION 6: This ordinance shall take effect and be in full force five (5) days after its passage, approval and publication.

PASSED this 13th day of October, 1980, and signed in authentication of its passage this 13th day of October, 1980.

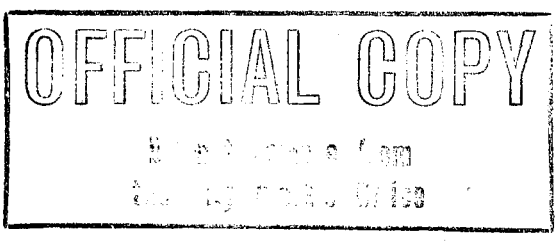

M. J. HRDLICKA, Mayor

ATTEST:


R. W. NOACK, City Clerk

APPROVED AS TO FORM:


J. GAYLORD RIACH, City Attorney



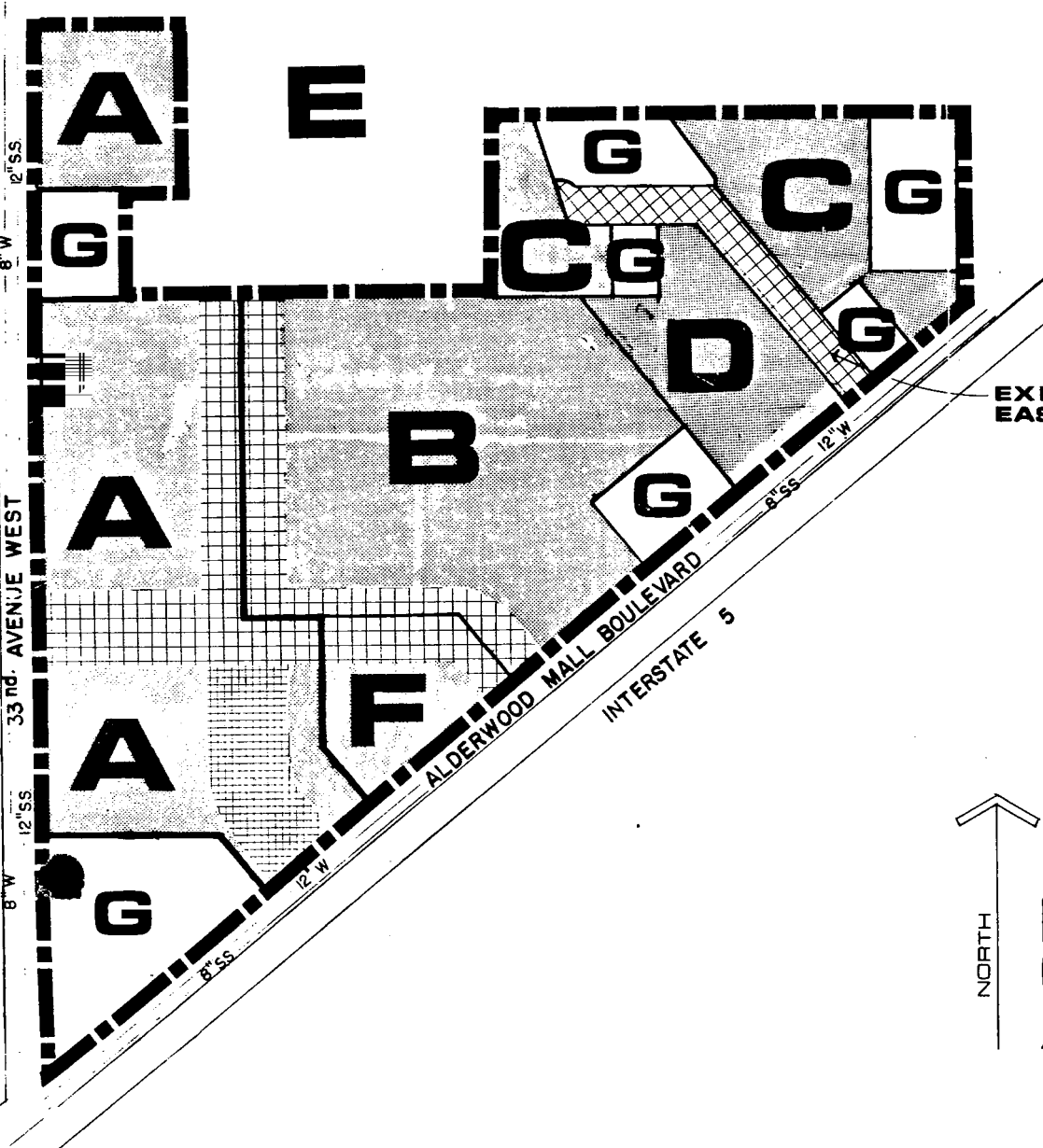
PCD Comprehensive Plan Amendment
80-CP-4

DESIGN CONCEPT EXPLANATORY TEXT

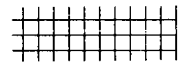
- I. Access corridors shown on the concept represent the approximate locations for internal circulation on the site.
 - A. An east/west roadway should be developed to link 33rd Avenue West and Alderwood Mall Boulevard.
 - B. A north/south roadway should be developed to link the east/west roadway to the existing access road within the Alderwood Mall site.
 - C. A temporary internal access road section linking Alderwood Mall Boulevard to an east/west connection to 33rd Avenue West may have to be developed until the School District bus barn site is surplus and subsequently developed.
 - D. An existing easement in the northeast corner of the area should be developed to access a number of sites in the northeast corner of the district.
- II. The internal access roads will be private and provided for by joint easements.
- III. Internal access roads will be developed to a width and standards adequate for retail commercial deliveries and customer traffic.
- IV. Major utilities presently exist adjacent to the site and are adequate to serve the potential users on the site.

The existing utility layout is shown on the design concept plan.
- V. Major existing property ownerships are designated on the

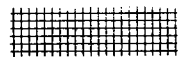
plan by letter. Unmarked sites on the plan are smaller parcels or under multiple ownership. It is anticipated that further consolidation of ownerships will occur on the site.



LEGEND



PROPOSED ACCESS CORRIDOR



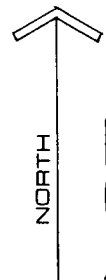
ALTERNATE OR TEMPORARY ACCESS CORRIDOR

(indicates approximate corridors only)

LAND OWNERSHIP

A
B
C
D
E
F
G

OWNED OR CONTROLLED BY ECHELBARGER and/or OLDS
SCHOOL DISTRICT BUS BARN
IVERSON
MARTIN TRUCKING
ALDERWOOD MALL
COAST WIDE
SMALL OWNERSHIPS



POSSIBLE DESIGN CONCEPT PLAN FOR ALDERWOOD ANNEX