

CITY OF LYNNWOOD

AN ORDINANCE AMENDING SECTION 18.20 OF THE LYNNWOOD MUNICIPAL CODE AND THE COMPREHENSIVE PLAN AND AMENDING THE OFFICIAL MAP OF THE COMPREHENSIVE PLAN MAP 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of the City of Lynnwood conflicts with the maps hereafter adopted by this ordinance, the same should be and is hereby repealed.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 light industry, single-family, and multi-family 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 "Lynnwood Trade Center" 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 below in the Development Guidelines.

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 Ex-

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planatory 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 LYNNWOOD TRADE CENTER
PLANNED COMMERCIAL DEVELOPMENT DISTRICT

Statement of Purpose

The following development guidelines and policies are to be used in evaluating proposed developments within the Lynnwood Trade Center. The guidelines and policies highlight specific concerns associated with the Lynnwood Trade Center Planned Commercial Development District.

DG-1: Access Control

Minimizing traffic congestion on adjacent streets through proper control of site access is a high priority. Ultimate development will involve only one entrance from the Lynnwood Trade Center to 44th Avenue West.

Policy:

The single access point should be located as far south from the I-5 exit as is practical but should remain north of 209th St. S.W. Developers of the Lynnwood Trade Center should pay for traffic controls as required by the City Engineer.

Policy:

As it is intended that ultimate development of the Lynnwood Trade Center will involve a single access point on 44th Avenue West, every effort should be made to require a developer to address and develop a co-ordinated internal traffic system involving all parcels. 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.

Policy:

Internal access roadways shall be provided in locations generally consistent with the scheme presented in Exhibit "2A". The internal access system may be private and provided for by easements as each site within the district develops.

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DG-2: Site Design

Uses within the Lynnwood Trade Center should have site designs which are internally consistent. This should not be interpreted to mean that all materials and designs should be similar, but it does mean that designs should be coordinated and compatible with one another.

Policy:

The site shall be graded such that the required site screening area shall remain at the original grade while the developed portions of the site shall be graded several feet lower, except where large trees would be lost.

DR-3: Signage

Signs within the Lynnwood Trade Center 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 shall not be permitted.

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 freestanding signs of high quality may be allowed, emphasis shall be placed upon use of building face signs where they will function as effectively as a free-standing sign. In those areas within the Lynnwood Trade Center restricted to B-2 or B-4 uses, signage shall be restricted to "directory type" signs. Directory type signs identify the tenant or business, not the products or services rendered and may be attached to the building or located on a ground or freestanding sign. A directory sign is generally 2 to 3 square feet in area per tenant.

Policy:

Where possible, signs shall be coordinated in scale and materials with those currently used on adjacent sites within the district. Signs shall be so located that they will not cause glare when viewed from outside the Lynnwood Trade Center, especially from the south.

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DG-4: Residential Traffic

The Lynnwood Trade Center should be developed so that its traffic does not impact residential areas.

Policy:

209th St. S.W. and its extension and the proposed extension of 48th Avenue West shall not be utilized for access to the Lynnwood Trade Center. Emergency vehicle access routes with crash gates shall be developed, however.

DR-5: Stream Protection

The Lynnwood Trade Center shall be developed in a manner which shall be protective of the existing watershed.

Policy:

All property owners shall be required to utilize the latest technology to assure that development and operation of the property shall not degrade the existing stream habitat. Such development and operation shall be monitored on a continuing basis by each respective property owner.

DR-6: Compatible Uses

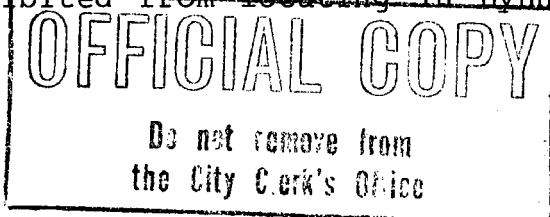
The southern portion of the Lynnwood Trade Center shall be developed with uses less intense than those allowed through the planned commercial development district and with a bulk scale which is compatible with nearby development. In particular, on the southern portion of the Trade Center structures shall be no more than two stories and should involve uses which predominately have daytime use.

Policy:

1. In Area A on the Design Concept Plan attached hereto as Exhibit "2" uses allowed shall not be higher than those allowed in a B-4 Zone.
2. In Area B on the Design Concept Plan attached hereto as Exhibit "2" property uses allowed shall not be higher than those allowed in a B-2 zone.
3. In Area C on the Design Concept Plan attached hereto as Exhibit "2" uses allowed shall not be higher than those allowed in a B-C zone.

DG-7: Prohibited Uses

Because of concern regarding traffic congestion and compatibility, certain uses shall be prohibited ~~from locating in Lynnwood Trade Center.~~



Policy:

Fast food eating establishments as defined in Section 20.02.327 of the Lynnwood Municipal Code shall not be permitted in the Lynnwood Trade Center.

Policy:

Service Stations as defined in Section 20.42.020 of the Lynnwood Municipal Code shall not be permitted to locate in the Lynnwood Trade Center.

DG-8: Landscape Buffering

The Lynnwood Trade Center shall be developed in a manner which includes substantial buffering of the properties to the south to an extent not previously found in Lynnwood.

Policy:

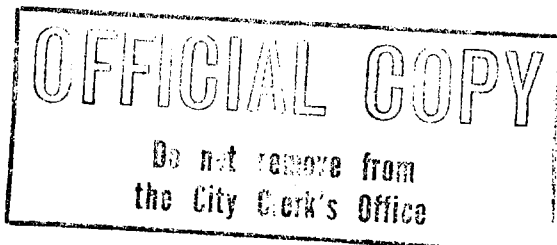
Landscaping plans for individual sites shall be reviewed in accordance with Section 20.16.060 of the Zoning Ordinance. This review shall insure that landscaping is adequate and shall also insure that landscaping is compatible where individual sites interface. In addition, landscaped areas shall be provided generally in accordance with the design concept plan, with open space amounting to approximately 35% of the land area.

Policy:

Landscaping shall be sufficient to give visual and noise buffering for the properties to the south. Wood fencing or intermingled staggered treeing should be used.

SECTION 6: 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 7: This ordinance shall take effect and be in full force five (5) days after its passage, approval and publication.



PASSED this 26th day of May, 1981, and signed in authentication of its passage this 26th day of May, 1981.

M. J. Hrdlicka
M. J. HRDLICKA, MAYOR

ATTEST:

R. W. Noack
R. W. NOACK, City Clerk

APPROVED AS TO FORM:

Pat Curran
PAT CURRAN, ASSISTANT CITY ATTORNEY

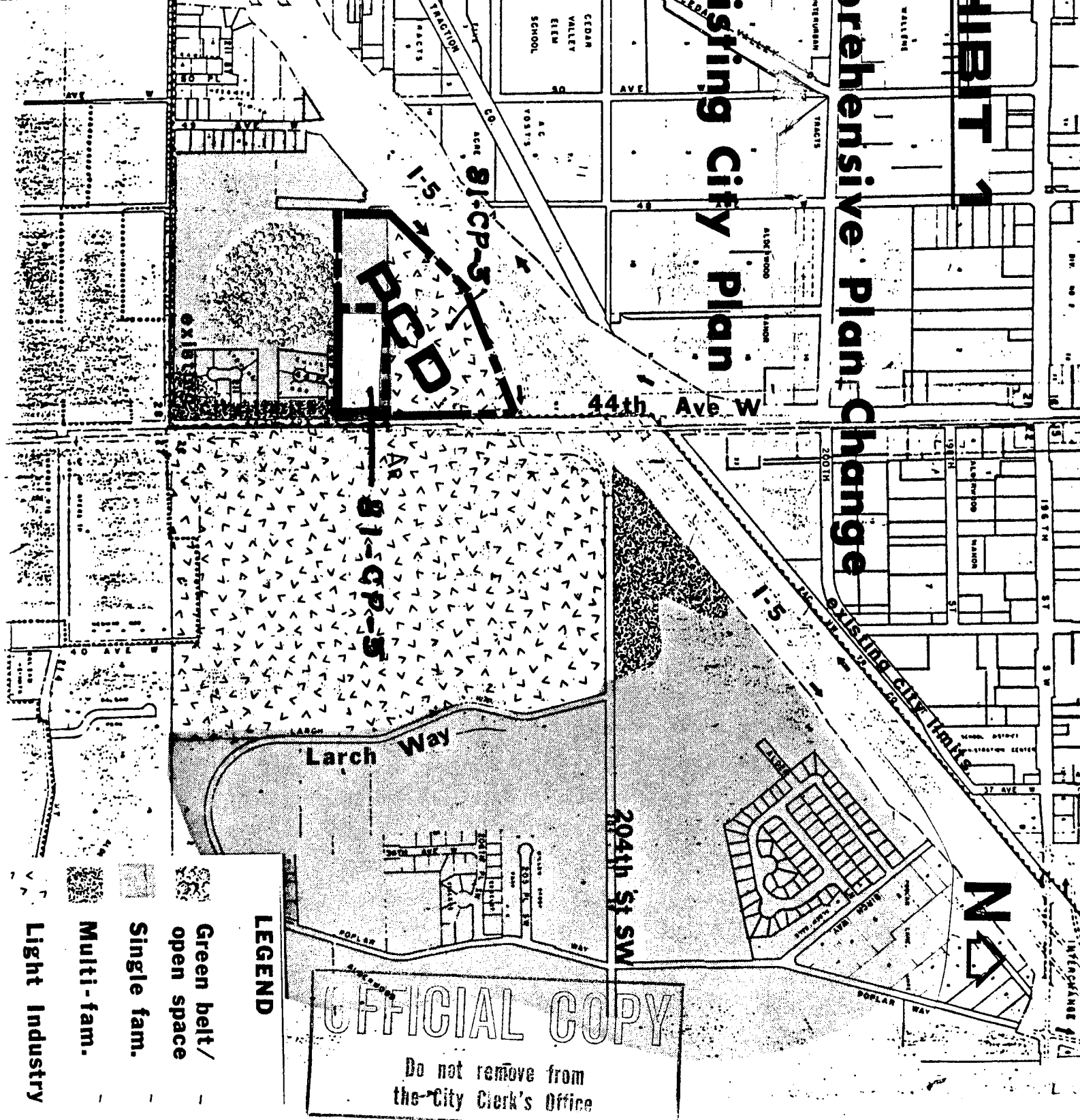
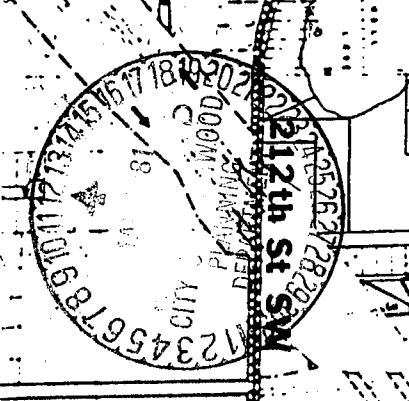
Comprehensive Plan Change
80-CP-5

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EXHIBIT 1

Comprehensive Plan Change

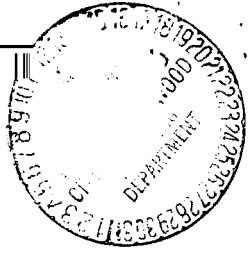
Existing City Plan



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LEGEND

- Green belt/
open space
- Single fam.
- Multi-fam.
- Light Industry



**DESIGN CONCEPT PLAN
LYNNWOOD TRADE CENTER**

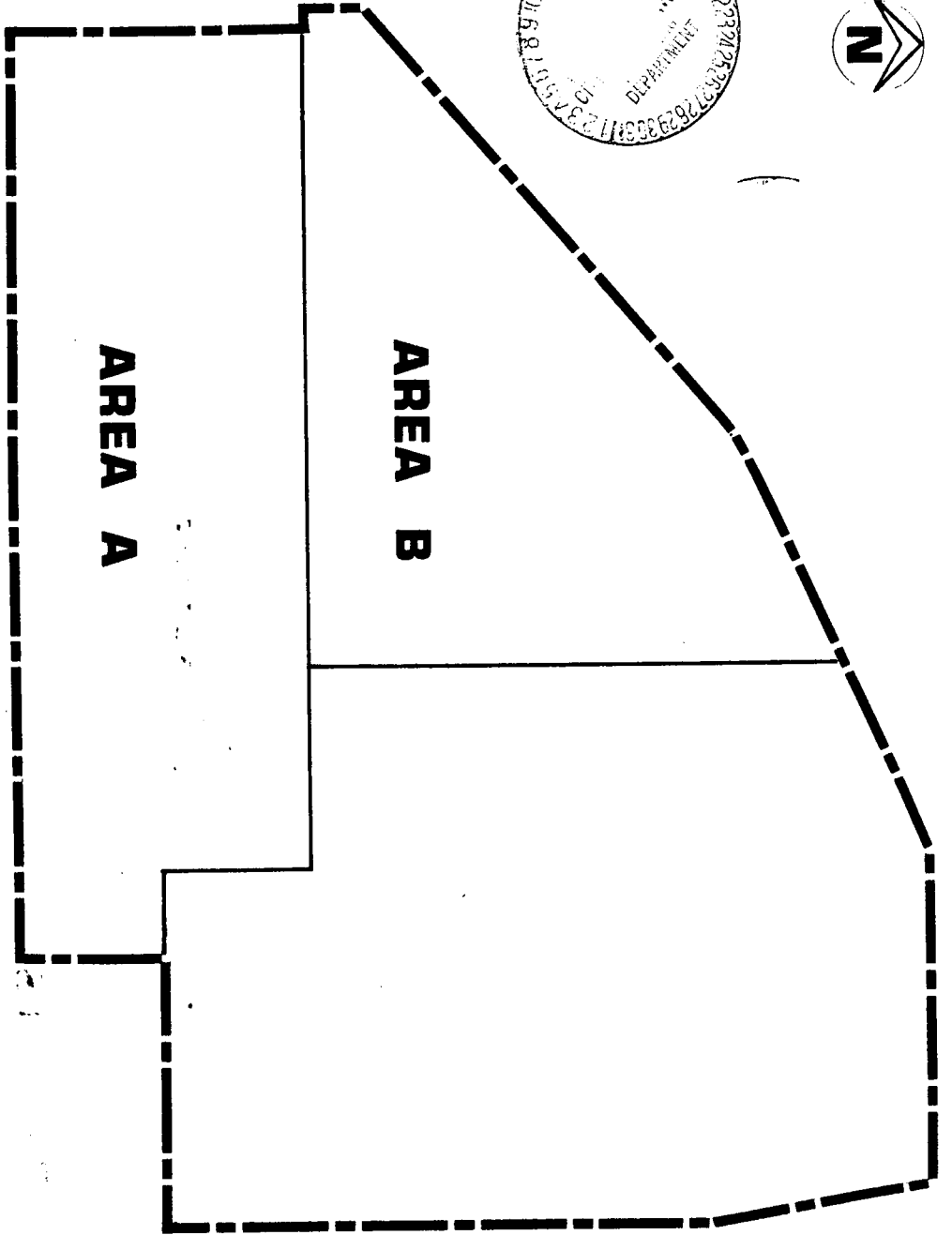
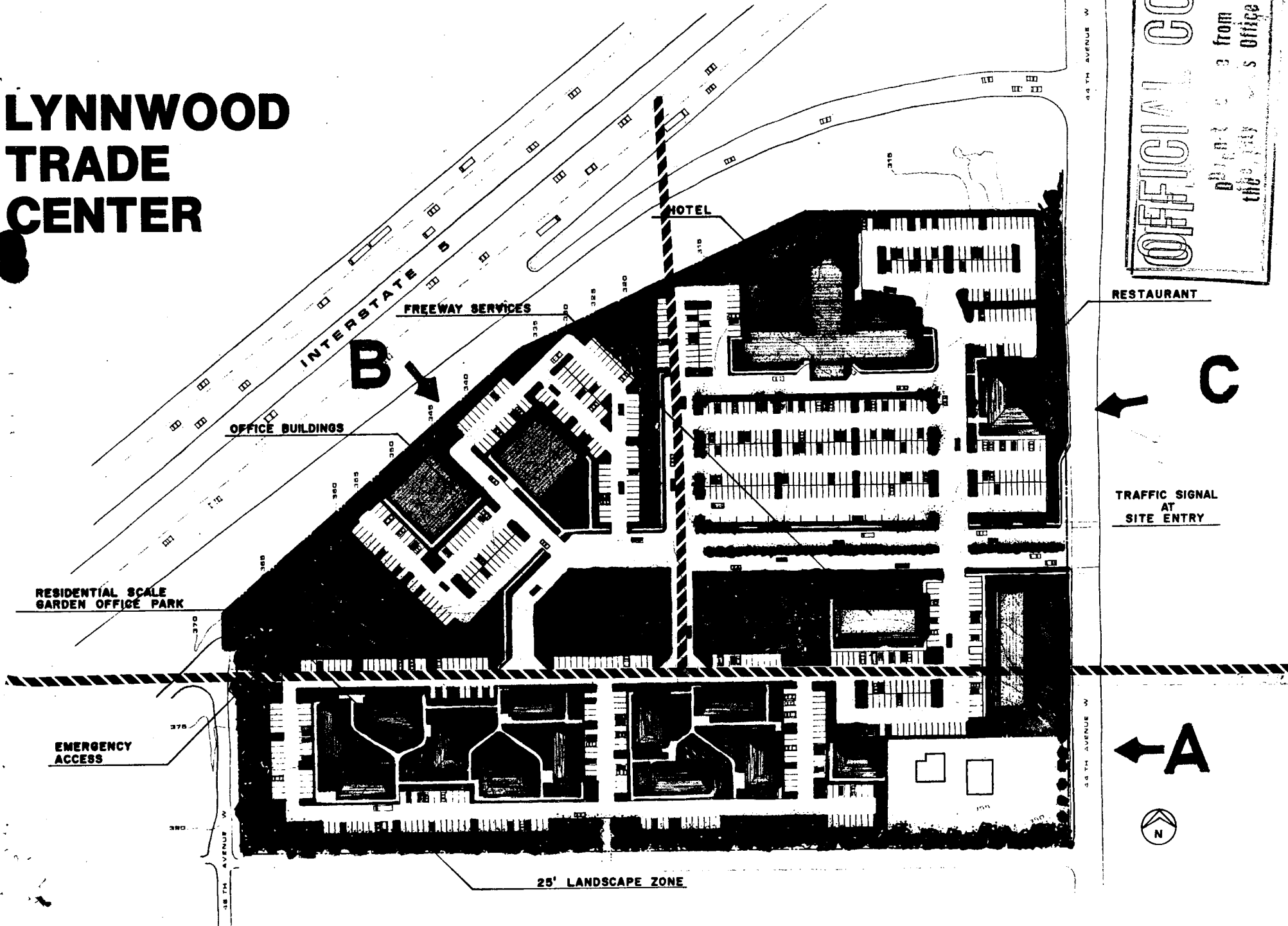


EXHIBIT 2

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LYNNWOOD TRADE CENTER



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RESTAURANT

TRAFFIC SIGNAL
AT
SITE ENTRY

A



25' LANDSCAPE ZONE

RESIDENTIAL SCALE
GARDEN OFFICE PARK

EMERGENCY
ACCESS

OFFICE BUILDINGS

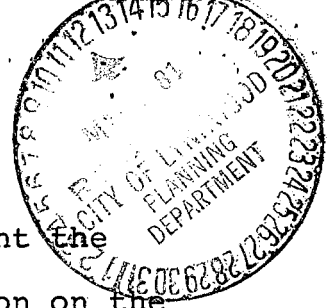
HOTEL

FREWAY SERVICES

B

C

DESIGN CONCEPT EXPLANATORY TEXT



- I. Access corridors shown on Exhibit 2A represent the approximate locations for internal circulation on the site.
 - A. The ultimate development will involve only one entrance from the Lynnwood Trade Center to 44th Avenue West.
 - B. Other emergency access shall be provided as required by the City.
 - C. A traffic light should be provided by the developers at the access point to 44th Avenue West.
 - D. Other improvements, including the possible widening of 44th Avenue West, should be provided by the developers as required by the City Engineering Department.
- 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. Utilities.
 - A. Adequate water lines to serve potential users will have to be brought by developers to the site.
 - B. The site lies at a lower elevation than the existing sewer system of the City of Lynnwood. At the present time, hook-ups to the City sewer system have been

restricted until such time as improvements to the City's

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system at Browns Bay are completed. Developers of the Lynnwood Trade Center will be required to provide a sewage lift station when the City has completed its improvements at Browns Bay.

- C. As the proposed site of the Lynnwood Trade Center is adjacent to the environmentally sensitive Scriber Creek floodplain, storm water retention will be required on the site to meet the standards provided in the City Ordinances and the standards of all other agencies with jurisdiction.
- V. Uses. In the area indicated on the Design Concept Plan as Area A, the only uses permitted by special use permits shall be those permitted in the B-4 zone of the Lynnwood Zoning Code. In the area designated as Area B, the only uses permitted ~~by special use permit~~ shall be those permitted in the B-2 zone of the City of Lynnwood's Zoning Code.

(AS REVISED BY CITY ATTORNEY)

