

CITY OF LYNNWOOD
ORDINANCE NO. 1443

AN ORDINANCE AMENDING SECTION 18.20 OF THE LYNNWOOD MUNICIPAL CODE AND THE COMPREHENSIVE PLAN AND AMENDING THE OFFICIAL MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LYNNWOOD BY MAKING CERTAIN CHANGES IN THE USE DESIGNATIONS SHOWN THEREON

WHEREAS, the City received an application for a Comprehensive Plan amendment from Medium Density Residential, four or fewer units per acre, to Multiple Family - Restricted Use (Elderly Housing) to allow the property owners to seek approval of a 36-unit retirement housing Planned Unit Development on property located at the northwest corner of 44th Avenue West and 188th Street S. W.; and

WHEREAS, after proper notice, due hearing was held by the City Planning Commission to consider the requested amendment to the official map of the Comprehensive Plan of the City of Lynnwood; and

WHEREAS, after due deliberation the Planning Commission found the following:

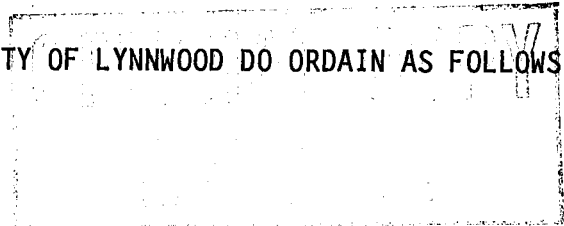
1. The proposed use would meet a public need in the community for retirement housing.
2. The property is located between Lynnwood Elementary School and Lynnwood Fire Station No. 1 and if developed as proposed would create a continuous row of facilities providing some public benefit or service from the Lynnwood Library north to the elementary school.
3. Traffic impacts of the proposed retirement housing facility are anticipated to be less than those for single family development due to fewer curb cuts and a lower rate of traffic generation.
4. Close proximity to shopping, services, and educational and recreational facilities makes the subject property a desirable location for a retirement facility.
5. As proposed, the facility would be located on the property so as to minimize impacts on existing residential development to the west by placing a second story wing along the north property line; and

WHEREAS, based on the above findings the Planning Commission recommended to the City Council that such amendment was desirable; and

WHEREAS, the City Council duly considered the Planning Commission recommendation of such amendment; and

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.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD DO 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 and 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 Medium Density Residential, four or fewer dwelling units per acre, to Multiple Family - Restrictive Use (Elderly Housing), in accordance with the areas delineated upon that certain map attached hereto and by this reference incorporated herein 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 in said attached map. In accordance with the findings of the Planning Commission, the use of the property is to be restricted to a retirement facility of no more than 36 units located on the property such that no portion of a building over one story is oriented toward existing single family development to the west, subject to approval of a Planned Unit Development.


SECTION 3. 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 4. This ordinance shall take effect and be in force five (5) days after its passage, approval and publication.

PASSED THIS 14th day of January, 1985, and signed in authentication of its passage this 14th day of January, 1985.

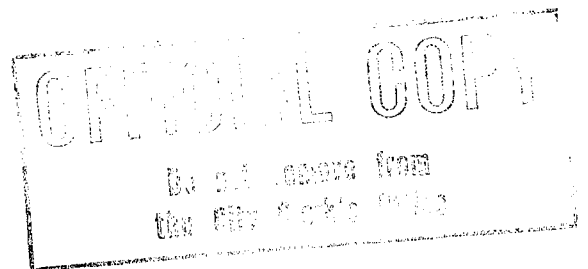

M. J. HRDLICKA, Mayor

ATTEST:


R. W. NOACK, City Clerk

APPROVED AS TO FORM:

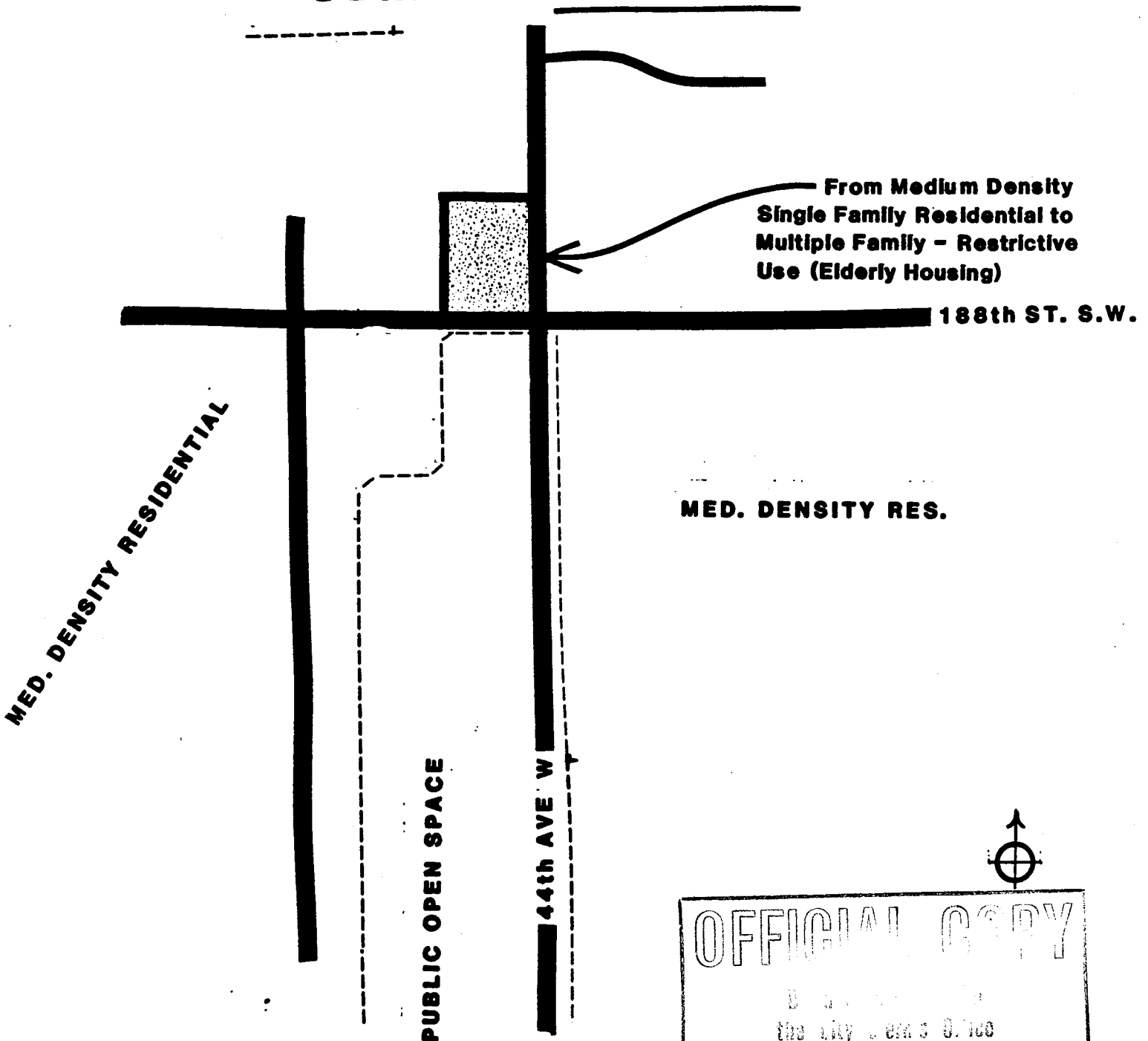

PATRICK M. CURRAN, Asst. City Attorney
3248Z



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Brown / Anderson Comp. Plan Amendment

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