

City of Lynnwood

DEC 12 2000

SCANNED

CITY OF LYNNWOOD

ORDINANCE NO. 1456

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 AND MAKING CERTAIN CHANGES IN THE USE DESIGNATIONS SHOWN THEREON

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

WHEREAS, after due deliberation, the City 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

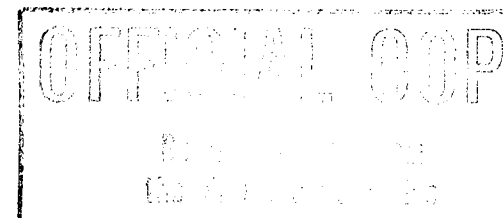
WHEREAS, upon motion duly made the City Council of the City of Lynnwood has determined to amend the official map of the Comprehensive Plan of the City of Lynnwood;

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of the City of Lynnwood conflicts with the maps hereafter adopted by this ordinance, the same should be and is hereby repealed.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 Office and Service to Planned Commercial Development in accordance with the areas delineated upon that certain map attached hereto as Exhibit No. 1 and by this reference incorporated herein. Said delineated area shall hereinafter be referred to as the "Alderwood Square" 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 No. 2 and by this reference incorporated herein is 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 SQUARE
PLANNED COMMERCIAL DEVELOPMENT DISTRICT

Statement of Purpose:

The following development guidelines and policies are to be used in evaluating special use permit applications and other permits and applications within Alderwood Square, pursuant to Section 20.33.010G. The guidelines and policies highlight specific concerns associated with the Alderwood Square Planned Commercial Development.

It is important to preserve to the extent possible the non-commercial character of 36th Avenue in this vicinity. Although development has been occurring and will continue, it is intended that such development in this immediate area will be primarily of a multiple family nature as a transition to single family in the surrounding area to the north and west. Therefore the Alderwood Square is to be developed with emphasis on 184th Street S. W. for access and exposure, where it will be compatible with Alderwood Mall, Alderwood Plaza, and other commercial development in that area; and that there will be no access and the minimum possible exposure from 36th Avenue. This is to be accomplished by policies regarding clearing and grading, landscaping, access control, and signage limitations. Policies regarding site design and use compatibility are also included.

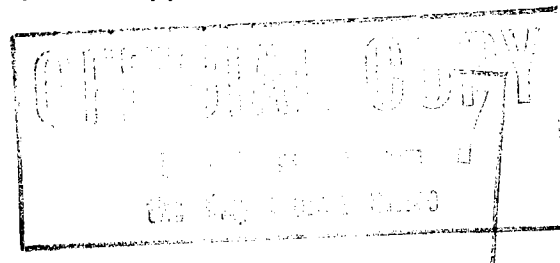
DG - 1:

Clearing and Grading:

In order to preserve the multiple family and single family character along 36th Avenue and to provide protection of the adjoining multiple family area on the north, grading and clearing are to be regulated as generally described in the Determination of Nonsignificance dated January 14, 1985, which identified critical areas where grading and clearing are to be minimized: approximately 60 ft. along 36th Avenue and approximately 35 ft. along the north property line.

Policy:

For the critical areas identified above, plans for tree retention, plans for additional trees on the bare slope of the 36th Avenue fill in the northwest corner of the property, and plans for tree replacement wherever sloping occurs within these areas are to be provided in connection with any special use permit applications. No grading or clearing in such areas is to be done in advance of the special use permit approval.



Policy:

Minimum standards for planting in sloped areas and on the 36th Avenue fill shall be evergreen trees of a minimum height at planting of 6 ft., 10 ft. on center, in rows 10 ft. apart, unless alternate plans for larger trees at greater spacing are approved as part of a special use permit.

Policy:

Landscape screening, or a combination of landscaping and fence, shall be provided along 36th Avenue.

DG-2:

Access Control:

Minimizing traffic congestion on adjacent streets through proper control of site access is a high priority. Coordinated access will be required.

Prior to any division of property adequate guarantee shall be recorded providing that all properties shall have access to 184th Street as provided herein, and that there shall be no direct access to 36th Avenue West from the Alderwood Square.

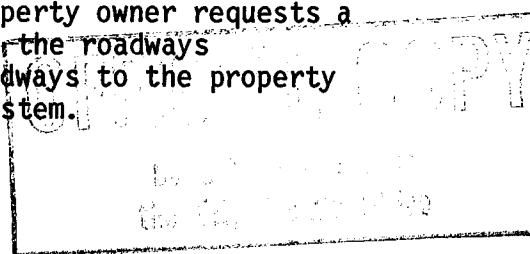
Policy:

As a condition of 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 owned by others. Alternatively, one or more of the adjacent sites may be required to provide its access from 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 obtaining 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 and extend such roadways to the property line as needed to accomplish the internal access system.



Policy:

In connection with the first building permit issued for the Alderwood Square, provision shall be made for roadway construction and traffic signal modification so that the north leg of the 33rd-184th intersection and traffic signal is operable at the time of the first occupancy.

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-3:

Signage:

Signs within Alderwood Square 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.

Policy:

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, except as provided herein.

Policy:

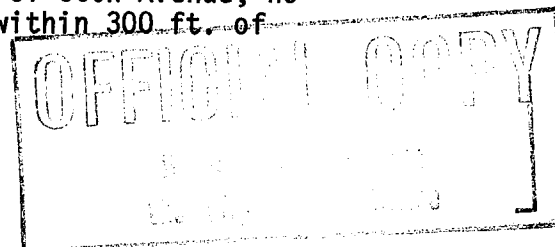
While a freestanding pole sign of high quality may be allowed along 184th for area identification, emphasis shall be placed upon use of wall signs where they will function as effectively as a freestanding sign. One ground sign as defined and restricted by Section 20.33.120 may be allowed at each access to 184th Street for shopping center identity or directional purposes only. Plans for pole signs and ground signs, and the location and nature of wall signs, shall be submitted for review in connection with the special use permits.

Policy:

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

Policy:

In order to preserve the non-commercial character of 36th Avenue, no signs will be located along 36th Avenue West, or within 300 ft. of 36th Avenue along 184th Street.



Policy:

If a movie theater is located on the property, a freestanding sign may be allowed along 184th Street at least 300 ft. from 36th Avenue as part of the special use permit, providing it is demonstrated that the type of signage exposure unique to the theater business cannot be accomplished by a sign mounted on the theater building. Its content shall be limited to the name of the theater and the names of current attractions, subject to the limits of 20.33.120.

DG-4:

Site Design:

The Alderwood Square should be developed with uses compatible with the Alderwood Mall area. Uses within the Alderwood Square 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 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 Square 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 within Alderwood Square interface and with the landscaping of surrounding properties.

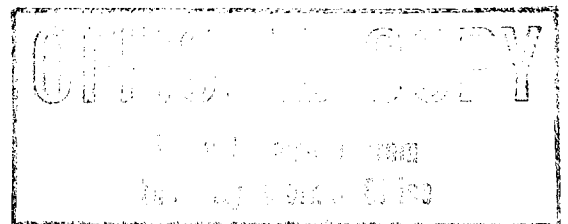
DG-5:

Prohibited Uses:

The Alderwood Square 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 Square.

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 Square.



Policy:

Service stations and car washes shall not be permitted in Alderwood Square.

Policy:

New or used automobile, boat, recreation vehicles, motorcycles, and equipment sales and display, indoors or outdoors, shall not be permitted in Alderwood Square.

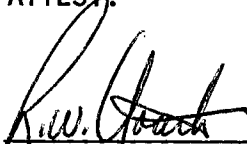
SECTION 5. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other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

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

PASSED THIS 22nd day of April, 1985, and signed in authentication of its passage this 22nd day of April, 1985.


M. J. HRDLICKA, Mayor

ATTEST:

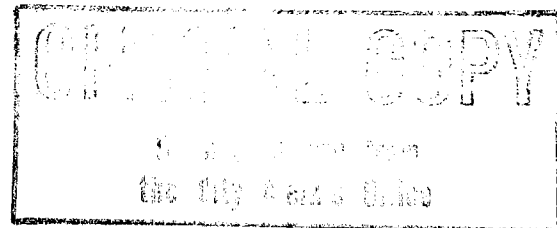

R. W. NOACK, City Clerk

APPROVED AS TO FORM:


PATRICK M. CURRAN, Asst. City Attorney

File Name:
File Number:

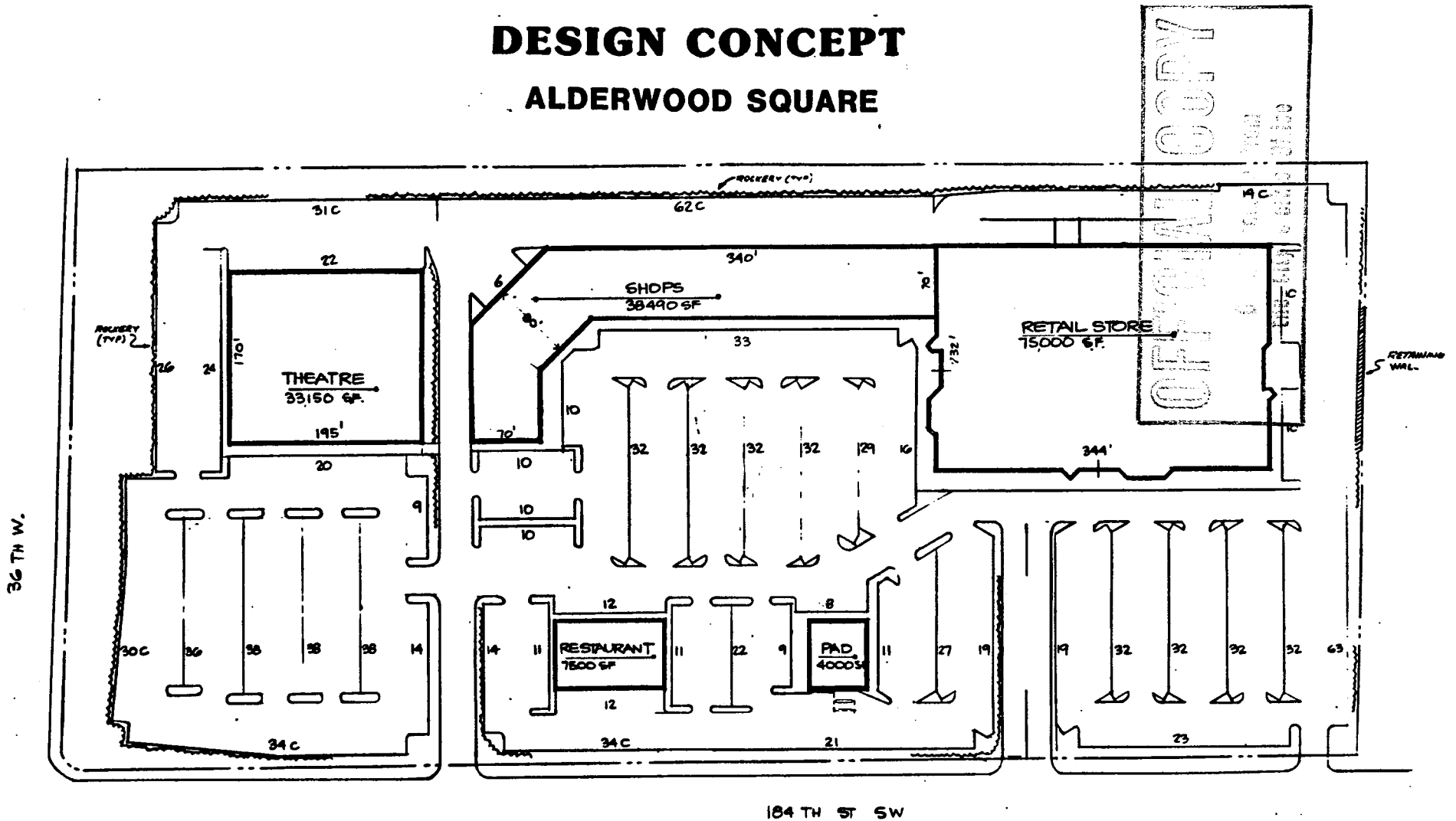
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Published: April 26, 1985

DESIGN CONCEPT

ALDERWOOD SQUARE



THIS IS A DESIGN CONCEPT. LOCATIONS AND DESIGN OF BUILDINGS AND SPECIFIC DETAILS OF THE SITE PLAN ARE DETERMINED AT THE TIME SPECIAL USE PERMITS ARE CONSIDERED, BUT ARE SUBJECT TO THE POLICIES OF THE DEVELOPMENT GUIDELINES.



1" = 50'

PARKING SHOWN = 1152 STALLS TOTAL (208 COMPACT STALLS)