

DEC 13 2000

SCANNED

CITY OF LYNNWOOD

ORDINANCE NO. 1499

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, the City received an application for a Comprehensive Plan amendment from Medium Density Residential, Four or Fewer Units Per Acre, to High Density Residential, Twelve or Fewer Units Per Acre, Restricted Use (six units) to allow the property owners to seek approval of a two tri-plex Planned Unit Development on the property located at the southeast 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 an amendment to the official map of the Comprehensive Plan of the City of Lynnwood; and

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

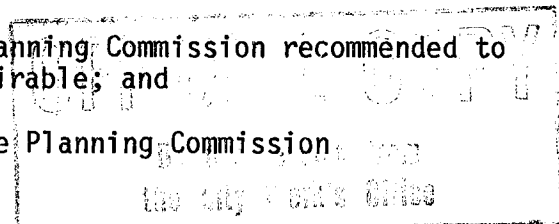
1. Traffic impacts of the development are anticipated to be less than those of a traditional single family detached development due to the elimination of all curb cuts on 44th Avenue West and 188th Street S. W.;
2. As proposed, the tri-plexes would be single story and of single family design, minimizing the aesthetic impacts on the single family neighborhood in the vicinity. Noise attenuation measures will be provided to mitigate the impacts of the access road onto the residential area to the east;
3. The net effect of the .66 increase in the number of units allowed on the site will be minimal;
4. As proposed, it will be a reasonable use, located on a corner having two intersecting minor arterials with a fire station on one corner and a retirement center on another.

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 High Density Residential, Twelve or Fewer Dwelling Units Per Acre, Restricted Use (six units) 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 two tri-plex, single story buildings, of a single family residential character, with access off of 189th Place S. W., subject to approval of a Planned Unit Development.

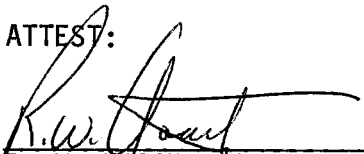
SECTION 3. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other 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 25th day of March, 1986, and signed in authentication of its passage this 26th day of March, 1986.

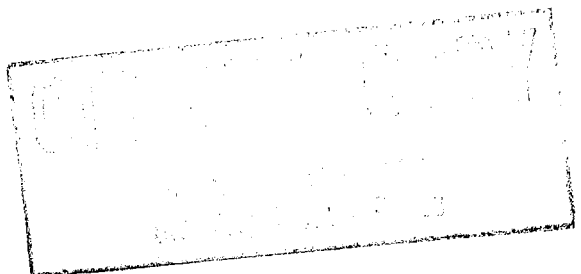

M. J. HRDLICKA, Mayor

ATTEST:


R. W. NOACK, City Clerk

APPROVED AS TO FORM:


PATRICK M. CURRAN, Asst. City Attorney



File Name: JBP Investment Comprehensive Plan Change
File Number: 85-CP-8

JBP Investments
COMP. PLAN Amendment ORD. #1499

