

City of Lynnwood

DEC 15 2000

SCANNED

CITY OF LYNNWOOD  
ORDINANCE NO. 1775

OFFICIAL COPY

Do not remove from  
the City Clerk's Office

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 of Lynnwood received an application for a comprehensive plan map amendment from Urban Commercial and Office and Services to Neighborhood Business; and

WHEREAS, after proper notice, due hearing was held by the Lynnwood Planning Commission to consider said amendment; and

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

1. The subject site has frontage on a principal arterial (196th Street S.W.) along much of which intensive commercial development is allowed. The subject site also abuts numerous single family residential properties and has frontage on a street (68th Avenue West) which is designated a collector arterial and which serves a large residential area. The subject site also contains a significant stand of evergreen trees.
2. The uses allowed and site development standards required on this site should protect the values and quality of life of the abutting and nearby residential properties and be compatible with the commercial nature of other nearby properties along 196th Street S.W.
3. The Lynnwood Policy Plan encourages that special measures be taken to coordinate development plans, protect significant vegetation, provide for non-automobile access to commercial uses and minimize the adverse impacts where commercial and residential uses abut.
4. The Lynnwood Policy Plan, the Lynnwood zoning code and other ordinances describe neighborhood business as a commercial activity appropriate as a transitional use between residential and more intensive commercial uses.
5. An amendment of the comprehensive plan map designation of the subject site to Neighborhood Business, with a Restricted Use overlay, would encourage the development of commercial uses appropriate to both the commercial and residential properties in the area and would require that a prospective developer initiate a procedure whereby the development regulations and policies of the City and the potential adverse impacts on the residential neighborhood could be addressed in a public hearing.

WHEREAS, based on the above conclusions the Planning Commission recommended to the City Council that an amendment to Neighborhood Business (Restricted Use) was desirable;

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 Urban Commercial and Office and Services to Neighborhood Business (Restricted Use) 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 conclusions of the Planning Commission, the use of the property is subject to the following limitations:

1. Any rezone of the subject property be by planned unit development, generally consistent with the purposes and uses of the Neighborhood Business zone.
2. The subject area be developed as a single unit or in a coordinated fashion to minimize the adverse impacts on adjacent properties which might be caused by incremental development.
3. Any development plan be designed to orient or screen noise, light and other adverse impacts away from adjacent residential properties.
4. Any development plan demonstrate an emphasis on the preservation of existing trees.
5. Any development plan be designed to encourage non-automobile access to the subject properties, such as bus turnouts and pedestrian walkways between streets and buildings.

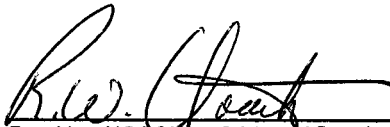
SECTION 3. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other 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 29th day of May, 1990, and signed in authentication of its passage this 30th day of May, 1990.

  
\_\_\_\_\_  
M. J. HRDLICKA, Mayor

ATTEST:

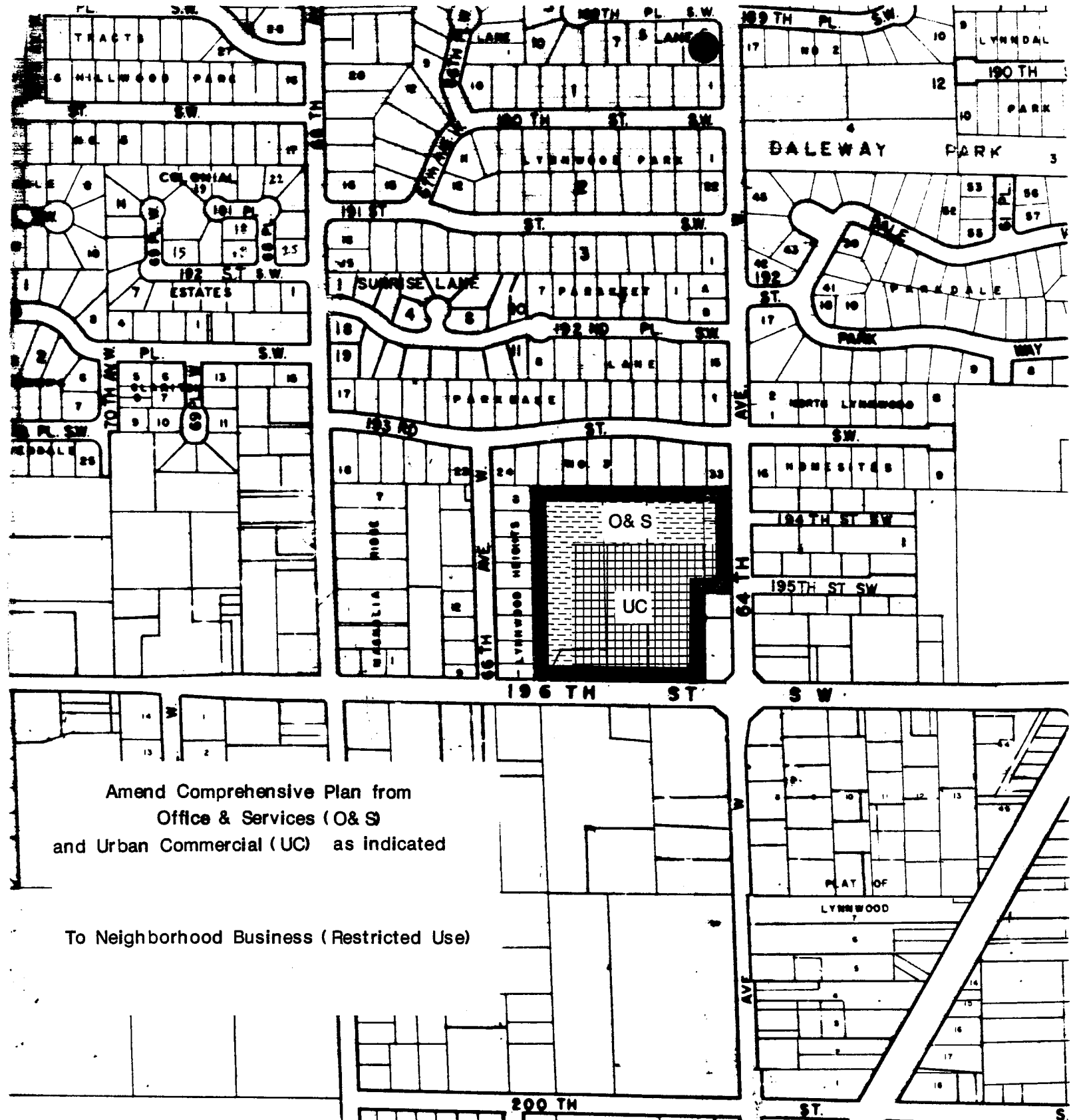
  
\_\_\_\_\_  
R. W. NOACK, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JOHN WATTS, ASST. CITY ATTORNEY

File Name: Westwood Comprehensive Plan Amendment  
File Number: 90-CPL-0001

1150Z1



Amend Comprehensive Plan from  
Office & Services (O&S)  
and Urban Commercial (UC) as indicated

To Neighborhood Business (Restricted Use)

# E Westwood Comprehensive Plan Amendment

CO...

COLLEGE

90-CPL-0001

Ordinance No. 1775

