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City of Lynnwood

DEC 19 2000

SCANNED

CITY OF LYNNWOOD

ORDINANCE NO. 1939

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 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of the City of Lynnwood conflicts with the maps hereafter adopted by this ordinance, the same should be and is hereby repealed.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 Offices and Services to Planned Commercial Development in accordance with the areas delineated upon that certain map attached hereto as Exhibit 1 and by this reference incorporated herein, said delineated area shall hereinafter by referred to as the "Alderwood Mall Boulevard/Maple Road Area" 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.

SECTION 3. Pursuant to the requirements of the Lynnwood Municipal Code, Section 20.33.010, the Design Concept Plan attached hereto as Exhibit 2 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:

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.

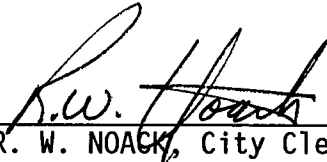
SECTION 6. This ordinance shall take effect and be in force five (5) days after its passage, approval and publication.

PASSED THIS 22nd day of February, 19 93, and signed in authentication of its passage this 25th day of February, 19 93.



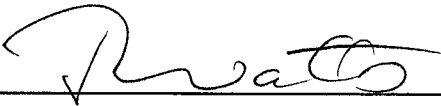
M. J. HRDLICKA, Mayor

ATTEST:



R. W. NOACK, City Clerk

APPROVED AS TO FORM:



File Name: ASC Comprehensive Plan Amendment
File Number: 92-CPL-0005

559Z2

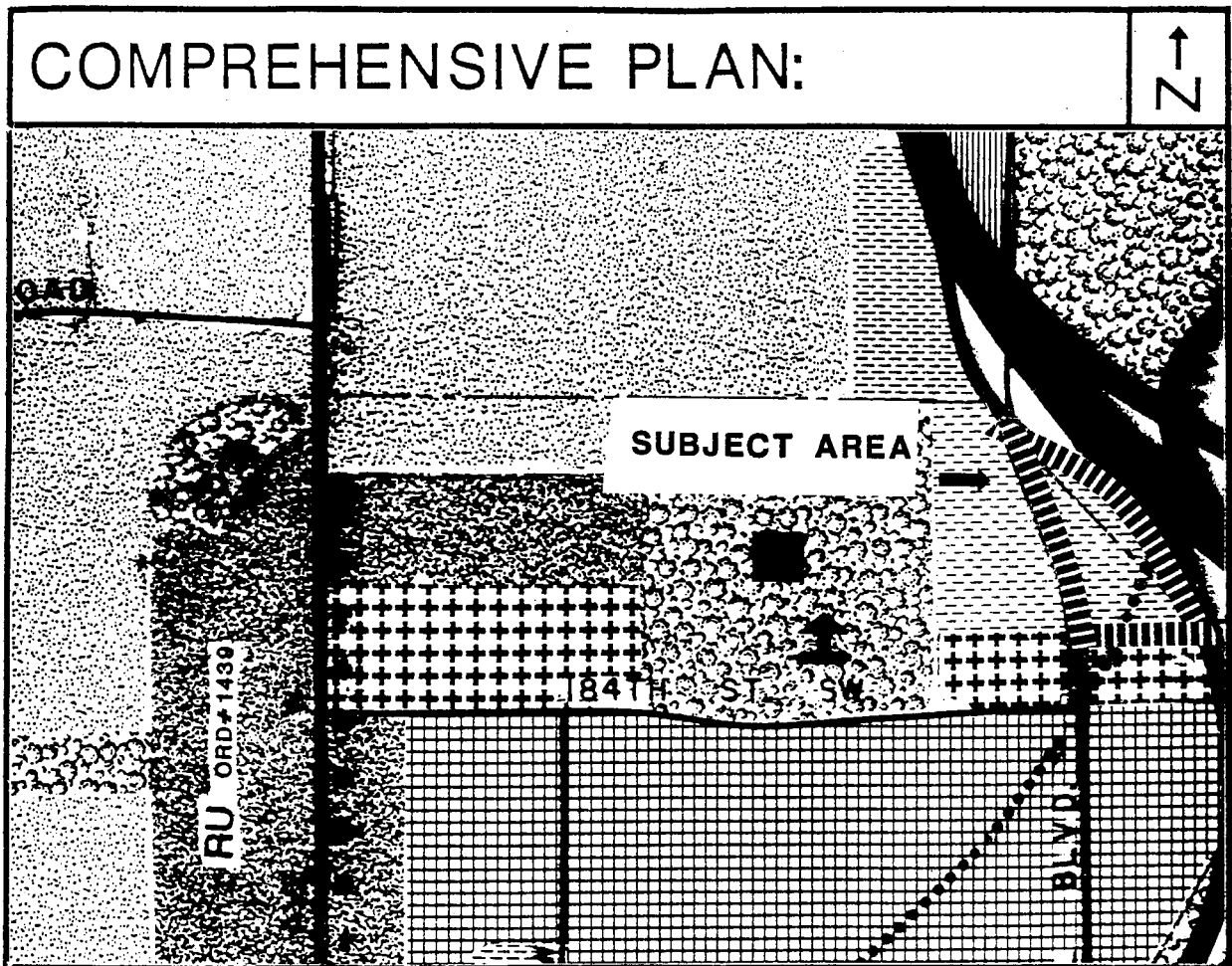
PUBLISHED: March 5, 1993

559Z2/2

Alderwood Service Center Rezone

92-RZN-0004

Comprehensive Plan



RESIDENTIAL				COMMERCIAL					INDUST.			
LOW DENSITY 2 DU / AC	MED. DENSITY 4 DU / AC	HIGH DENSITY 12 DU / AC	MULTIPLE FAMILY	NEIGHBORHOOD BUSINESS	OFFICE & SERVICE	URBAN	COMMERCIAL	COMMERCIAL RECREATION	COMM. DEV. GENERAL	COMMERCIAL LIGHT	INDUSTRIAL BUSINESS / TECH. PARK	OPEN SPACE
[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]



EXHIBIT 2

DEVELOPMENT GUIDELINES AND DESIGN CONCEPTS FOR THE ALDERWOOD SERVICE CENTER 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 the Alderwood Service Center Planned Commercial Development District (hereinafter referred to as "District"), pursuant to Section 20.33.010G of the Lynnwood Municipal Code. The guidelines and policies highlight specific concerns associated with the District.

It is intended that development within this District will be done in a coordinated compatible and complementary manner throughout the District with respect to building design, uses, and circulation. The development should be compatible with and complementary to the Alderwood Mall and other commercial and non-commercial development in the area. This is to be accomplished by policies regarding landscaping, access control, pedestrian circulation, signage limitations, building and site design, and use compatibility.

DG-1:

Vehicular Access Control:

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

Policy:

The Public Works Department may require the property owners to provide studies and/or improvements including but not limited to the location and nature of curb cuts, the provision for additional traffic lanes in the street, and any other traffic controls deemed necessary by the department.

Policy:

When a project is proposed for Alderwood Service Center, as well as the area south of the Alderwood Service Center and north of the Target Plaza, Public Works will require a detailed traffic impact study detailing how the traffic generated by that proposal will be addressed relating to: (a) access plan of the site to the City streets; (b) total traffic generated and peak hour characteristics allowed for existing land uses and the proposed use; and (c) the safety aspects of this access on the City streets.

Policy:

In the event that the site is developed into two or more separate projects, the property owners may be limited in the number of curb cuts allowed and may be required to provide easements or agreements for joint use of these curb cuts. Curb cuts allowed at the time of partial development may be only temporary and may, at the City's discretion, be closed or relocated when the remainder of the site is developed.

Policy:

In order to minimize traffic congestion, the property owners shall provide cross easements to adjacent properties, and shall design internal drives to allow access to adjacent properties.

Policy:

In order to lessen congestion caused by vehicular traffic and to encourage alternatives to single occupancy vehicular use, provisions shall be incorporated into all development plans for development of and access to the Interurban Trail as proposed in the design concept.

Policy:

All development plans shall be designed to encourage transit accessibility and transportation demand management practices.

DG-2:

Pedestrian Circulation:

Policy:

Internal sidewalks and walkways will be constructed in a manner and from materials which would encourage the channelization of pedestrian traffic between different buildings and between buildings and public sidewalks and the separation of pedestrians from vehicular traffic on the site.

Policy:

All internal sidewalks and walkways shall be surfaced with high quality materials of the same design to indicate continuity of pedestrian routes.

DG-3:

Signage:

Signs within the District 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 Lynnwood Municipal Code or other applicable City regulations. Size and location of business signs shall be as specified in Section 20.33.120 of the Lynnwood Municipal Code, except as provided herein.

Policy:

One freestanding pole sign of high quality may be allowed along Alderwood Mall Blvd. for area identification. Emphasis shall be placed upon use of wall signs where they will function as effectively as a freestanding sign.

Policy:

Wall signs on the multi-tenant building shall be located within a designed sign band on the building.

Policy:

One ground sign as defined and restricted by Section 20.33.120 of the Lynnwood Municipal Code may be allowed along Alderwood Mall Blvd. for shopping center identity or directional purposes only, but shall not identify any specific occupant.

Policy:

Roof signs shall not be allowed.

Policy:

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.

DG-4:

Site Design:

The District should be developed in a manner compatible with the Alderwood Mall area. Buildings within the District should also have designs which are internally consistent. Since the development of the site would be clearly visible from all directions, and is at a gateway to the mall area, it is important that the design and materials used in the building be of high quality on all elevations. This should not be interpreted to mean that all materials and designs must be identical, but does mean that designs should be coordinated and compatible with one another.

Policy:

In conjunction with the Special Use Permit process, site plans and building designs shall be submitted to the Planning Department for review and comment regarding coordination and compatibility with existing uses, both adjacent to and within the District.

Policy:

Landscaping plans shall be reviewed in accordance with Section 20.16.060 of the Lynnwood Municipal Code. This review shall insure that the landscaping is adequate and also shall insure that landscaping is consistent with previously adopted street landscaping plans and is compatible where the District interfaces with the landscaping of surrounding properties.

Policy:

The landscaping areas within the parking lot shall be so designed and of sufficient size to soften the visual impacts of the expanse of pavement and the mass of buildings and to differentiate parking areas from circulation drives. Individual landscaped areas within the lot should generally be a minimum of 300 square feet in area each. Landscaping not regulated by adopted street landscaping plans shall conform to the Type I standards listed in Section 20.16.080 of the Lynnwood Municipal Code.

Policy:

The landscaping on the north and east sides of the site shall be designed to complement the views from off-site rather than as strictly a site screening.

Policy:

Paved walkways through the landscaped areas shall be provided wherever these areas are intersected by internal sidewalks.

DG-5:

Prohibited Uses:

The District 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 location in the District.

Policy:

Fast food eating establishments as defined in Section 20.02.327 of the Lynnwood Municipal Code shall not be permitted to locate in the District.