

Lynnwood Planning Commission
Meeting of March 27, 2003

Staff Report

Agenda Item: E
Mobile Home Park Study

- Public Hearing
- Informal Public Meeting**
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Tim Fargo (425) 670-6654

Action:

No action necessary. Staff will describe the mobile home park study for the Kingsbury East and The Squire mobile home parks, located northwest of the intersection of 44th Avenue and 176th Street. This is a chance for the public to become familiar with the issues, to ask questions of the Planning Commission and staff, and to provide their views on the future of the Kingsbury East and The Squire mobile home parks.

Background:

The Lynnwood **Comprehensive Plan** is the City's official long-range guide for growth, development and change over the next two decades. The City's **Zoning** is the day-to-day regulations that guide development and land use in the City. The Kingsbury East and The Squire mobile home parks currently have conflicting plan and zoning designations. The plan is for multiple-family housing but the zoning is for single-family housing. According to state law, these designations must be consistent with one another. Mobile home parks can be located in either single-family or multiple-family zones, so a change in zoning would not make the existing mobile home parks nonconforming. Only the owner, of course, can determine when and if a property is redeveloped.

During 2001, the plan and zoning designations of many properties throughout the City were changed in order to achieve consistency between the Comprehensive Plan and Zoning maps. The Planning Commission at that time recommended that the Comprehensive Plan designations for the mobile home parks continue to be multiple-family MF-1 and that the zoning designations be changed to multiple-family RML. The City Council took no action, however, as all mobile home parks were put on hold for further study. The Council's priority at that time was to preserve single-family housing and discourage multiple-family development.

Last year, during the 2002 Comprehensive Plan Amendments process, the Planning Commission recommended these two mobile home parks for single-family SF-2 plan and single-family RS-7 zoning designations, consistent with the goals of the City Council. The Council adopted a package of Comprehensive Plan amendments that included changes to several mobile home parks. Removed from the package, however, were recommendations related to Kingsbury East and The Squire. During the Plan/Zoning Consistency process and the 2002 Comprehensive Plan Amendments, the City Council has not stated a definitive position regarding these two parks.

Both parks are similar in size, design, age, and style of structures, etc., as shown below.

	Kingsbury East	The Squire
Location	17408 – 44 th Ave. W	4515 – 176 th Street SW
Area	5.6 ac.	5.3 ac.
Units	47	46
Pre-1977 Units	38 (81%)	43 (93%)
Average Value	\$27,655	\$26,357
Density	8.4 homes per acre	8.7 homes per acre
Current Plan/ Current Zone	MF-1 (Multi-family)/ RS-8 (Single-family)	MF-1 (Multi-family)/ RS-8 (Single-family)
Source: Snohomish County Assessor's Office, February 13, 2003		

Kingsbury East: Current Comp. Plan: **MF-1** Current Zone: **RS-8**

- Located between commercial businesses and residential neighborhoods.
- Residential uses border the park to the north, south, and east (across 44th Ave).
- Directly north of The Squire Mobile Home Park.
- Current SF zoning is inconsistent with multiple-family (MF-1) plan designation.

The Squire: Current Comp. Plan: **MF-1** Current Zone: **RS-8**

- Adjacent to multi-family residential to the south and west, single-family to the east.
- Located directly south of Kingsbury East Mobile Home Park.
- Current SF zoning is inconsistent with multiple-family (MF-1) plan designation.

Options:

The City Council would like the Planning Commission and staff to sort out the issues and return with a proposal that everyone agrees with. One option is a blending of uses considering the site's proximity to commercial properties, multiple-family housing, and single-family housing. Since 44th Avenue is primarily residential in the immediate vicinity of these two parks, however, the clearest options currently available are single-family or multiple-family. The following chart explains the combinations of residential designations available for the site.

Residential Plan/Zone Consistency

COMPREHENSIVE PLAN	CONSISTENT ZONING	Allowed Uses for KINGSBURY EAST
SF-1 Low Density Single-family - Min. density of 4 DU/acre - Lot size: Approx. 8,400 sq.ft.	RS-8 Residential Single-family - 8,400 sq.ft. min. lot size (5.2 DU/net acre) - Allows single family houses and mobile home parks	Mobile Home Park Maximum of 28 single-family houses
SF-2 High Density Single-family - Density: 5.1 - 8.0 DU/acre - Min. lot size: 7,000 sq.ft.	RS-7 Residential Single-family - 7,200 sq.ft. min. lot size (6 DU/acre) - Allows single family houses and mobile home parks	Mobile Home Park Maximum of 33 single-family houses
MF-1 Low Density Multiple-family - Density: 8.1 - 12 DU/Acre - Allows duplexes, triplexes, and fourplexes - Max. height: Two stories	RML Low Density Multi-family - 3,600 sq.ft. min. lot area per DU (12.1 DU/acre) - Allows single and multiple unit structures and mobile home parks	Mobile Home Park Maximum of 67 multi-family units
MF-2 Medium Density Multiple-family - Density: 12.1 - 20 DU/Acre - Allows apartment buildings and condominiums - Max. height: Four stories	RMM Medium Density Multi-family - 2,400 sq.ft. min. lot area per DU (18.2 DU/acre) - Allows single and multiple unit structures and mobile home parks	Mobile Home Park Maximum of 101 multi-family units

COMPREHENSIVE PLAN	CONSISTENT ZONING	Allowed Uses for THE SQUIRE
SF-1 Low Density Single-family - Min. density of 4 DU/acre - Lot size: Approx. 8,400 sq.ft.	RS-8 Residential Single-family - 8,400 sq.ft. min. lot size (5.2 DU/net acre) - Allows single family houses and mobile home parks	Mobile Home Park Maximum of 27 single-family houses
SF-2 High Density Single-family - Density: 5.1 - 8.0 DU/acre - Min. lot size: 7,000 sq.ft.	RS-7 Residential Single-family - 7,200 sq.ft. min. lot size (6 DU/acre) - Allows single family houses and mobile home parks	Mobile Home Park Maximum of 31 single-family houses
MF-1 Low Density Multiple-family - Density: 8.1 - 12 DU/Acre - Allows duplexes, triplexes, and fourplexes - Max. height: Two stories	RML Low Density Multi-family - 3,600 sq.ft. min. lot area per DU (12.1 DU/acre) - Allows single and multiple unit structures and mobile home parks	Mobile Home Park Maximum of 63 multi-family units
MF-2 Medium Density Multiple-family - Density: 12.1 - 20 DU/Acre - Allows apartment buildings and condominiums	RMM Medium Density Multi-family - 2,400 sq.ft. min. lot area per DU (18.2 DU/acre) - Allows single and multiple unit	Mobile Home Park Maximum of 95 multi-family units

COMPREHENSIVE PLAN	CONSISTENT ZONING	Allowed Uses for THE SQUIRE
- Max. height: Four stories	structures and mobile home parks	

Previous Recommendations:

As mentioned earlier, previous study conducted by the Planning Commission resulted in different recommendations. In 2001, the Commission recommended the plan to be multiple-family MF-1 and the zoning to be RML. In 2002, however, the Commission recommended the plan to be single-family SF-2 and the zoning to be RS-7. The RS-7 zoning designation was intended to give the owners greater density and flexibility if they decide to redevelop while keeping the properties single-family in nature. This recommendation seemed to be in line with Council priorities, but the Council continued the parks for further study.

Next Steps:

On April 10, the Planning Commission will hold a public hearing on the Comprehensive Plan Study List and make recommendations on which proposals will be included.

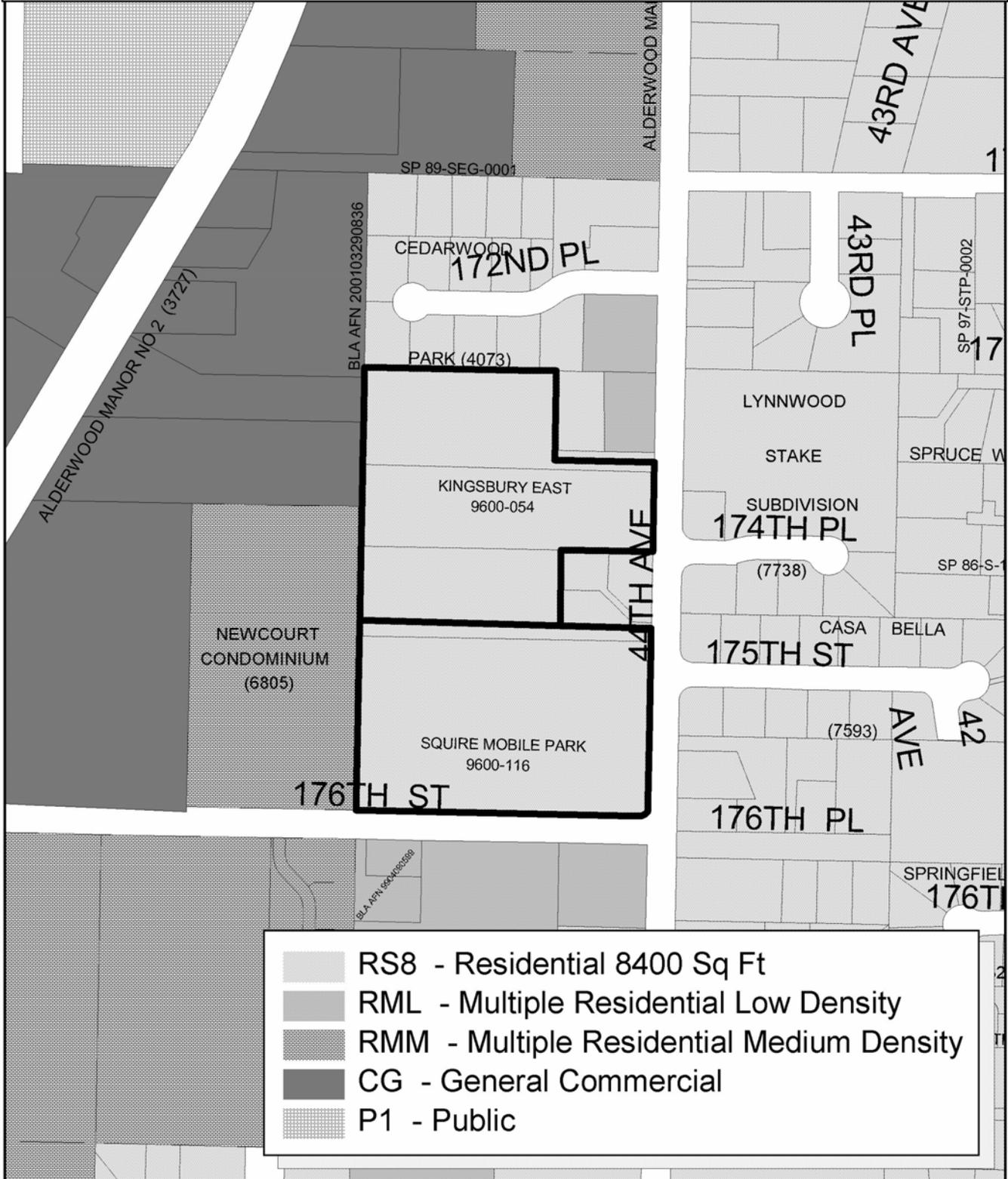
Tentative Schedule: [subject to adjustment, as needed]

- Mar. 27 Homeowners’ meeting with the Planning Commission.
- April 10 Planning Commission public hearing on Comprehensive Plan Study List (and recommendations).
- April 21 Council Work Session #1 on recommended Study List.
- April 24 Commission – general Work Session.
- May 5 Council Work Session #2 on Study List – if needed.
- May 12 Council approval of Study List.
- May 22 Commission – Work Session on Study List items.
- June 12 Commission hearing & recommendations on plan amendment proposals.
- July/Aug. Council Work Sessions on recommended amendments.
- Sept. 8 Council public hearing on final proposals.
- Sept. 22 Adoption of 2003 Plan Amendments and related zoning changes.



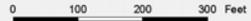
The Kingsbury East and The Squire Mobile Home Parks Zoning

City of Lynnwood



- RS8 - Residential 8400 Sq Ft
- RML - Multiple Residential Low Density
- RMM - Multiple Residential Medium Density
- CG - General Commercial
- P1 - Public

Map prepared by TJF
 Last updated on March 21, 2003
 Saved as G:\2003\Mobile Home Park Study\mobile home parks.apr



Lynnwood Planning Commission
Meeting of March 27, 2003

Staff Report

Agenda Item: E.2
Subdivision Code Rewrite
Public Hearing

- Public Hearing**
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Lee Michaelis, Associate Planner *LM*

Recommendation:

Following the public hearing on April 24 2003, the Planning Commission will be asked to recommend this code amendment to the City Council.

Background:

Following the Public Hearing on March 27, the Planning Commission continued the public hearing for the Subdivision Code Rewrite to April 24 to allow staff to respond to citizen comments and present them at the next meeting.

Draft Code Amendment:

The purpose of the code amendment is to; update the city's subdivision code with respect to recent changes in state regulations, change the process in which a subdivision is approved to reflect the way the process actually is carried out, and make changes in development standards.

At the March 23 Public Hearing staff presented to the Commission the draft code amendment for Title 19. In addition to staff's presentation the Commission heard from David Toyer of the Master Builder's Association who expressed concerns his organization has regarding the proposed changes. These concerns were summarized in a letter, which was delivered to the Commission at their last meeting. Staff has prepared a response to Mr. Toyer's letter (Attachment B) and has revised the draft code amendment (Attachment A) to address his concerns where staff deemed appropriate. In addition to Mr. Toyer's letter, the city has received comments from Michael Smith of Lovell-Sauerland and Associates, Inc. (Attachment C) and Michael Echelbarger (Attachment D). Staff has addressed these comments in Attachment B as well and revised the draft code amendment where appropriate.

In addition to citizen comments, there were additional questions raised by a few

2. Is the Bond amount and duration for Wetland Mitigation different then the amount for "general" landscaping?

Bonds that are required for Wetland Mitigation vary from 3-5 years depending on the scope of the project. Bonds that are required (Council Policy) for tree mitigation are held for a period of three years.

***NOTE** There are no requirements within the Subdivision Code to post a Bond for Landscape Performance or Maintenance. The requirements are in the Zoning Code (LMC Title 21) and Environment Code (Title 17).*

Environmental Review:

The Environmental Review Committee issued a Determination of Nonsignificance (DNS) on April 16, 2003 (Attachment E). The appeal period of the DNS will end on April 30, 2003.

Upcoming Scheduling:

This is tentatively scheduled to be the last meeting of the Planning Commission to review the Draft Code Amendment. Following the Public Hearing, staff is recommending that the Planning Commission recommend the amendment to City Council.

The City Council cancelled their Work Session of April 21, 2003. At this time there has not been a date set to reschedule the Work Session.

Attachments:

- A. Revised Draft Code Amendment
- B. Staff response to citizen comments
- C. Letter from Michael Smith dated April 7, 2003.
- D. E-Mail from Michael Echelbarger dated March 24, 2003.
- E. Determination of Nonsignificance



Lynnwood Planning Commission
Meeting of March 27, 2003

Staff Report

Agenda Item: F
Title 19 (Subdivision Code)
Rewrite Public Hearing

- Public Hearing**
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Lee Michaelis, Associate Planner

Recommendation:

Following the public hearing on March 27, 2003, the Planning Commission will be asked to recommend this code amendment to the City Council.

Background:

Title 19 is the section of the Lynnwood Municipal Code that contains the regulations that must be complied with in order for property to owners to divide or consolidate their property. Recent changes in state laws have created the need for the city to update its subdivision standards. In addition to state updates, staff will be updating the process in which subdivisions are processed.

Draft Code Amendment:

At the March 23 Public Hearing staff will present to the Commission the draft code amendment for Title 19. Following the staff presentation the Commission will hear public testimony as well as have the opportunity to review and discuss the proposed Title 19 (Subdivision Code) Rewrite.

The purpose of the code amendment is to; update the city's subdivision code with respect to recent changes in state regulations, change the process in which a subdivision is approved to reflect the way the process actually is carried out, and make changes in development standards

Environmental Review:

The Environmental Review Committee is continuing to review the draft amendment. A threshold determination is expected to be issued prior to the Public Hearing on March 27.

Upcoming Scheduling:

Upon completion of the hearing the Planning Commission will be asked to make a recommendation to City Council prior to the Council's Work Session on April 7.

Attachments:

A. See attachments from Work Session Memorandum of March 13, 2003.



Lynnwood Planning Commission
Meeting of March 27, 2003

Staff Report

Agenda Item: I

**Code – Related Comprehensive Plan
Amendments**

- Public Hearing
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Dennis Lewis, Senior Planner

BACKGROUND:

Phase 2 of the Development Regulations Update Project includes preparing a draft listing of zoning districts. If such zoning district changes will require changes in the future land use categories of the Plan, we need to know what the changes will be before the April 1st deadline for listing proposed Plan changes.

PROPOSED ZONING DISTRICTS

A discussion draft of proposed zoning districts has been prepared. The draft was included in the staff report at the last meeting. Please refer to that staff report if you need specific information on the draft listing of zoning districts. The important point is that staff has concluded from the early work on the listing of zoning districts that some adjustments to the Comprehensive Plan land use categories will be necessary to allow for the anticipated amendments to zoning districts

COMPREHENSIVE PLAN AMENDMENTS

As stated earlier, the time sensitive decision needed at this time is to determine what amendments to the land use categories on the Future Land Use Map of the Comprehensive Plan would be needed to accommodate the proposed amended list of zoning districts. Staff had given some thought to the changes required and they are shown in the following listing of Comprehensive Plan land use categories in bold highlighting. These changes are in proposal stage and subject to revision through Planning Commission suggestion.

- SF1 – Low Density Single-family Residential
- SF2 – **Medium** Density Single-family Residential
- **SF3 – High Density Single-family Residential**

- MF1 – Low Density Multiple-family Residential
- MF2 – Medium Density Multiple-family Residential
- MF3 – High Density Multiple-family Residential
- MU – Mixed Use
- LC – Local Commercial
- **CC – Community Commercial**
- RC – Regional Commercial
- **CCP – City Center Sub-area Plan**
- BTP – Business/Technical Park
- I – Industrial
- PF – Public Facilities
- PRO – Parks, Recreation, and Open Space

The foregoing listing contains three basic changes to the Comprehensive Plan land use categories. First is an addition of a high-density single-family residential (SF-3) category. A related required revision is changing the current SF-2 category name from **high** to **medium**. The second change is in the naming of commercial categories. We propose to replace the Office Commercial category with a category called Community Commercial. This will give us three commercial categories (local, community, and regional) that reflect a progression in intensity and service area. It will still allow us to have a specialized office commercial zoning district if that is determined to be necessary. Such zone would be consistent with either the Community Commercial or Regional Commercial land use plan categories. The third change to the future land use plan categories is the addition of a placeholder category for the City Center project. As explained at the last meeting, we were expecting to have specific proposals from the City Center planning consultant team by now, but the project has been delayed.

The foregoing changes to the land use categories on the Future Land Use Plan map require changes in the Comprehensive Plan text. The necessary changes are shown in the attached pages.



LAND USE PLAN DESCRIPTION

The following section provides a description of each of the land use categories, or districts included on the Land Use Plan. Planned districts may in several cases be implemented by more than one zoning district. The Plan is more general and provides guidance to these implementing decisions on specific zones. In some cases, there will need to be zoning text amendments to implement the Plan. Following is a description of the land use plan categories used on the Land Use Plan Map and a description of the purpose of each category, the uses permitted, and other considerations.

Low Density Single-Family Residential (SF-1):

Purpose: This Plan category is intended to provide for standard suburban style housing and will be the majority of residential land use in the city.

Principal Use: Detached single-family residences at a ~~minimum~~ density of four to six dwelling units per net acre.

Subordinate Uses: Institutional, educational or cultural, as long as such use supports the residential use and that this use would not significantly impact nearby residences.

Locational Criteria: Areas designated for this category of use should be well separated or buffered from incompatible or disruptive land uses and should not be subjected to higher volumes of vehicular traffic.

Site Design: Lot sizes within subdivisions shall comply with the City's minimum development code requirements and, in no case, shall cause the overall density to be less than four dwelling units per net acre. Some lots smaller than ~~8,400~~ 8,000 square feet may be allowed through lot-size averaging within subdivisions, and through the planned unit development process. Lot coverage by structures shall be limited so as to provide substantial yard space around the residence.

Building Design: Either one or two stories high with an additional story permitted if located partially below ground level in a basement.

Other Provisions: One accessory dwelling unit may be added to a lot in this category, provided that the accessory unit is attached to the primary residence and the single family character of the property and the neighborhood is not impaired. An accessory unit shall not be included in the calculation of allowable density.

Medium-High-Density Single-Family Residential (SF-2):

Purpose: This Plan category is intended to provide for an medium density alternative to the standard suburban style of housing.

Principal Use: Single family detached and attached residences in a density range of ~~5-7~~ seven to ~~8-9~~ nine dwelling units per net acre.

Subordinate Uses: Institutional, educational or cultural, as long as such use supports the residential use and that this use would not significantly impact nearby residences.

Locational Criteria: The higher density of this housing type requires locations with good access to arterial or collector streets.

Site Design: Minimum Lot Size - ~~7,000~~ 6,000 square feet. Smaller lots shall only be allowed as an approved planned unit development. Lot coverage by structures shall be limited to provide private open space on each lot; the amount of open space will generally be less than in the SF-1 category.

Building Design: Residences on these lots shall be either one or two stories high, with an added story located partially below ground level in a basement. Attached residences shall only be allowed as an approved planned unit development, and shall have no more than two residences connected by a common wall.

High Density Single-Family Residential (SF-3):

Purpose: This Plan category is intended to provide for a higher density alternative to the standard suburban style of housing.

Principal Use: Single family detached and attached residences in a density range of ten to twelve dwelling units per net acre.

Subordinate Uses: Institutional, educational or cultural, as long as such use supports the residential use and that this use would not significantly impact nearby residences.

Locational Criteria: The higher density of this housing type requires locations with good access to arterial or collector streets.

Site Design: Minimum lot size – 4,000 square feet. Smaller lots shall only be allowed as an approved planned unit development. Lot coverage by structures shall be limited to provide private open space on each lot; the amount of open space will generally be less than in the SF-1 and SF-2 categories.

Building Design: Residences on these lots shall be either one or two stories high, with an added story located partially below ground level in a basement. Attached residences shall only be allowed as an approved planned unit development, and shall have no more than four residences connected by common walls.

Low Density Multi-Family Residential (MF-1):

Purpose: This Plan category is intended to provide for multi-family housing in a low-density living environment.

Principal Use: Multi-family residences in a density range of 8.1 to 12.0 dwelling units per net acre.

Subordinate Uses: Institutional, educational or cultural, as long as such use supports the residential use and that this use would not significantly impact nearby residences.

Locational Criteria: The higher density of this housing type requires locations with good access to arterial or collector streets.

Site Design: Most of the parking for residents shall be provided in garages or carports; additional parking (for residents or guests) may be uncovered, provided that such parking does not detract from the appearance of the development or any adjoining public streets. Lot coverage should be limited in order to provide substantial usable private recreation space and landscaping.

Building Design: Residences in this category may be built as attached residences with a maximum of four units in a single building; freestanding single-family residences are not permitted in this category. Buildings in this category shall be no more than two stories high.

Medium Density Multi-Family Residential (MF-2):

Purpose: This Plan category is intended to provide for multi-family housing in a medium density living environment.

Principal Use: Multi-family residences in a density range of 12.1 to 20.0 dwelling units per net acre.

Subordinate Uses: Institutional, educational or cultural, as long as such use supports the residential use and that this use would not significantly impact nearby residences.

Locational Criteria: The higher density of this housing type requires locations with good access to arterial or collector streets.

Site Design: Parking for residents and guests shall be provided in garages, carports or in uncovered parking areas. Lot coverage shall be limited in order to provide usable private recreation space and landscaping; in general, the amount of open space and landscaping will be less than that in the MF-1 category but shall still provide a reasonable opportunity for on-site recreation.

Building Design: Residences in this category may be built as townhouses or apartments/condominiums; freestanding single-family residences are not permitted in this category. Buildings containing these residences shall be no more than four stories high and typically will be two or three stories high.

High Density Multi-Family Residential (MF-3):

Purpose: This Plan category is intended to provide for multi-family housing in a high-density living environment.

Principal Use: Multi-family residences in a density range of 20.1 to 43 units per net acre.

Subordinate Uses: Institutional, educational, cultural, office, and related accessory and supportive retail and service uses, provided such uses are compatible with the residential environment.

Locational Criteria: High-density residential development should be located on sites with convenient arterial street access, in close proximity to transit

facilities/routes, and close to shopping, employment and/or educational opportunities. It is anticipated that this density of housing will only be located within or adjacent to the subregional center, and within the College District.

Site Design: Locational advantages may be maximized through such means as incorporating structured on-site parking, using multi-story and high-rise design, and taking advantage of opportunities for mixed use development. On-site open space, landscaping, and recreational amenities should be emphasized in the design of all high-density residential developments.

Building Design: Residences within this category may be constructed and owned as apartments, condominiums, townhouses, or similar arrangement. Such housing styles as manufactured homes, single-family conventional homes, duplexes and others that are not suitable for development at densities of 20 units per acre or more should not be permitted in MF-3 areas.

Mixed Use (MU):

Purpose: This Plan category is intended to provide the opportunity for a high intensity development of mixed uses that will result in a pedestrian friendly environment and support transit development and usage.

Principal Uses: Residential, office, or retail uses will be permitted within the same building or on the same site(s).

Locational Criteria: This category of use is suitable for location only within the subregional center and the college district.

Site Design: A combination of surface and structured on-site parking is anticipated. On-site open space, landscaping, and recreational amenities should be emphasized when residential use is included in the mix of uses.

Building Design: Most buildings will be multi-story. Residential uses will typically be located on the upper floors above commercial uses.

Local Commercial (LC):

Purpose: This Plan category is intended to provide areas for development of a limited range of commercial services to serve a localized area.

Principal Uses: Personal, professional and public services and offices, sale of convenience and comparison goods for the local community.

Locational Criteria: These commercial areas should have direct access to either a collector or arterial street and should be situated to have minimal impact on surrounding residential areas.

Site Design: Buildings will typically cover up to 35 percent of the site. Most of the rest of the site will be developed for parking, although substantial landscaping shall be planted along street frontages and within parking areas. Landscaping shall also be planted at other property lines and near buildings (as part of an integrated design plan). Parking for customers and employees will generally be located in open parking lots. Shared parking between adjacent uses will be encouraged.

Building Design: Buildings in this category will generally be low-rise structures, with large expanses of glass facing public streets and parking areas.

Performance Standards: On-site activities shall not significantly ~~affect~~ impact adjoining properties in a negative way.

Community Commercial (CC):

Purpose: This Plan category is intended to provide the opportunity for the development of many commercial services.

Principal Uses: Personal, professional and public services and offices, retail sales of goods for the community, hotels, motels and entertainments businesses.

Locational Criteria: Commercial areas of this type must be located in areas having arterial street access and transit service.

Site Design: Building will typically cover up to 50 percent of the site. Most of the rest of the site will be developed for parking, although substantial landscaping shall be planted along street frontages and within parking areas. Landscaping shall also be planted at other property lines and near buildings (as part of an integrated design plan). Parking for customers and employees is typically provided in surface parking lots. Shared parking between adjacent uses and sites will be encouraged.

Building Design: Buildings in this category will generally be low-rise structures, with large expanses of glass facing public streets and parking areas.

Performance Standards: On-site activities shall not significantly impact adjoining properties in a negative way.

Regional Commercial (RC):

Purpose: This Plan category is intended to provide the opportunity for the development of a wide range of commercial services.

Principal Uses: Personal, professional and public services and offices, retail sales of goods for the region, including the local community and surrounding communities, hotels, motels and entertainment businesses.

Locational Criteria: Commercial areas of this type must be located in areas having arterial street access and transit service.

Site Design: Buildings will typically cover up to 50 percent of the site. Most of the rest of the site will be developed for parking, although substantial landscaping shall be planted along street frontages and within parking areas. Landscaping shall also be planted at other property lines and near buildings (as part of an integrated design plan). Parking for customers and employees may be located in either in open parking lots or well-designed parking garages. Shared parking between adjacent uses and sites will be encouraged.

Building Design: Buildings in this category will generally be low-rise structures, with large expanses of glass facing public streets and parking areas.

Performance Standards: On-site activities shall not significantly affect impact adjoining properties in a negative way.

Office Commercial (OC):

Purpose: This plan category is intended to provide areas for the predominant use of professional/business offices.

Building Design: Buildings at properties in this category will be either low-rise or mid-rise structures, with rows of windows that wrap around the building at each story.

Performance Standards: On-site activities shall not significantly affect adjoining properties.

City Center Sub-area Plan (CCP):

Purpose: This Plan category provides a link to the Sub-area Plan for the City Center district.

Principal Uses: See adopted City Center Sub-area Plan.

Locational Criteria: As outlined on the Future Land Use Plan map. For further information see the Sub-area Plan.

Site Design: See adopted City Center Sub-area Plan.

Building Design: See adopted City Center Sub-area Plan.

Performance Standards: See adopted City Center Sub-area Plan.

Business/Technical Park (BTP):

Purpose: This plan category is intended to provide areas where there is a mixture of professional/business office use with some industrial uses that have low intensity characteristics.

Principal Uses: Offices for business, personal, professional and public services and facilities; research and development, small scale light manufacturing and fabrication; and related storage, wholesale and retail.

Locational Criteria: This plan category is best located within or near the subregional center, or within the Highway 99 corridor.

Site Design: Buildings will typically cover up to 50 percent of the parcel. Most of the rest of the site will be developed for parking, although substantial landscaping shall be planted along street frontages and within parking areas. Landscaping shall also be planted at other property lines and near buildings (as part of an integrated design plan). Parking for customers and employees will generally be located in open parking lots, although well-designed parking garages may be permitted. The quality of building and site design, building materials and the extent of site improvements will be greater than those in the Industrial category.

Building Design: Buildings at properties in this category will generally be low-rise structures. Access into these buildings will be through a combination of doors designed for persons and roll-up doors of vehicles.

Performance Standards: On-site activities shall not significantly affect adjoining properties.

Industrial (I):

Purpose: This plan category is intended to provide areas for industrial use.

Principal Uses: Light manufacturing and fabrication; warehouses, public facilities and retail uses that may locate only in limited portions of retail areas due to potential off-site or secondary adverse effects (with controls to reduce and mitigate adverse secondary impacts).

Subordinate Uses: Retail or wholesale sales of products produced on site may be permitted, provided that such sales activity is clearly accessory to the production of goods and it does not impair the industrial character or use of the site or the surrounding area.

Locational Criteria: This plan category is best located within the southwestern sector of the city.

Site Design: Buildings will typically cover up to 30 percent of the parcel. Most of the rest of the site will be developed for parking, although substantial landscaping shall be planted along street frontages and within parking areas. Landscaping shall also be planted at other property lines and near buildings (as part of an integrated design plan). Parking for customers and employees will generally be located in open parking lots, although well-designed parking garages may be permitted.

Building Design: Buildings in this category generally will be low-rise structures. Access to interior space will be through a combination of doors designed for persons and roll-up doors for vehicles.

Performance Standards: On-site activities shall not substantially impact adjoining properties.

Public Facilities (PF):

Purpose: This plan category is intended to provide land area for public and semi-public uses and facilities.

Principal Uses: Public and semi-public uses and facilities.

Locational Criteria: Location of these facilities will be influenced by the appropriateness of the site and location to the type of service being provided, land availability, and compatibility with surrounding land uses.

Site Design: Buildings will typically cover up to 30 percent of the parcel. Parking for customers and employees will generally be located in open parking lots, although well-designed parking garages may be permitted.

Building Design: Buildings in this category may be low-rise structures. Buildings in or next to residential areas shall be designed to complement residential design characteristics.

Park/Recreation/Open Space (PRO):

Purpose: This plan category is intended to provide land area for the active and passive park and recreational needs of the city; and, to set aside areas for natural conservation.

Principal Uses: Public parks, designated open space and public recreational or educational facilities. Structures at properties in this category shall be limited to facilities needed to support the designated or planned park or open space use of the properties.

Locational Criteria: Location of these facilities will be influenced by multiple factors, including but not limited to: proximity to the population served, land availability, and amenity value of the site.

Building Design: Buildings shall be low-rise structures. Buildings in or next to residential areas shall be designed to complement residential design characteristics.

GOALS, OBJECTIVES, POLICIES and ACTIONS

GOAL:

A balanced land use pattern that prevents urban sprawl, preserves and enhances residential neighborhoods, protects environmentally sensitive areas, protects people and property from environmental hazards, promotes economic development, and encourages community redevelopment at appropriate locations, resulting in a high quality physical environment for residents, workers, and visitors.

SUBGOALS & OBJECTIVES:

Subgoal: Compatibility

Assure that the Future Land Use Plan properly separates and buffers those land uses which are incompatible while permitting the mixing of compatible uses in appropriate ways and in appropriate areas.

Objectives:

Lynnwood Planning Commission
Meeting of March 27, 2003

Staff Report

Agenda Item: **J**

Upcoming Commission Meetings

- Public Hearing
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Ron W. Hough, Planning Manager

- The following schedule is for planning purposes – subject to adjustments.

March 27	Informal Meeting: <u>Mobile Home Park Study</u>
	Public Hearing: <u>Subdivision Code Rewrite</u>
	Work Session: <u>Code-related Comp. Plan Amendments</u>
April 10	Public Hearings: 1. <u>Opiate Substitution Program Ordinance</u> 2. <u>Plan Amendment Study List & Recommendations</u>
	Work Session: <u>Plan Amendment Proposals</u> – (to be determined)
April 24	Public Hearing: None scheduled
	Work Session: <u>Plan Amendment Proposals</u> <u>Development Regulations Update</u>
May 8	Public Hearing: <u>Transportation Improvement Plan (TIP)</u>
	Work Session: <u>Plan Amendment Proposals</u>
May 22	Public Hearing: None scheduled
	Work Session: <u>Plan Amendment Proposals</u> <u>Development Regulations Phase 2</u>