



# Community and Economic Development Planning Division

18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223

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## Planning Commission 2019 Comprehensive Plan Amendment Docket

**To:** Planning Commission

**From:**

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Josh Grandlienard, Planner II

**Date:** February 7, 2018

**Regarding:** 2019 Comprehensive Plan Amendment Docket Items

The City of Arlington has 10 items submitted under the 2019 Comprehensive Update docket cycle.

### **PRIVATELY INITIATED PROPOSALS**

1. **Amendment Type:** Rezone

**Applicant:** Gill Riar Family, LLP

**File No:** PLN#518

**Description:** The applicant is requesting a land use designation change and rezone of 7.23 acres from Residential Low to Moderate Density to Residential High Density. The applicant is requesting this be a concomitant rezone in order to limit future uses and densities on the subject property to ensure a future project is compatible with residential uses in the area. Approval by the City Council is required for all rezone applications. If the request is granted, the City's Comprehensive Plan Land Use Map and the City's Official Zoning Map would need to be amended. Goals and Policies supporting this amendment; GO-3, GH-1, GH-2, GH-8, GL-7, PH-1.1, PH-2.1, PH-8.1, PL-4.3, PL-7.2

2. **Amendment Type:** Rezone

**Applicant:** Tic Toc LLC Rezone

**File No:** PLN#523

**Description:** The applicant is requesting that an approximately 0.5 acre Lot be rezoned from a Residential Medium Density zone to Residential High Density. Approval by the City Council is required for all rezone applications. If the request is granted, the City's Comprehensive Plan Land Use Map and the City's Official Zoning Map would need to be amended.

3. **Amendment Type:** Rezone

**Applicant:** AVS Communities Rezone

**File №:** PLN#524

**Description:** The applicant is requesting the rezoning of a 9 acre Lot from General Industrial to General Commercial to utilize a mixed use overlay. Approval by the City Council is required for all rezone applications. If the request is granted, the City's Comprehensive Plan Land Use Map and the City's Official Zoning Map would need to be amended. Goals and Policies supporting this amendment; PH-1.1, PH-2.1, PH-2.3, PL-7.1, PL-7.2, PL-7.3, PE-1.3, PE-1.4, PE-1.12, and PL-1.7.

4. **Amendment Type:** Rezone

**Applicant:** Grandview Rezone

**File №:** PLN#509

**Description:** The applicant is requesting the rezoning of a 0.99 acre Lot- from- Residential Low to Moderate Density to Neighborhood Commercial to utilize a mixed use overlay. Approval by the City Council is required for all rezone applications. If the request is granted, the City's Comprehensive Plan Land Use Map and the City's Official Zoning Map would need to be amended. Goals and Policies supporting this amendment; PH-1.1, PH-2.1, PH-2.3, PL-7.1, PL-7.2, PL-7.3, PE-1.3, PE-1.4, PE-1.12, and PL-1.7.

**CITY INITIATED PROPOSALS**

1. **Amendment Type:** Comprehensive Plan Amendment – AMC 20.96.030 – 20.96.080

**Applicant:** City of Arlington

**File №:** PLN #513

**Description:** Complete Streets Master Plan Adoption by Reference. The Adoption of the Complete Streets Master Plan will help to provide for multi-modal uses, as well as to be consistent with the comprehensive plan 2017 updates and Puget Sound Regional Council's Vision 2040 plan. Goals and Policies supporting this amendment; GO-3, PL-4.5, GL-9, T-1, PR-1.3, PT-1.4, PT-2.0, T-5, T-6, T-8, GP – 6

**a) Applicable Elements:**

Chapter 8, Section 8.1 Introduction – Requirement of PSRC's Vision 2040

2. **Amendment Type:** Comprehensive Plan Amendment – AMC 20.96.030 – 20.96.080

**Applicant:** City of Arlington

**File №:** PLN #513

**Description:** Arlington-Marysville Manufacturing and Industrial Center Subarea Plan Adoption by Reference.

3. **Amendment Type:** Comprehensive Plan Amendment – AMC 20.96.030 – 20.96.080

**Applicant:** City of Arlington

**File №:** PLN#514

**Description:** Revision of the existing Unit Lot Subdivision Chapter 20.44.020 AMC, adding additional development criteria and expanding the allowable zoning of the unit lot subdivision process to enable the creation of simple fee properties with common-wall construction. This promotes attainable home ownership, addresses our buildable lands requirements / UGA goals

through higher density residential projects. Goals and Policies supporting this amendment; GO-3, GH-1, PH-1.1, PH-1.5, GH-2, PH-2.2, GH-5, GH-6, GL-1

**a) Applicable Elements:**

- a. Chapter 5, Section 5.7 Major Land Use Considerations
- b. Chapter 5, Section 5.10 Density
- c. Chapter 5, Section 5.13 Future Needs

4. **Amendment Type:** Comprehensive Plan Amendment – AMC 20.96.030 – 20.96.080

**Applicant:** City of Arlington

**File No:** PLN#511

**Description:** Arlington School District Capital Facilities Plan adoption by reference. School Districts are required by the Growth Management Act to provide a plan for future growth and future enrollment, and to establish impact fees consistent with the Comprehensive plan which are used to fund new facilities only. Goals and Policies supporting this amendment; GO-1, GL-1, GL-4, GE-4, GS-1

**a) Applicable Elements:**

- a. Chapter 9, Section 9.2 Existing Conditions – Public Schools

5. **Amendment Type:** Comprehensive Plan Amendment – AMC 20.96.030 – 20.96.080

**Applicant:** City of Arlington

**File No:** PLN#512

**Description:** Lakewood School District Capital Facilities Plan adoption by reference. School Districts are required by the Growth Management Act to provide a plan for future growth and future enrollment, and to establish impact fees consistent with the Comprehensive plan which are used to fund new facilities only. Goals and Policies supporting this amendment; GO-1, GL-1, GL-4, GE-4, GS-1

**a) Applicable Elements:**

- a. Chapter 9, Section 9.2 Existing Conditions – Public Schools

6. **Amendment Type:** Annexation

**Applicant:** City of Arlington

**File No:** PLN#390

**Description:** Butler Wetland Annexation. The Butler Wetland is fully within the Arlington UGA and it is the cities intention to utilize it for stormwater treatment/flow control, passive recreation, open space, and wetland restoration.

7. **Amendment Type:** Rezone

**Applicant:** City of Arlington

**File No:** PLN#510

**Description:** The City is rezoning a 0.56 acre Lot from     Public/Semi-Public zoning to Residential High Density. Approval by the City Council is required for all rezone applications. If the request is granted, the City's Comprehensive Plan Land Use Map and the City's Official Zoning Map would need to be amended.