



# LAND USE APPLICATION LAND USE REQUEST

## COMMUNITY & ECONOMIC DEVELOPMENT

18204 59 Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

FOR AGENCY USE	Date: <u>1.29.2019</u>	File: <u>PJ# 523</u>	Fee: \$ <u>1225.00</u>
REQUEST TYPE			
<b>Type of Land Use Request</b> <input type="checkbox"/> Annexation <input type="checkbox"/> Appeal <input type="checkbox"/> CPA <input type="checkbox"/> CAPE <input type="checkbox"/> LUCA <input type="checkbox"/> Master Plan Neighborhood	<input type="checkbox"/> Permit Modification - Minor <input type="checkbox"/> Permit Modification - Major <input type="checkbox"/> Permit Extension <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Utility Service <input type="checkbox"/> Variance	<b>Required Submittals</b> (Check All That Apply)	<input type="checkbox"/> Auxiliary Sheet <input type="checkbox"/> Shoreline Substantial <input type="checkbox"/> Design Review - Admin. <input type="checkbox"/> Design Review - Board <input type="checkbox"/> SEPA <input type="checkbox"/> Traffic - City <input type="checkbox"/> Traffic - County <input type="checkbox"/> Traffic - State
SITE INFORMATION			
<b>Site Address</b> (Use block # if no bldg. #)	<u>606 Highland DR.</u>	<b>Tax Parcel ID Number(s)</b>	<u>31051100401700</u> <u>31051100401701</u>
<b>Acreage &amp; Square Footage Of Property</b>	<u>2 Acres</u>	<b>Zoning Classification</b>	<u>2/3RHD. 1/3RMD.</u>
<b>Water Supply</b>	<input type="checkbox"/> Current <input checked="" type="checkbox"/> Proposed	<b>Sewer Supply</b>	<input type="checkbox"/> Current <input checked="" type="checkbox"/> Proposed
<b>Existing Use of Property</b>	<u>Residential - single-family</u>		
<b>On-Site Critical Areas?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Critical Area Type</b> (e.g. wetland, steep slope, etc.)		<u>Flat</u>
	OWNER	APPLICANT	CONTACT
<b>Name</b>	<u>TIC TOC LLC</u>	<u>Tic Toc LLC</u>	<u>same</u>
<b>Full Address</b>	<u>3226 256 ST NW</u>	<u>STANWOOD WA</u>	<u>99292</u>
<b>Phone Number</b>	<u>425 239 7017</u>		
<b>E-mail</b>	<u>restaurant@northwesttruck.com</u>		
<b>Relationship of Applicant to Property (check one)</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Lessee <input type="checkbox"/> Other: _____			
	PROJECT ARCHITECT	PROJECT ENGINEER	PROJECT SURVEYOR
<b>Name</b>	<u>DNA</u>		
<b>Full Address</b>	<u>DNA</u>		
<b>Phone Number</b>	<u>DNA</u>		
<b>E-mail</b>	<u>DNA</u>		

Received  
JAN 29 2019

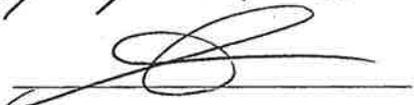
ANNEXATIONS ONLY			
Type of Annexation Method	<input type="checkbox"/> Election Method <input type="checkbox"/> Direct Petition Method <input type="checkbox"/> Municipal Method <input type="checkbox"/> Alternative Direct Petition Method <input type="checkbox"/> Interlocal Agreement Method (for areas served by fire district) <input type="checkbox"/> Interlocal Agreement Method (Unincorporated Island)		
Is the Proposed Area Within the City's Urban Growth Area?	<input type="checkbox"/> Yes <input type="checkbox"/> No*	Total Acreage of Area to Annexed	
	<small>*Only lands within the City's UGA can be considered for annexation.</small>	Pre-Zoning Classification	
APPEALS, PERMIT MODIFICATIONS, PERMIT EXENTIONS, & VARIANCES			
Original or Associated Land Use File Number		FOR AGENCY USE	
Date of Original Decision		Date & Time of Submittal	
REZONES ONLY			
Current Zoning Classification	2/3RHD 1/3RMD	Proposed Zoning Classification	100% HD.

**APPLICANT CERTIFICATION**

I certify that I am the Owner or Owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above referenced address for the purpose of filing applications for permits or review under the Arlington Municipal Code and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I do hereby declare under penalty of perjury under the laws of the state of Washington that I have familiarized myself with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my knowledge and belief.

DATED AT 11/20/18 MSVL, Washington on this date: 11/20/18

Applicant's Signature: 

**REAL PROPERTY OWNER CERTIFICATION**

I do hereby declare under penalty of perjury under the laws of the state of Washington that I am the owner of the subject property or an officer/member of the entity owning the subject property, that it is my desire to seek the subject land use permit, and that I will abide by any requirements and conditions that may be part of the approval of this request. I also hereby grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspections.

DATED AT MSVL, Washington on this date: 11/20/18

Owner's Signature: 

All other property owners of the subject property must also sign below (attach additional sheets if necessary):

1) Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

2) Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

3) Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

DNA



# Community and Economic Development Planning Division

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

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## Planning Commission STAFF REPORT & RECOMMENDATION

**To:** Planning Commission

**From:**

\_\_\_\_\_  
Josh Grandlienard, Planner II

**Date:** March 21, 2019

**Regarding:** Tic Toc LLC PLN #523

### **A. INTRODUCTION**

The Applicant is proposing to rezone a property at 606 Highland Drive from a Residential Medium Density zoning to a Residential High Density zone for an approximately 0.5 acre lot. This request if granted would be an amendment to the City of Arlington Comprehensive Plan Land Use Map and the City's Official Zoning Map would need to be amended. The Plan is submitted under the 2019 Comprehensive Update docket cycle.

### **B. GENERAL INFORMATION**

**Applicant:** Tic Toc LLC

**Project Description:** 2019 Comprehensive Plan Amendment – Property Rezone

**Requested Action:** Make a recommendation of approval to the Arlington City Council

**Exhibits:** Tic Toc Application and Narrative

**C. DETAILED PROJECT INFORMATION**

The applicant is requesting the rezoning of an approximately 0.5 acre Lot from Residential Medium Density 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.

**D. REGULATORY REQUIREMENTS**

1. SEPA COMPLIANCE:

The amendment of a comprehensive plan amendment is subject to provisions of the State Environmental Policy Act (SEPA) and Chapter 20.98 of the Arlington Municipal Code (AMC).

2. PUBLIC NOTIFICATION/INVOLVEMENT

- a. Presentations and/or updates to the Planning Commission will occur on March 5, 2019, March 19, 2019 and May 21, 2019.
- b. Two Public Hearings will be held at Planning Commission, located at Arlington City Chambers on the following dates, March 19, 2019 and May 21, 2019.
- c. The City will present information and advertise the Public Hearings regarding the Planning Docket in the Everett Herald, and via area wide mailing.
- d. A Notice of Public Hearing for the March 6, 2019 Planning Commission meeting was posted at the Arlington and Smokey Point Post Offices, The Arlington Library and City Hall. The Notice was also published in the Everett Herald.

3. WASHINGTON STATE DEPARTMENT OF COMMERCE NOTIFICATION

The Tic Toc, LLC Rezone, along with the additional docket items will be submitted to the Washington State Department of Commerce (DOC), and the DOC will notify the City that if it is in procedural compliance with RCW 36.70A.106.

**E. BACKGROUND INFORMATION**

Staff has reviewed the draft findings during review of the project and finds that the applicant has met the intent of all applicable requirements and standards. The plan supplements the Comprehensive Plan, through planning goals: PH-1.1, PH-2.1, PH-2.3, PL-7.1, and PL-7.2. This means that based on the submittal that the rezone will contribute to a variety of housing types and densities, located near commercial and employment centers.

**F. ANALYSIS**

Staff recommends that the Planning Commission recommend for approval and adoption, the rezoning of tax parcel 31051100401700 from Residential Moderate Density zoning to Residential High Density by City Council.

**G. FINDINGS AND CONCLUSIONS**

1. Public Hearings will be held on March 5, 2019, March 19, 2019, and May 21, 2019.
2. The Planning Docket and associated staff reports will be submitted to the DOC in accordance with RCW 36.70A.106 and the submittal will meet all DOC's procedural requirements.

3. On March 5, 2019, the Planning Commission will review a draft of the City of Arlington 2019 Comprehensive Plan Docket at their workshop meeting.

4. On February 19, 2019 a Notice of Public Hearing for the March 19, 2019 Planning Commission public hearing was posted at Arlington City Hall, Arlington Post Office, Smokey Point Post Office and the Arlington Public Library.

5. On May 7, 2019 a Notice of Public Hearing for the May 21, 2019 Planning Commission public hearing will be posted at Arlington City Hall, Arlington Post Office, Smokey Point Post Office and the Arlington Public Library.

6. The application for PLN#523 has been reviewed for consistency with the Arlington Comprehensive Plan and for internal consistency and the 2019 Comprehensive Plan amendments are consistent with, and internally consistent with, the Arlington Comprehensive Plan.

7. PLN#523 has been reviewed in accordance with, and is consistent with, the Snohomish County Countywide Planning Policies.

8. The proposed Comprehensive Plan Amendments were prepared in accordance with the Washington State Enabling Legislation (RCW 35A.63) and the Growth Management Act.

9. Documentation supporting the findings of fact is located in the file PLN#523, which is adopted by reference into this approval.

10. Adoption of the proposed Comprehensive Plan Amendments, PLN#523, furthers the public health, safety and general welfare.

#### **H. RECOMMENDATION**

Staff recommends that the Arlington Planning Commission make a recommendation to the Arlington City Council to adopt the Tic Toc Rezone, 2019 Comprehensive Plan Amendment, PLN#523.

Tic Toc LLC  
gcstewart@northendtruck.com  
425-239-7017



January 29, 2019

Explanation for the rezone

Dear Arlington City Council,

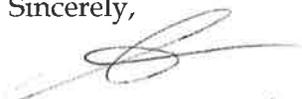
The parcel is approximately 2 acres. 28,600 of that is zoned medium density. (approximately 1/2 acre) The rest is zoned High density (approximately 1.5 acres). I'd like the entire parcel to be high density. I am only applying for this parcel, nothing more to be included. We plan on building 2 buildings approximately 21 units each and 2 duplexes on the site as is. It is currently zoned to do so. We would like to eliminate the duplexes and expand the building to maximize the entire property for the 2 buildings approximately 26 units each. Doing so we will only add 6 total units to the property but feel it would be more fitting than 2 standalone duplexes. If so we are willing to use the east side of the property for access and leave open for future access expansion to the south. Both buildings would be accessed from this and nothing from the street (Highland Dr) as they would be if we had the 2 duplexes.

I feel this would be a greater fit for the community providing additional housing options without compromising the well being of the patrons and City of Arlington.

It would be unfortunate if I sold the property and that it was used in other ways of how it is currently zoned.

Attached is a list of other options as the property zone stands now.

Sincerely,



Greg Stewart



RMD

5.200	Religious Assembly as Principle On-Site Use (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings) <sup>17</sup>	ZS
5.210	Religious Assembly Accessory to an Existing On-Site Non-Religious Principle Use	P
<b>5.300 LIBRARIES, MUSEUMS, ART GALLERIES, ART CENTERS AND SIMILAR USES (INCLUDING ASSOCIATED EDUCATIONAL AND INSTRUCTIONAL ACTIVITIES)</b>		
5.310	Located Within a Building Designed and Previously Legally Occupied as a Residence	Z
5.320	Located Within any Permissible Building	C
<b>6.000 RECREATION, AMUSEMENT, ENTERTAINMENT</b>		
<b>6.200 ACTIVITIES CONDUCTED PROMARILY OUTSIDE ENCLOSED BUILDINGS OR STRUCTURES</b>		
6.210	Privately Owned Outdoor Recreational Facilities (golf and country clubs, swimming or tennis clubs)	C
6.220	Publicly Owned and Operated Outdoor Recreational Facilities (athletic fields, golf courses, tennis courts, swimming pools and parks) <sup>18</sup>	ZS
6.230	Golf Driving Ranges not Accessory to Golf Courses, Par 3 Golf Course, Miniature Golf, Skateboard Parks and Water Slides <sup>17,18</sup>	C
<b>7.000 INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES</b>		
7.200	Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions, Child Care Institutions <sup>17,18</sup>	C
7.300	Institutions (other than halfway houses) where Mentally Ill Persons are Confined <sup>17,18</sup>	C
<b>9.000 MOTOR VEHICLE RELATED SALES AND SERVICE OPERATIONS</b>		
9.180	Electric Vehicle Infrastructure <sup>25</sup>	ZS
<b>13.000 EMERGENCY SERVICES</b>		
13.100	Police Stations <sup>18</sup>	C
13.200	Fire Stations <sup>18</sup>	C
13.300	Rescue Squad or Ambulance Services <sup>18</sup>	C
13.400	Civil Defense Operation	ZS
<b>15.000 MISCELLANEOUS PUBLIC OR SEMI-PUBLIC FACILITIES</b>		
15.500	Temporary Mobile or Modular Structures Used For Public Services (mobile classrooms, civic services, public health centers, emergency response centers) <sup>4</sup>	Z
<b>17.000 UTILITY FACILITY</b>		
17.100	Neighborhood	Z
17.200	Community or Regional	C
<b>18.000 TOWERS AND RELATED STRUCTURES</b>		
<b>18.100 NON COMMERCIAL TOWERS</b>		

18.110	Towers and Antennas 50 Feet Tall or Less	Z
18.120	Towers and Antennas More Than 50 Feet Tall and Receive-Only Earth Stations	S
<b>18.200</b>	<b>COMMERCIAL TELECOMMUNICATIONS TOWERS &amp; MONOPOLES</b>	
18.230	Micro Facilities <sup>8</sup>	Z
<b>21.100</b>	<b>CEMETERY<sup>17</sup></b>	ZS
<b>22.000</b>	<b>COMMERCIAL NURSERY SCHOOLS OR DAY CARE CENTERS<sup>17</sup></b>	S
<b>23.000</b>	<b>NEW OR IMPROVED STREETS</b>	ZV
<b>26.000</b>	<b>SPECIAL EVENTS</b>	P
<b>28.000</b>	<b>SUBDIVISIONS AND BOUNDARY ADJUSTMENTS</b>	
28.100	Major	C
28.200	Short	Z
28.300	Boundary Line Adjustment	Z
<b>29.000</b>	<b>COMBINATION USES</b>	ZSC
<b>32.000</b>	<b>LAND CLEARING, LOGGING IN CONFORMANCE WITH CHAPTER 20.88 (ENVIRONMENTALLY CRITICAL AREAS) BUT OF MORE THAN 10,000 FT<sup>2</sup> OF PROPERTY WITHIN ONE YEAR<sup>9</sup></b>	Z
<b>33.000</b>	<b>USES PERMISSIBLE IN CRITICAL AREAS (SEE CHAPTER 20.93)</b>	Z

From: Greg Stewart yknot8@gmail.com  
 Subject: Rmd  
 Date: January 28, 2019 at 7:53 PM  
 To: Gcstewart gcstewart@northendtruck.com

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1.424	Halfway Houses <sup>7</sup>	RHD	RLMD
1.425	Adult Family Homes (5 or fewer adults)	RHD	RLMD
<b>1.500 MISCELLANEOUS, ROOMS FOR RENT SITUATIONS</b>			
1.510	Boarding Houses or Boarding Houses	RHD	RLMD
	and Other Temporary Residences Rented By the Day or Week	RHD	RLMD
1.520	APARTMENT CHILD DAY CARE	RHD	RLMD

<b>2.000 SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT</b>			
2.300	Transient Merchant Sales (vending carts, food and ice cream trucks, mobile delivery, peddlers) <sup>5</sup>	RHD	RLMD
<b>5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL OR FRATURAL USES</b>			
<b>5.100 SCHOOLS</b>			
5.110	Elementary and Secondary Schools (including associated grounds, athletic and other facilities) <sup>13</sup>	RHD	RLMD
5.120	Trade or Vocational Schools	RHD	
5.130	Colleges, Universities, Community Colleges (included associated facilities such as dormitories, office buildings athletic fields) <sup>17</sup>	RHD	RLMD
5.200	Religious Assembly as Principle On-Site Use (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings) <sup>17</sup>	RHD	RLMD
5.210	Religious Assembly Accessory to an Existing On-Site Non-Religious Principle Use	RHD	RLMD
<b>5.300 LIBRARIES, MUSEUMS, ART GALLERIES, ART CENTERS AND SIMILAR USES (INCLUDING ASSOCIATED EDUCATIONAL AND INSTUNCTIONAL ACTIVITIES</b>			
5.310	Located Within a Building Designed and Previously Legally Occupied as a Residence	RHD	RLMD
5.320	Located Within any Permissible Building	RHD	RLMD
<b>6.000 RECREATION, AMUSEMENT, ENTERTAINMENT</b>			
<b>6.200 ACTIVITIES CONDUCTED PRIMARILY OUTSIDE ENCLOSED BUILDINGS OR STRUCTURES</b>			
6.210	Privately Owned Outdoor Recreational Facilities (golf and country clubs, swimming or tennis clubs)	RHD	RLMD
6.220	Publicly Owned and Operated Outdoor Recreational Facilities (athletic fields, golf courses, tennis courts, swimming pools and parks)	RHD	RLMD
6.230	Golf Driving Rauges not Accessory to Golf Courses, Par 3 Golf Course, Miniature Golf, Skateboard Parks and Water Slides <sup>17</sup>	RHD	RLMD
<b>7.000 INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES</b>			
7.100	Hospitals, Clinics, Other Medical (including mental health) <sup>17,18</sup>	RHD	
7.200	Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions, Child Care Institutions <sup>17,18</sup>	RHD	RLMD
7.300	Institutions (other than halfway houses) where Mentally Ill Persons are Confined <sup>17,18</sup>	RHD	RLMD
<b>9.000 MOTOR VEHICLE RELATED SALES AND SERVICE OPERATIONS</b>			
9.180	Electric Vehicle Infrastructure <sup>20</sup>	RHD	RLMD
<b>13.000 EMERGENCY SERVICES</b>			
13.100	Police Stations <sup>28</sup>	RHD	RLMD
13.200	Fire Stations <sup>28</sup>	RHD	RLMD
13.300	Rescue Squad or Ambulance Services <sup>18</sup>	RHD	RLMD
13.400	Civil Defense Operation	RHD	RLMD

<b>15.000 MISCELLANEOUS PUBLIC OR SEMI-PUBLIC FACILITIES</b>			
15.500	Temporary Mobile or Modular Structures Used For Public Services (mobile classrooms, civic services, public health centers, emergency response centers) <sup>9</sup>	RHD	RLMD
<b>17.000 UTILITY FACILITY</b>			
17.100	Neighborhood	RHD	RLMD
17.200	Community or Regional	RHD	RLMD
<b>18.000 TOWERS AND RELATED STRUCTURES</b>			
<b>18.100 NON COMMERCIAL TOWERS</b>			
18.110	Towers and Antennas 50 Feet Tall or Less	RHD	RLMD
18.120	Towers and Antennas More Than 50 Feet Tall and Receive-Only Earth Stations	RHD	RLMD

		RHD	RLMD
<b>18.200</b>	<b>COMMERCIAL TELECOMMUNICATIONS TOWERS &amp; MONOPOLES</b>		
18.230	Micro Facilities*	RHD	RLMD
18.240	Mini Facilities*	RHD	
18.250	Macro Facilities*	RMD	
<b>21.100</b>	<b>CEMETERY</b> <sup>17</sup>	RHD	RLMD
<b>22.000</b>	<b>COMMERCIAL NURSERY SCHOOLS OR DAY CARE CENTERS</b> <sup>17</sup>	RHD	RLMD
<b>23.000</b>	<b>NEW OR IMPROVED STREETS</b>	RHD	RLMD
<b>26.000</b>	<b>SPECIAL EVENTS</b>	RHD	RLMD
<b>28.000</b>	<b>SUBDIVISIONS AND BOUNDARY ADJUSTMENTS</b>		
28.100	Major	RHD	RLMD
28.200	Short	RHD	RLMD
28.300	Boundary Line Adjustment	RHD	RLMD
28.400	Unit Lot	RHD	
<b>29.000</b>	<b>COMBINATION USES</b>	RHD	RLMD
<b>32.000</b>	<b>LAND CLEARING, LOGGING IN CONFORMANCE WITH CHAPTER 20.88 (ENVIRONMENTALLY CRITICAL AREAS) BUT OF MORE THAN 10,000 FT<sup>2</sup> OF PROPERTY WITHIN ONE YEAR</b> <sup>3</sup>	RHD	RLMD
<b>33.000</b>	<b>USES PERMISSIBLE IN CRITICAL AREAS (SEE CHAPTER 20.93)</b>	RHD	RLMD

\*The highlighted areas are the differences between the Residential High Density (RHD) zone and Residential Low/Moderate Density (RLMD) zone.

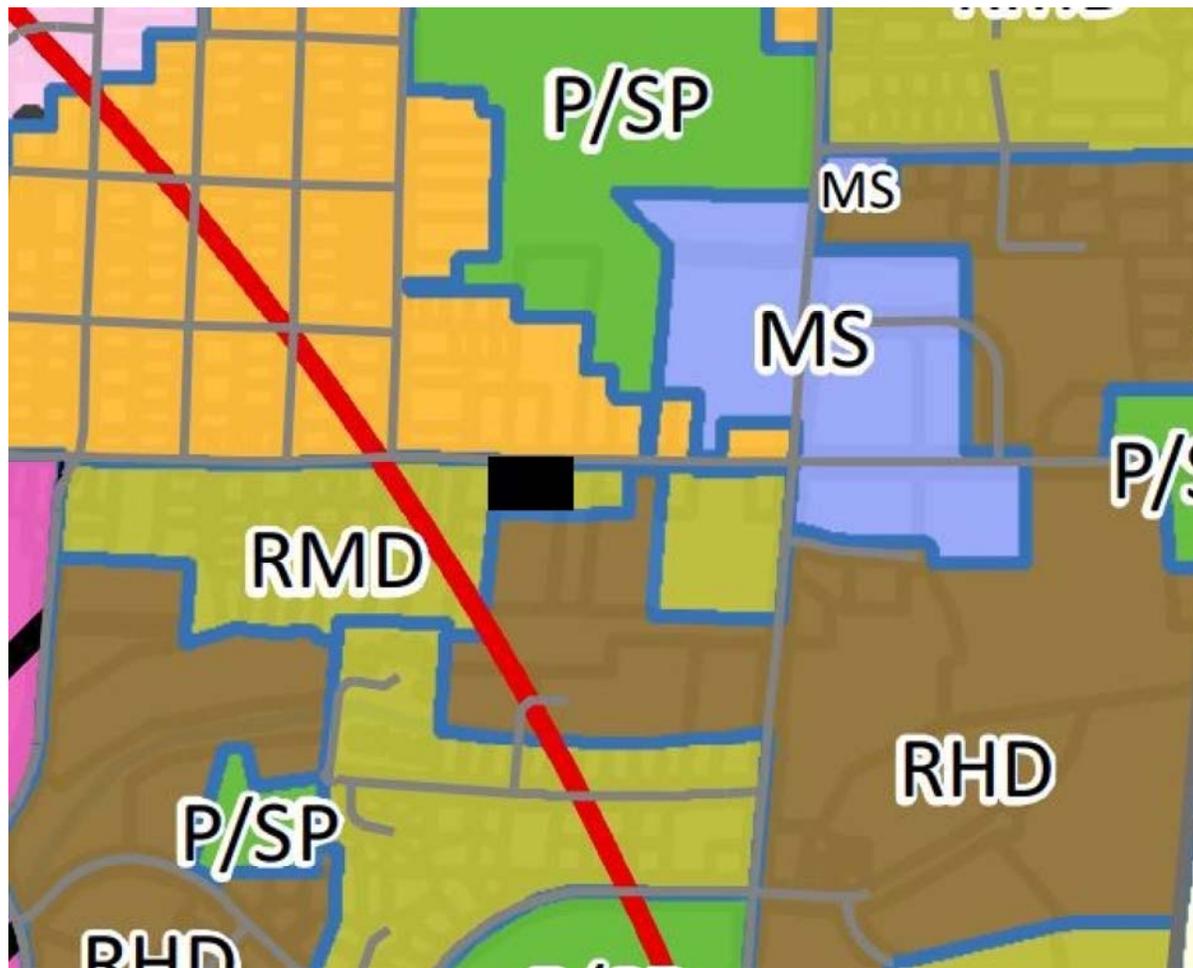
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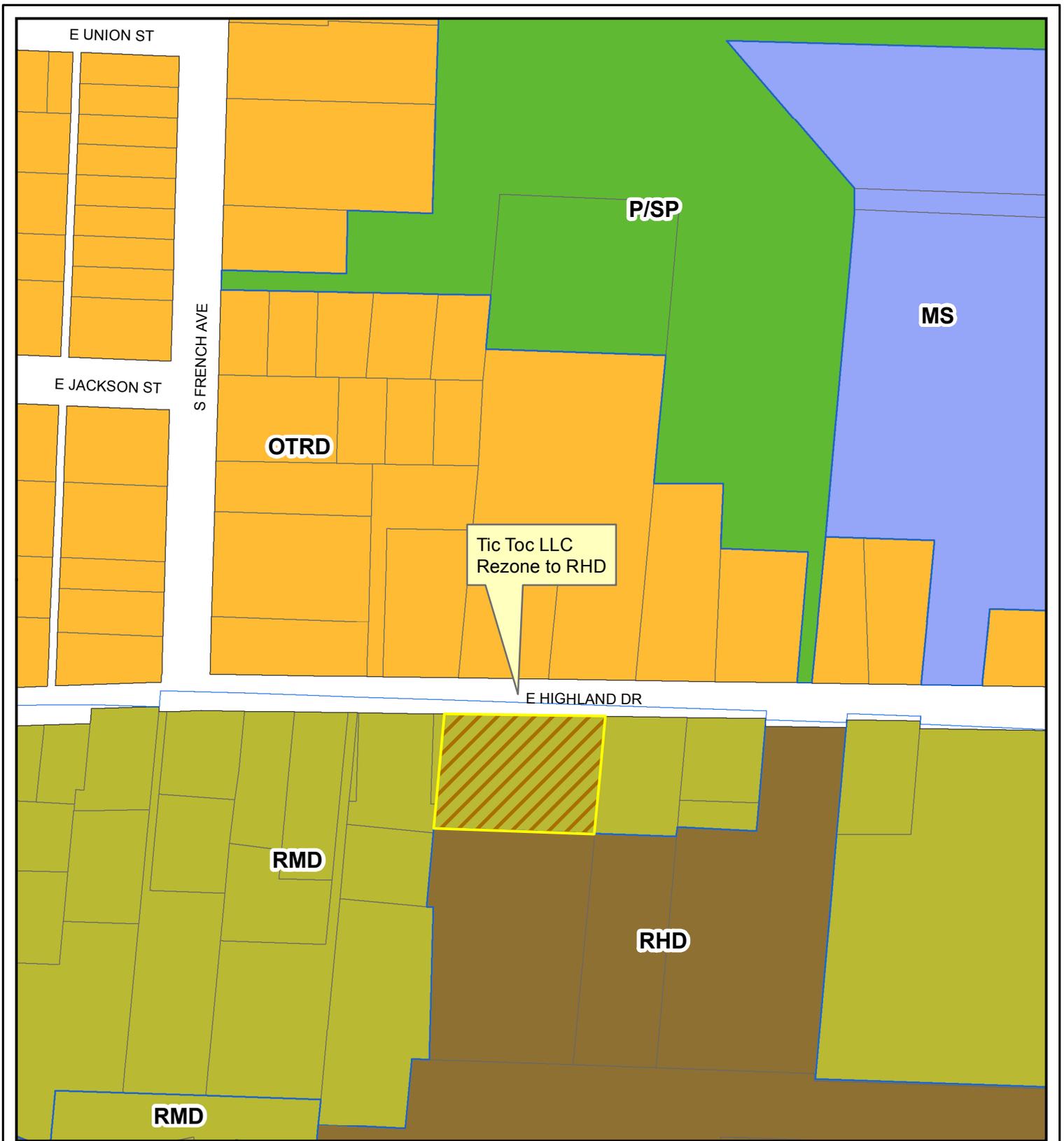
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Permissible Use		RHD	RLMD
<b>1.000 RESIDENTIAL</b>			
<b>1.100 SINGLE FAMILY RESIDENCES</b>			
<b>1.110</b>	<b>SINGLE FAMILY DETACHED, ONE DWELLING UNIT PER LOT</b>	RHD	RLMD
1.111	Site-Built & Modular Structures	RHD	RLMD
1.112	Class A Mobile Home <sup>1</sup>	RHD	RLMD
1.113	Class B Mobile Home <sup>1</sup>	RHD	RLMD
<b>1.120 SINGLE FAMILY ATTACHED DETACHED, MORE THAN ONE DWELLING UNIT PER LOT</b>			
1.121	Mobile Home Park		RLMD
1.122	Cottage Housing	RHD	RLMD
<b>1.200 TWO-FAMILY RESIDENCES</b>			
1.210	Two-Family Conversion <sup>2</sup>	RHD	RLMD
1.220	Accessory Dwelling Unit <sup>2,12</sup>	RHD	RLMD
1.230	Duplex <sup>2</sup>	RHD	RLMD
<b>1.300 MULTI-FAMILY RESIDENCES</b>			
1.310	Multi-Family Conversions	RHD	
1.320	Multi-Family Townhouses	RHD	
1.330	Multi-Family Apartments	RHD	
<b>1.400 HOMES EMPHASIZING SPECIAL SERVICES, TREATMENT OR SUPERVISION</b>			
<b>1.410 LOCATED IN A SINGLE FAMILY RESIDENCE</b>			
1.411	Homes for Handicapped or Infirm <sup>7</sup>	RHD	RLMD
1.412	Nursing Care, Intermediate Care Homes <sup>7</sup>	RHD	RLMD
1.413	Special Needs Child Care Homes <sup>7</sup>	RHD	RLMD
1.414	Halfway Houses <sup>7</sup>	RHD	RLMD
1.415	Adult Family Homes (6 or fewer adults)	RHD	RLMD
<b>1.420 LOCATED IN A MULTI-FAMILY RESIDENCE (OCCUPYING SINGLE OR MULTIPLE DWELLING UNITS)</b>			
1.421	Homes for Handicapped or Infirm <sup>7</sup>	RHD	
1.422	Nursing Care, Intermediate Care Homes <sup>7</sup>	RHD	
1.423	Special Needs Child Care Homes <sup>7</sup>	RHD	





Tic Toc LLC  
Rezone to RHD

**Legend**

Rezone to RHD

City Limits

Public Right of Way

Assessor Parcels

**Existing Zoning**

- MS = Medical Services
- OTRD = Old Town Residential District
- P/SP = Public/Semi-Public
- RMD = Moderate Density Residential
- RHD = High Density Residential

*City of Arlington*

**Tic Toc, LLC**

Scale:  
1 inch = 167 feet

File:  
TicTocLLC8.5x11\_19

Date:  
4/12/2019

Cartographer:  
kdh

Maps and GIS data are distributed "AS-IS" without warranties of any kind, either express or implied, including but not limited to warranties of suitability for a particular purpose or use. Map data are compiled from a variety of sources which may contain errors and users who rely upon the information do so at their own risk. Users agree to indemnify, defend, and hold harmless the City of Arlington for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data presented in the maps.