

ORDINANCE NO. 2019--007

AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON, DENYING THE GRANDVIEW NORTH PROPERTY ARLINGTON LAND USE MAP AMENDMENT AND CONCURRENT REZONE (PLN #509)

WHEREAS, the City of Arlington has the authority to regulate land uses within the City, and is in the process of its periodic annual review and update of the Comprehensive Plan; and

WHEREAS, included in the review of the Comprehensive Plan was a series of proposed amendments to the City of Arlington Comprehensive Plan and Zoning Map; and

WHEREAS, the City Planning Commission considered the proposed Grandview North Property Land Use Map amendment and Concurrent Rezone (PLN #509) and conducted an open record public hearing on April 16, 2019 and recommended denial to the City Council; and

WHEREAS, the City Council considered the same at a workshop held on April 22, 2019, and considered them along with the Planning Commission recommendations, at their public hearing conducted on May 6, 2019; and the City Council having determined denying said amendment was in the best interest of the City; and

WHEREAS, the City Council has considered the proposed Grandview North property comprehensive plan amendment and concurrent rezone and finds it is not in the overall best interests of the citizens;

NOW, THEREFORE, the City Council of the City of Arlington do hereby ordain as follows:

Section 1. Findings. The City Council adopts the following findings:

- a. The subject property is already suitable for development in general conformance with existing land use and the surrounding development pattern, and with zoning standards under the existing zoning classifications.
- b. While the amendment may be consistent with certain provisions of the comprehensive plan, it is inconsistent with others.
- c. When weighing the proposed amendment, the following factors weigh most heavily in favor of denial of the proposed amendment:
 - i. PL 1.5—"Generally this designation is appropriate for lots that are located on the corner of an intersection where at least one adjacent road is classified as an arterial or greater" (this proposal is not located on the corner of an intersection).
 - ii. PL 7.1—" recommended changes in residential densities should be based on the following: a) The overall impact to surrounding properties".
 - iii. GL-8—" Preserve and promote the character, scale, and quality of

- existing neighborhoods as new development occurs”.
- iv. PL 10.1—“A re-designation and rezoning of lots to neighborhood commercial” is discretionary with the City and only if certain goals are met.
 - d. Following a balancing of the interests of the property owner and the neighboring property owners, the City concludes that the land use map amendment and concurrent rezone is not in the best interests of the citizens, and the property that is the subject of the amendment should be developed for the uses allowed in the existing zoning classification.

Section 2. The City Council denies the Grandview North Property Arlington Land Use Map Amendment and Concurrent Rezone (PLN #509).

Section 3. Severability. If any provision, section, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. The title of this Ordinance, which summarizes the contents of this ordinance, shall be published in the official newspaper of the City. The Ordinance shall take effect and be in full force five (5) days after the date of publication.

PASSED BY the City Council and APPROVED by the Mayor this 6th day of May, 2019.

CITY OF ARLINGTON


Barbara Tolbert, Mayor

Attest:


Erin Keator, City Clerk

Approved as to form:


Steven J. Peiffle
City Attorney

CERTIFICATION OF ORDINANCE

I, Erin Keator, being the duly appointed and City Clerk of the City of Arlington, Washington, a municipal corporation, do hereby certify that the following Ordinance No. 2019-007 was approved at the May 6, 2019 City Council meeting.

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DENYING THE GRANDVIEW NORTH PROPERTY ARLINGTON LAND USE MAP
AMENDMENT AND CONCURRENT REZONE (PLN #509)

A true and correct copy of the original ordinance is attached.

Dated this 8th day of May 2019.



A handwritten signature in blue ink that reads "Erin Keator". The signature is written in a cursive style and is positioned above a horizontal line.

Erin Keator
City Clerk for the City of Arlington