

ORDINANCE NO. 2019--006

AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON, APPROVING THE AVS COMMUNITIES PROPERTY ARLINGTON LAND USE MAP AMENDMENT AND CONCURRENT REZONE (PLN #524)

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 AVS Communities Property Land Use Map amendment and Concurrent Rezone (PLN #524) and conducted an open record public hearing on April 16, 2019 and recommended approval 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 regular meeting conducted on May 6, 2019; and the City Council having determined approving said amendment was in the best interest of the City; and

WHEREAS, the City Council has considered the proposed AVS Communities property comprehensive plan amendment and concurrent rezone and finds it to be consistent with city and state law and in the 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 as required by AMC Chapter 20.96:

- a. The subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.
- b. The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;
- c. The proposed amendment is consistent with the scope and purpose of the city's zoning ordinances and the description and purpose of the zone classification applied for;
- d. Circumstances have changed substantially since the establishment of the current zoning map or district to warrant the proposed amendment;
- e. The proposed zoning is consistent and compatible with the uses and zoning of surrounding property;
- f. The property that is the subject of the amendment is suited for the uses allowed in the proposed zoning classification; and
- g. Adequate public services can be made available to serve the full range of

proposed uses in that zone.

Section 2. The City Council approves the AVS Communities Property Arlington Land Use Map Amendment and Concurrent Rezone (PLN #524). The comprehensive plan designation and Land Use Map for the Property identified on Exhibit "A" shall be modified from General Industrial to General Commercial, and the City's official zoning map shall be amended to reflect this change as depicted on the attached Exhibit "B".

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:

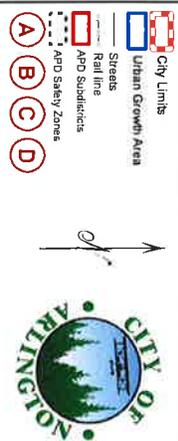
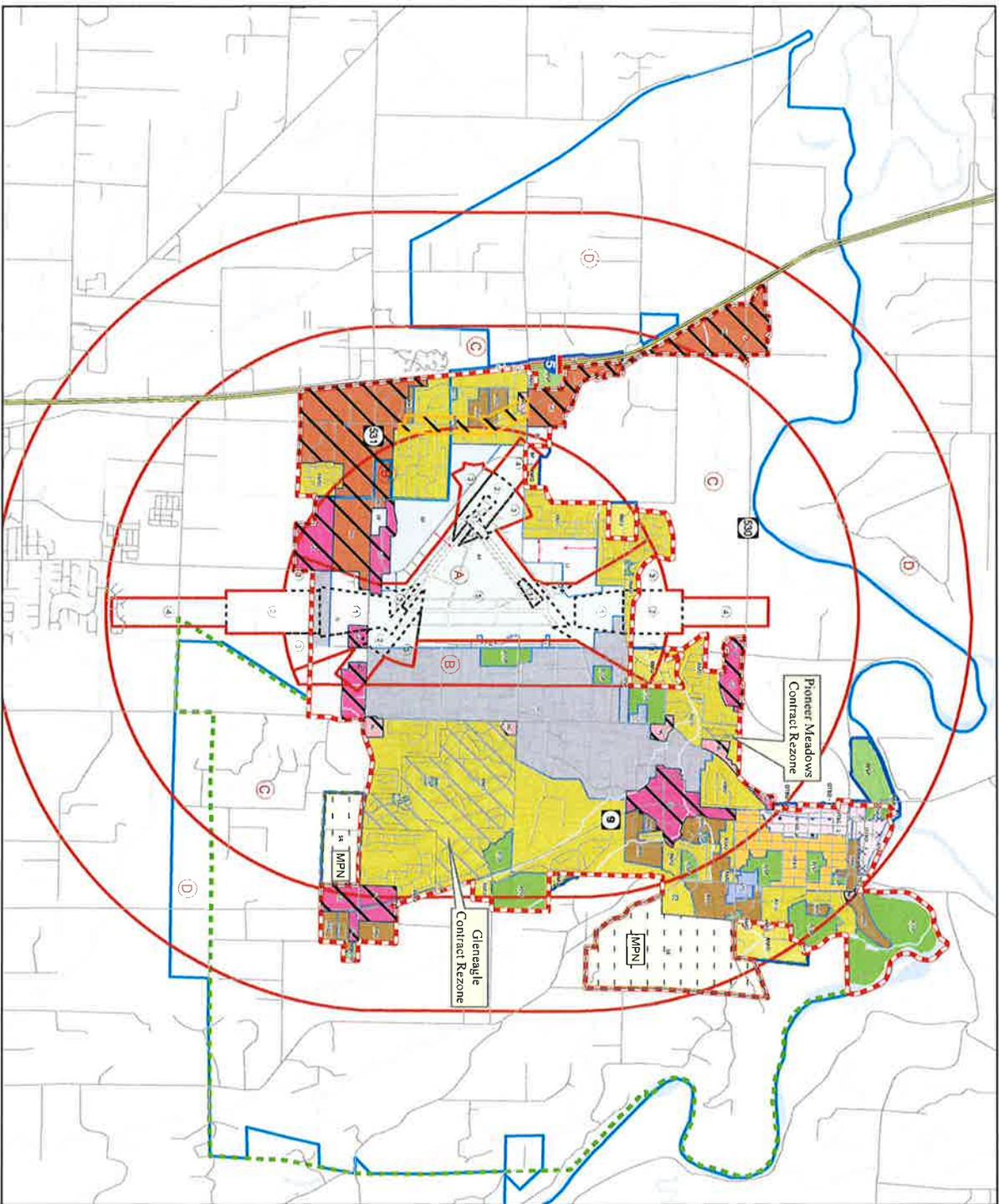


Erin Keator, City Clerk

Approved as to form:



Steven J. Peiffle
City Attorney



- City Limits
- Urban Growth Area
- Streets
- Rail line
- App Subdivisions
- App Safety Zones
- A
- B
- C
- D

- ### Land Use
- SR = Suburban Residential
 - RMD = Moderate Density Residential
 - RHD = High Density Residential
 - OTRD = Old Town Residential District
 - OTBD - 1 = Old Town Business District 1
 - OTBD - 2 = Old Town Business District 2
 - OTBD - 3 = Old Town Business District 3
 - GC = General Commercial
 - HC = Highway Commercial
 - BP = Business Park
 - LI = Light Industrial
 - GI = General Industrial
 - PISP = Public/Semi-Public
 - MS = Medical Services
 - AF = Aviation Flightline
 - Future Planning Area
 - Coordinated Water Service Area
 - Contract Rezoning
 - MPN - Master Planned Neighborhood Overlay Zone
 - Commercial Corridor Overlay
 - Mixed Use Overlay

THIS IS A COPY OF THE OFFICIAL LAND USE MAP OF THE CITY OF ARLINGTON WHICH WAS ADOPTED AS PART OF THE COMPREHENSIVE PLAN BY THE CITY COUNCIL ON 5 DECEMBER 2005 PURSUANT TO ORDINANCE NO. 1375.

Barbara Tolbert
Mayor

Erin M Keator
City Clerk

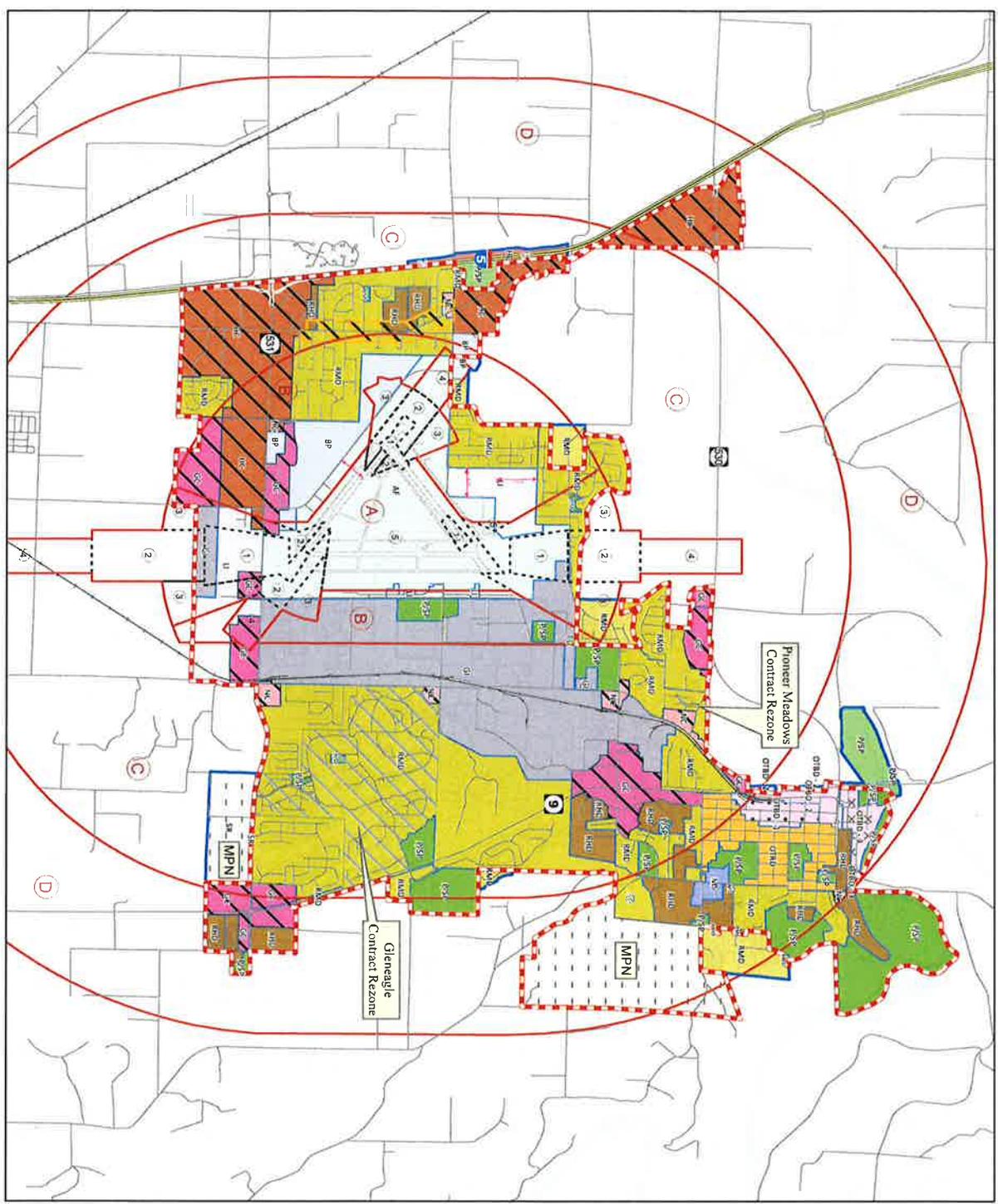
City of Arlington Future Land Use Map

Scale
1 Inch = 3,500 feet

File
LandUse_11x17_19

Date
1/10/2019

This map is a copy of the official land use map of the City of Arlington, Virginia. It is not intended to be used for any other purpose. The City of Arlington is not responsible for any errors or omissions on this map. The City of Arlington is not responsible for any damages or losses resulting from the use of this map. The City of Arlington is not responsible for any claims or liabilities resulting from the use of this map. The City of Arlington is not responsible for any claims or liabilities resulting from the use of this map. The City of Arlington is not responsible for any claims or liabilities resulting from the use of this map.




City Limits

- Urban Growth Area
- Streets
- Rail line
- APD Subdivisions
- APD Safety Zones

Contract Rezone

MPN

Commercial Corridor Overlay

Mixed Use Overlay

- Zoning**
- SR = Suburban Residential
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 - Contract Rezone
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 - Commercial Corridor Overlay
 - Mixed Use Overlay

THIS IS A COPY OF THE OFFICIAL ZONING MAP OF THE CITY OF ARLINGTON, PURSUANT TO AMC 22A.36.156, WHICH WAS ADOPTED BY THE CITY COUNCIL, ON 25 MARCH 2008, PURSUANT TO ORDINANCE NO. 1289 AND BECAME EFFECTIVE 27 MARCH 2008.

Barbara Tolbert
City Clerk

Erin M Keator
City Clerk

City of Arlington Zoning Map

Scale: 1 inch = 2,900 feet

File: Zoning_11x17_19 Date: 1/10/2019

Map and data are subject to change without notice. The City of Arlington is not responsible for any errors or omissions on this map. Users agree to hold the City of Arlington harmless for any damages, including consequential damages, arising from the use of this map. The City of Arlington is not responsible for any errors or omissions on this map. Users agree to hold the City of Arlington harmless for any damages, including consequential damages, arising from the use of this map.

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. 2019-006 was approved at the May 6, 2019 City Council meeting.

ORDINANCE NO. 2019-006

AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON
APPROVING THE AVS COMMUNITIES PROPERTY ARLINGTON LAND USE MAP
AMENDMENT AND CONCURRENT REZONE (PLN #524)

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".

Erin Keator
City Clerk for the City of Arlington