



CITY OF ARLINGTON NOTICE OF DECISION

Project Roxy Monument Sign Variance

The City of Arlington has issued a Notice of Decision for a Variance Permit as required by Arlington Municipal Code. The following project has been **APPROVED**, with the conditions listed in the permit decision.

Project Name: Project Roxy Sign Variance
Proponent: Arlington 2.5M LLC
Project Number: PLN #1006

Description of Proposal: The applicant, Arlington 2.5M LLC, is proposing a variance to increase the monument sign height from the allowed six (6) feet to nine (9) feet in the Light Industrial zone. There are two proposed monument signs on the site that are located along 172nd Street NE near the northwest corner of the lot and 51st Avenue NE near the driveway entrance.

Location: 5002 172nd Street NE

Permit Decision: Approved, with Conditions

Notice of Decision Date: November 7, 2022

End of Appeal Period: November 21, 2022

Variance Permit Expiration Date: Expires with Building

Appeals: This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by **5:00 PM on Monday, November 21, 2022**, and the appeal fee as set by resolution is paid.

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, 360-403-3550



Community and Economic Development
Planning Division

18204 59th Avenue NE, Arlington, WA 98223

SIGN VARIANCE PERMIT

STAFF REPORT AND PERMIT DECISION

GENERAL INFORMATION

File Number:	PLN #1006
Project Title:	Project Roxy Sign Variance
Property Owner:	Amazon.com Services LLC
Applicant/Contact:	Arlington 2.5M LLC
Description:	Sign Variance
Location:	5002 172 nd Street NE
Zoning Classification:	Light Industrial
Land Use Designation:	Light Industrial
Use Classification:	2.112 Distribution Center
City Approvals Required:	Variance and Sign Permit
Date of Decision:	November 7, 2022
Decision:	APPROVED, with Conditions

I. NATURE OF APPLICATION

A. Request

The applicant, Arlington 2.5M LLC, is proposing a variance to increase the monument sign height from the allowed six (6) feet to nine (9) feet in the Light Industrial zone. There are two proposed monument signs on the site that are located along 172nd Street NE near the northwest corner of the lot and 51st Avenue NE near the driveway entrance.

B. Project Chronology / Background

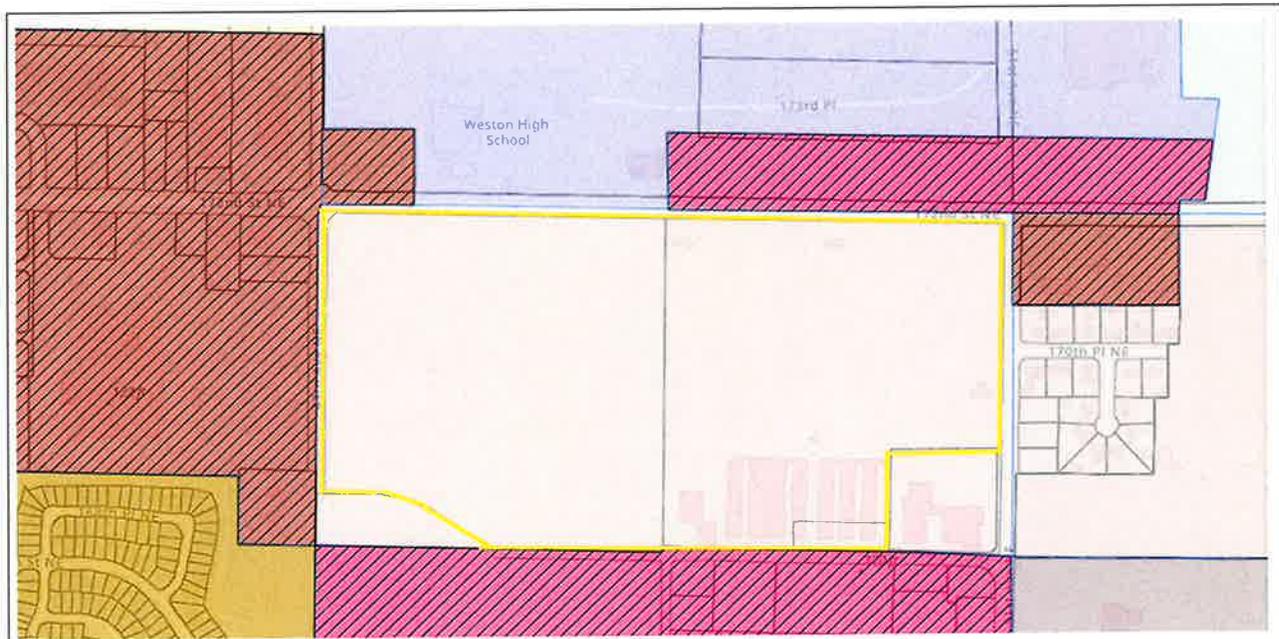
A formal Variance Permit application was submitted to the Community & Economic Development Department on October 18, 2022. Staff routed the material to City review staff on October 19, 2022.

C. Site Location / Description



The property is located at 5002 172nd Street NE

D. Site and Adjacent Zoning / Uses



Property	Zoning	Proposed Use
5002 172 nd Street NE	Light Industrial	Distribution Center
North	Highway Commercial, General Commercial, and Business Park	Vacant Land, Alternative High School, and Manufacturing/Warehouse
East	Highway Commercial and Light Industrial	Gas Station, Retail, Restaurant, Hotel, and Non-Conforming Residential
South	General Commercial	Mixed-Use Commercial and Residential
West	Highway Commercial	Wal-Mart, Bank, Commercial Retail

II. PROJECT CONSISTENCY WITH TITLE 20 AMC, ZONING

A. Applicable Review Criteria and Process

The Administrative Conditional Use Review request is subject to review for conformity with the Arlington Municipal Code (AMC), including but not limited to the following:

Regulation	Analysis	Meets
Chapter 20.16 AMC, Permits and Final Plat Approval		
<p>20.16.010 (A) Permits Required. The use of a property may not be substantially changed, land clearing, grading, filling, or excavation may not be commenced, and buildings or other substantial structures may not be constructed, erected, moved, or substantially altered except in accordance with and pursuant to one of the following permits:</p> <p>A variance permit issued by the Community and Economic Development Director</p>	<p>A Variance Permit was submitted by the applicant. The Community Development Director is responsible for the permit decision and the decision is appealable to the Hearing Examiner.</p>	<p>Yes</p>

Regulation	Analysis	Meets
20.16.034 Official Representative of the Applicant. The applicant for each land use permit shall designate an official representative, which may be himself, to receive all correspondence, determinations, and notices regarding the application.	The owner, Amazon.com Services LLC, designated Dustin Quattrocchi as the official representative for the subject permit.	Yes
20.16.070 (c) Complete Application. Within 28 days of after receiving the permit application, the Community Development Director shall mail or provide in person a written determination to the applicant, stating either: 1. That the application is complete; or, 2. That the application is incomplete and what is necessary to make the application complete.	The application was submitted on October 18, 2022. The City issued a Notice of Complete Application on October 19, 2022, within the 28-day timeframe.	Yes
20.16.090 Distribution of Application. Upon receipt of a conditional use permit application, the Planning Official shall, in addition to all interested City Department, send a copy of the application to the authorities and agencies reviewing or furnishing water, fire, school, and sanitary sewer service to the proposed project.	The application was routed to all effected city departments upon submittal on October 19, 2022.	Yes
20.16.120 Notice of Application Filed. The Community and Economic Development Director shall give public notice of any application filed for a special use permit by issuing, distributing, and advertising a "Notice of Application Filed".	The city issued a Notice of Application on October 21, 2022. The notice was advertised in the Everett Herald, posted on the site, city website, post office, city hall, Arlington library, and mailed to all property owners within 500 feet of the property. The public comment period ran from October 21, 2022 to November 4, 2022.	Yes
Chapter 20.20 AMC, Appeals, Variances, and Interpretations		
20.20.030 (a) A development proposal may vary only from the development standards of this code or any administratively adopted guidelines. Variances may not be granted to allow a use in a zone not permitted pursuant to §20.40 (Permissible Uses) or to modify decision-making procedures or criteria.	The variance request is to increase the height of the two monument signs on the site from the allowed 6 feet to 9 feet. The use on the site remains permissible.	Yes

Regulation	Analysis	Meets
<p>20.20.030 (b) An application for a variance shall be submitted to the City by filing a copy of the application with the planning department. Applications for variances alone or in connection with a zoning or special use permit shall be processed concurrently with the other necessary permit and in the same manner as applications for special use permits in conformity with the provisions of §20.16 (Permits and Land Division Approval), specifically (but not exclusively) the noticing requirements of §20.16.230 (Notice of Application Filed) and §20.16.225 Special Use Permits and Conditional Use Permits).</p>	<p>The application was submitted for a sign height variance in the Light Industrial zone. The application for the variance is in connection with a sign permit and is being processed concurrently.</p> <p>The variance followed the required noticing procedures of AMC 20.16. No public comments were received for the variance request.</p>	<p>Yes</p>
<p>20.20.030 (c) A variance may be granted by the Community and Economic Development Director or Hearing Examiner, whichever is the appropriate permit-issuing authority per Subsection (b), if it is concluded that strict enforcement of the code would result in practical difficulties or unnecessary hardships for the applicant and that, by granting the variance, the spirit of the code will be observed, public safety and welfare secured, and substantial justice done. These conclusions may be reached if it is found that:</p>		
<p>20.20.030 (c) (1) The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located.</p>	<p>The variance does not grant special privileges that are inconsistent with other properties within the area. The property abuts the Highway Commercial zone on both the west and the east that has a much higher sign limitation.</p> <p>Other Light Industrial properties along this corridor could also benefit from a slight increase to the allowed sign height due to the buildout of the corridor.</p>	<p>Yes</p>
<p>20.20.030 (c) (2) That such variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.</p>	<p>The variance is necessary due to the required 6-foot sound wall was installed along the frontage of the site, the variance would allow the sign to be more visible for both vehicular and truck traffic to the site.</p> <p>The scale and size of the project is unique within the Light Industrial zone, with a building height of 100 feet, a 3 foot increase to the height of the sign would give an appropriate scale in relationship to the wall and other design elements on the site.</p>	<p>Yes</p>

Regulation	Analysis	Meets
20.20.030 (c) (3) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.	The granting of the variance would not be materially detrimental to the public, property, vicinity, or zone as the subject property is located between the Highway Commercial zone which allows a sign height of up to 15 feet. The surrounding area has much higher signage and the variance allows the proposed signage to not get lost when directly adjacent to more dominate signage.	Yes
20.20.030 (d) In granting variances, the permit-issuing authority may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties.	The city requires that the owner/applicant to follow the plans submitted for the monument sign.	Yes
20.20.030 (e) A variance may be issued for an indefinite duration or for a specified duration only.	The city has approved the variance for the life of the building located on the site.	Yes
20.20.030 (f) Prior to issuance, the nature of the variance and any conditions attached to it shall be entered on the face of the permit, or the permit may simply note the issuance of the variance and refer to the written record of the variance for further information. All such conditions are enforceable in the same manner as any other applicable requirement of this Title.	The variance to allow for a 3 foot increase in the monument sign height at two locations has been documented and shall remain on file for the property. The owner/applicant for the site shall abide by the conditions of this variance decision and the sign permit.	Yes

III. CONCLUSIONS

Under AMC 20.16.100, the Community Development Director shall issue the requested variance permit unless he concludes after reviewing the application that:

Regulation	Analysis	Meets
(a) The requested permit is not within its jurisdiction according to the table of permissible uses.	The requested site plan review is within the City of Arlington's jurisdiction per the above zoning map and permissible use table.	Yes
(b) The application is incomplete.	The application for the subject site plan review was deemed complete on October 18, 2022	Yes

Regulation	Analysis	Meets
(c) If completed as proposed in the application, the development will not comply with one or more of the requirements of this title.	The proposed plan review complies with all required sections of AMC Title 20 per the above staff analysis.	Yes
(d) The proposed project is not in conformance with the Comprehensive Plan, Transportation Plan, and the Arlington Municipal Code.	The proposed plan review complies with the Arlington Municipal Code, Comprehensive Plan, and Transportation Plan.	Yes

IV. ADMINISTRATIVE DECISION

The proposed project was found to be consistent with and meets the intent of the Arlington Zoning Code, Comprehensive Plan, and the Arlington Municipal Code, therefore the Sign Variance Permit for Project Roxy (PLN #1006) is hereby APPROVED, subject to the following conditions.

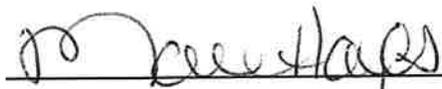
V. CONDITIONS

1. The proposed use shall be in substantial conformance with the approved Sign Variance Permit application received October 18, 2022, subject to any conditions or modifications that may be required as part of the permit plan review.

VI. APPEAL

This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the variance permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on November 21, 2022, and the appeal fee as set by resolution is paid.

ORDERED THIS ON THE 7th DAY OF November, 2022



Marc Hayes, Community and Economic Development Director

Distributed to the Following Parties:

Amazon.com Services LLC
Dustin Quattrocchi
Matt Bloom

PROJECT ROXY

A PORTION OF THE N 1/2 OF THE NE 1/4 OF SEC. 28, TWN. 31 N., RGE. 05 E. W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY WASHINGTON.

CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

THIS SHEET HAS BEEN REVIEWED AND APPROVED PER THE
CONDITIONS ON THE TITLE SHEET.

BY: Nova Heaton, PE, Development Services Manager
DATE: THIS APPROVAL VALID FOR 18 MONTHS



2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com web

Project Title:
PROJECT ROXY

Client:
**PANATTONI
DEVELOPMENT
COMPANY, LLC**
1821 DOCK STREET, SUITE 100
TACOMA, WA 98402

Project No.
2200283.10

Issue Set & Date:
**SITE
DEVELOPMENT
PERMIT SET**
2/21/2022



NOTICE
ATTORNEY OF RECORD SHALL MAINTAIN THE
PROFESSIONAL SEAL AND EXPIRATION DATE OF
THIS SEAL AND AN ORIGINAL COPY OF THIS
SEAL SHALL BE KEPT ON THE PROJECT SITE
AND IT IS NOT TO BE USED FOR OTHER PROJECTS
OR FOR ANY OTHER PROJECT.

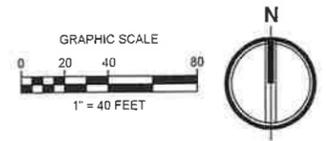
- ▲ REVISED PER RFI-0904
- ▲ REVISED PER RFI-0823
- ▲ ASI-032
- ▲ ASI-030
- ▲ ASI-028
- ▲ REVISED PER RFI-0699
- ▲ 172ND WATER CROSSING 12/07/2021
- ▲ REVISED PER RFI-0694
- ▲ ASI-022
- ▲ RFI 0641
- ▲ RFI 0693
- ▲ CITY PERMIT COMMENTS/CONDITIONS
- ▲ REVISED PER RFI-0515
- ▲ ASI-015 PLAN CHECK

Revisions:

Sheet Title:
**HORIZONTAL
CONTROL**

Designed by: BB/TWML/MW
Drawn by: TS
Checked by: BB/MW

Sheet No.
C1.1
3 of 83 Sheets



MATCHLINE SEE SHEET C1.2

LEGEND

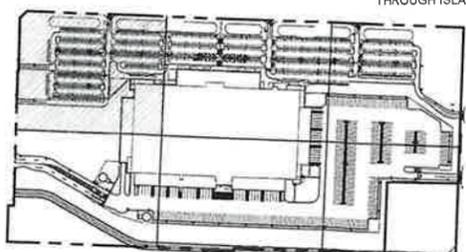
- ASPHALT PAVEMENT HEAVY DUTY (4/1.8)
- ASPHALT PAVEMENT STANDARD DUTY (4/1.8)
- CEMENT CONCRETE HEAVY DUTY (5/1.8)
- CEMENT CONCRETE STANDARD DUTY (3/1.8)
- IC INTEGRAL CURB (2/1.8)
- ICT INTEGRAL CURB FOR TRAILERS (1/1.8)
- VC VERTICAL CURB (1/1.8)
- FC FLUSH CURB
- NC NO CURB
- CG CURB AND GUTTER (6/1.8)
- (X) CHANGE OF CURB TYPE
- CAR WHEELSTOP (1/1.10)
- TRUCK WHEELSTOP (2/1.10)
- EV CHARGER

STRIPING NOTE

- 1 PROPOSED STRIPING IS SHOWN ON THIS PLAN. CONTRACTOR TO CONFIRM FINAL STRIPING CONFIGURATION WITH TENANT PRIOR TO PLACEMENT.
- 2 ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 3 ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE).
- 4 COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED.
- 5 ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 17 DATED QUARTER 3, 2020.
- 6 ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
- 7 FIRE LANES SHALL BE MARKED WHERE REQUIRED BY THE FIRE MARSHALL. FIRE LANES SHALL BE STRIPED AND ON CURB WHERE POSSIBLE. STRIPES SHALL BE 6 INCHES WIDE AND RED IN COLOR. "NO PARKING FIRE LANE TOW AWAY ZONE" SHALL BE STENCILED IN 4 INCH TALL LETTERS. WHITE IN COLOR, AND CENTERED ON THE RED STRIPE.

IRRIGATION NOTE

- 1 SEE SLEEVING LOCATIONS ON THE IRRIGATION PLANS (L2.1 - L2.11)



KEYMAP
SCALE: 1" = 500'

MATCHLINE SEE SHEET C1.4

PARCEL A
(TITLE COMMITMENT NO. 202151-SC)
APN 31052800100400
610870 SF

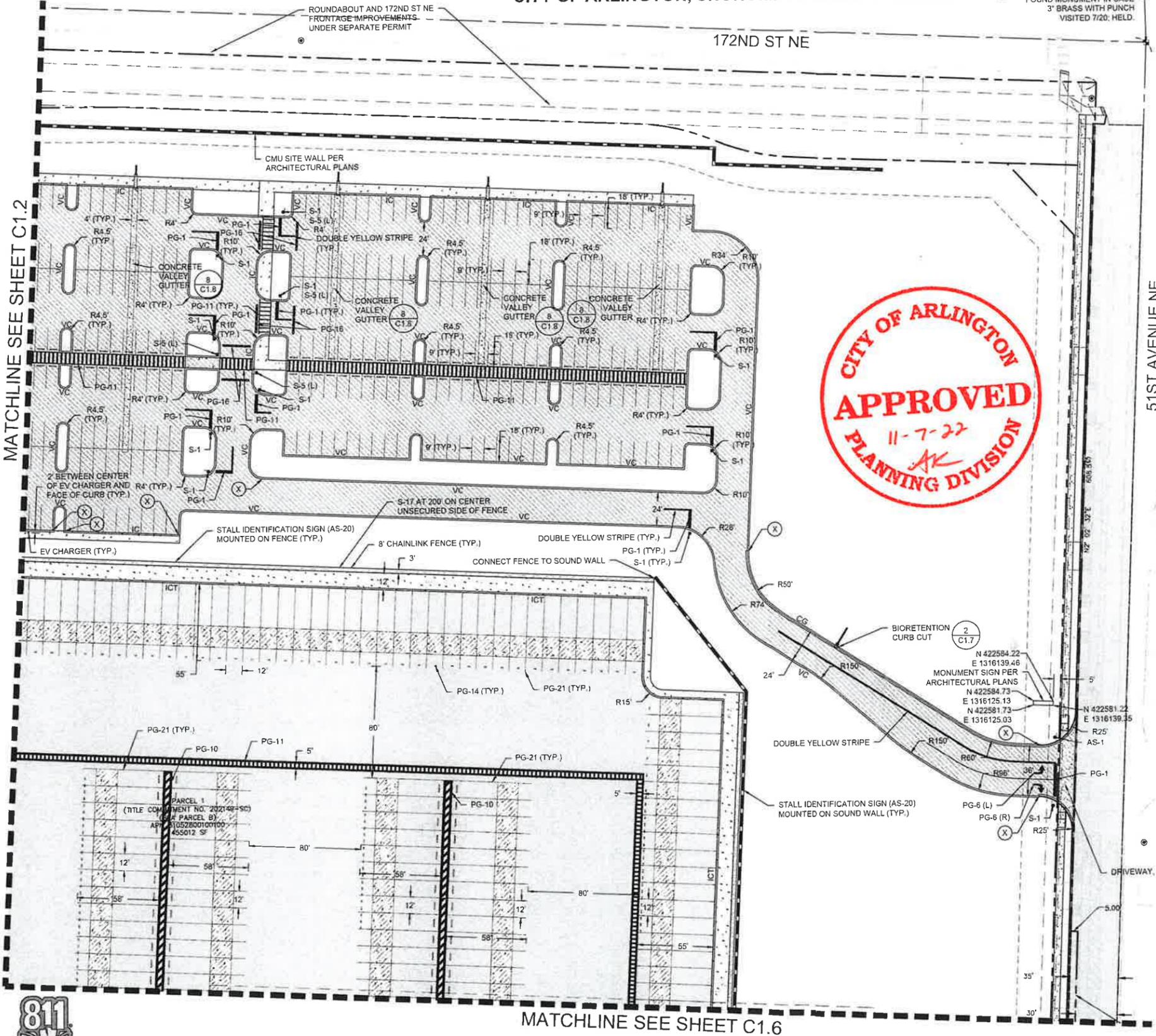
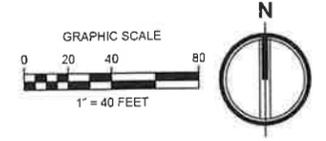


Received
OCT 18 2022
PLN #1006

PROJECT ROXY

A PORTION OF THE N 1/2 OF THE NE 1/4 OF SEC. 28, TWN. 31 N., RGE. 05 E. W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY WASHINGTON.

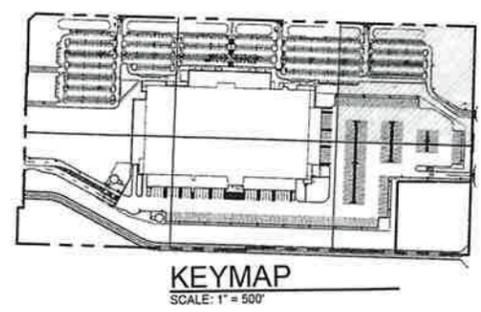
CITY OF ARLINGTON
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THIS SHEET HAS BEEN REVIEWED AND APPROVED PER THE
CONDITIONS ON THE TITLE SHEET.
BY: Nova Heaton, PE, Development Services Manager
DATE: THIS APPROVAL VALID FOR 18 MONTHS



LEGEND

	ASPHALT PAVEMENT HEAVY DUTY	4 C1.8
	ASPHALT PAVEMENT STANDARD DUTY	4 C1.8
	CEMENT CONCRETE HEAVY DUTY	5 C1.8
	CEMENT CONCRETE STANDARD DUTY	3 C1.8
IC	INTEGRAL CURB	2 C1.8
ICT	INTEGRAL CURB FOR TRAILERS	1 C1.8
VC	VERTICAL CURB	1 C1.8
FC	FLUSH CURB	
NC	NO CURB	
CG	CURB AND GUTTER	6 C1.8
X	CHANGE OF CURB TYPE	1 C1.10
-	CAR WHEELSTOP	2 C1.10
-	TRUCK WHEELSTOP	
*	EV CHARGER	

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- IRRIGATION NOTE**
- SEE SLEEVING LOCATIONS ON THE IRRIGATION PLANS (L2.1 - L2.11)



Project Title: **PROJECT ROXY**

Client: **PANATTONI DEVELOPMENT COMPANY, LLC**
1821 DOCK STREET, SUITE 100
TACOMA, WA 98402

Project No. 2200283.10
Issue Set & Date: **SITE DEVELOPMENT PERMIT SET**
2/21/2022



- Revisions:
- REVISOR: REVISED PER RFI-0904
 - REVISOR: REVISED PER RFI-0823
 - REVISOR: ASI-032
 - REVISOR: ASI-030
 - REVISOR: ASI-028
 - REVISOR: REVISED PER RFI-0699
 - REVISOR: 172ND WATER CROSSING 12/07/2021
 - REVISOR: REVISED PER RFI-0694
 - REVISOR: ASI-022
 - REVISOR: RFI 0641
 - REVISOR: RFI 0693
 - REVISOR: CITY PERMIT COMMENTS/CONDITIONS
 - REVISOR: REVISED PER RFI-0515
 - REVISOR: ASI-015 PLAN CHECK

Sheet Title: **HORIZONTAL CONTROL**

Designed by: BB/TW/ML/MW Drawn by: TS Checked by: BB/MW

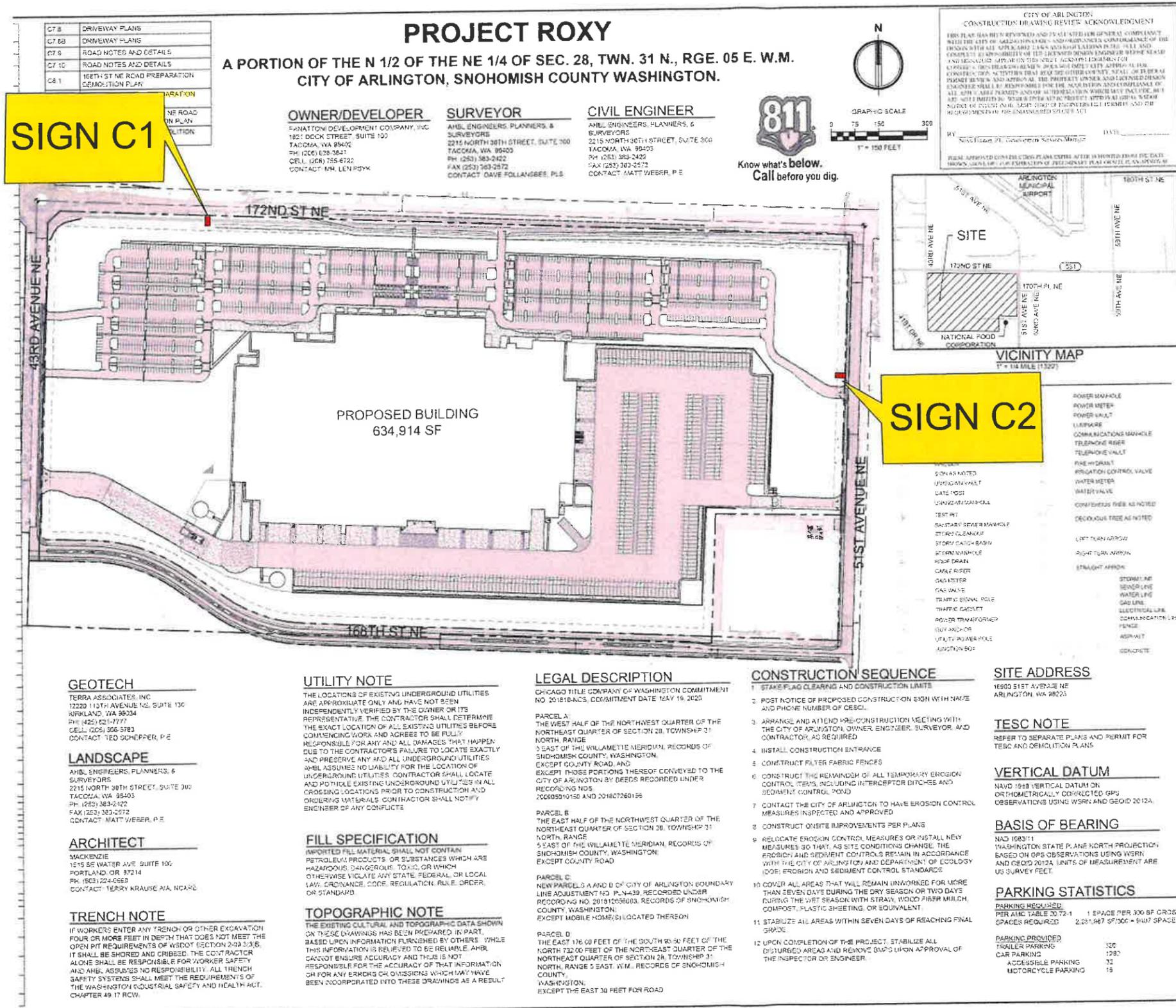
Sheet No. **C1.3**
5 of 83 Sheets

EXTERIOR SIGNAGE MONUMENTS

FAST SIGNS®



AMZL SIGNAGE GUIDELINE



DESIGNATION: Monuments

LOCATION: Exterior

QUANTITY: 01

Monuments Locations to be identified in field with 10' minimum set back from right away and curbs.

Channel letters to have blocking installed behind in the interior portion of the building - 2 ply GC to install blocking as necessary.

Apex sign to verify

NOTES:

- (2) Monuments
- (1) Illuminated Smile (ADD ALT-CO)
- (1) Illuminated Channel Letter

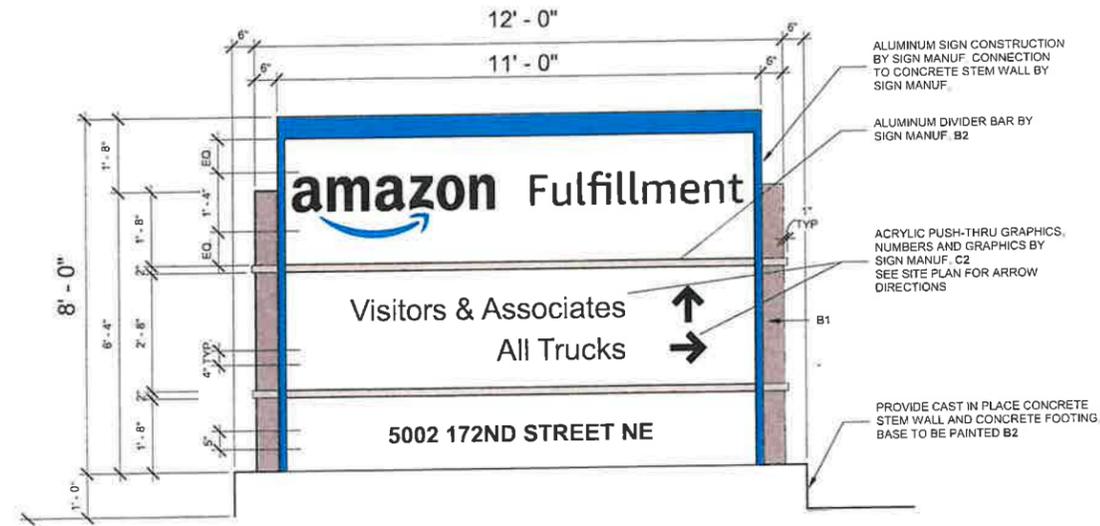


VERSION 1 JUNE 2022

Page 2 of 6

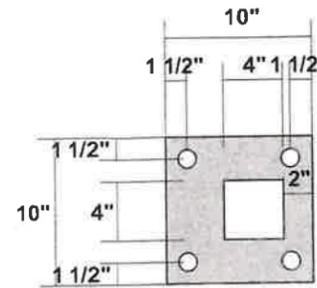
OVERALL SITE PLAN
Scale: 1" = 400'- 0"

AMZL SIGNAGE GUIDELINE SIGN C1, C2

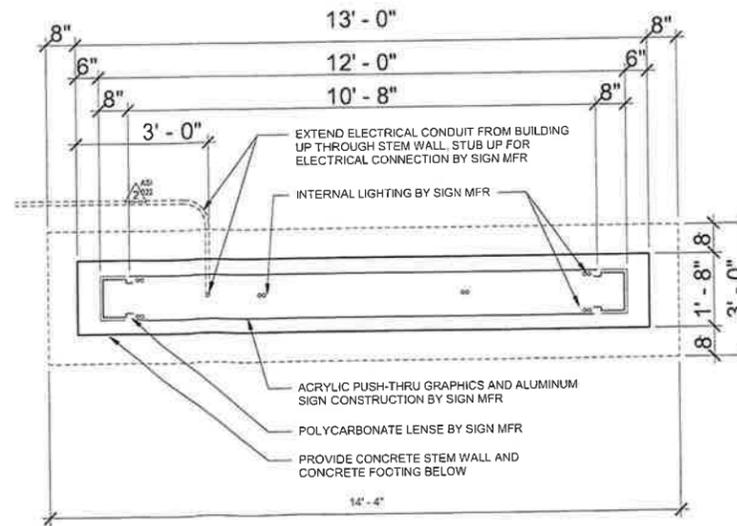


FRONT VIEW
Scale: 1/4" = 1'-0"

MONUMENT SIGN COLOR LEGEND	
	C1 WHITE 230-20
	C2 BLACK 230-20 PANTONE BLACK C
	C7 TENANT BLUE PANTONE 2995C
	B1 SW 7018 DOVETAIL
	B2 SW 7016 MINDFUL GRAY



PLAN VIEW : MOUNTING
PLATE



PLAN VIEW
Scale: 1/4" = 1'-0"

SPECIFICATIONS:
DOUBLE FACE ILLUMINATED MONUMENT SIGNS (2 REQ)
FABRICATED ALUMINUM CABINET
21X21 ALUM FRAME
PAINT BLUE PMS 2995c SATIN FINISH
CABINET TO HAVE INSET VALANCE TO HALO ILLUM SIGN PANELS
SIDE PANELS REMOVABLE FOR ACCESS

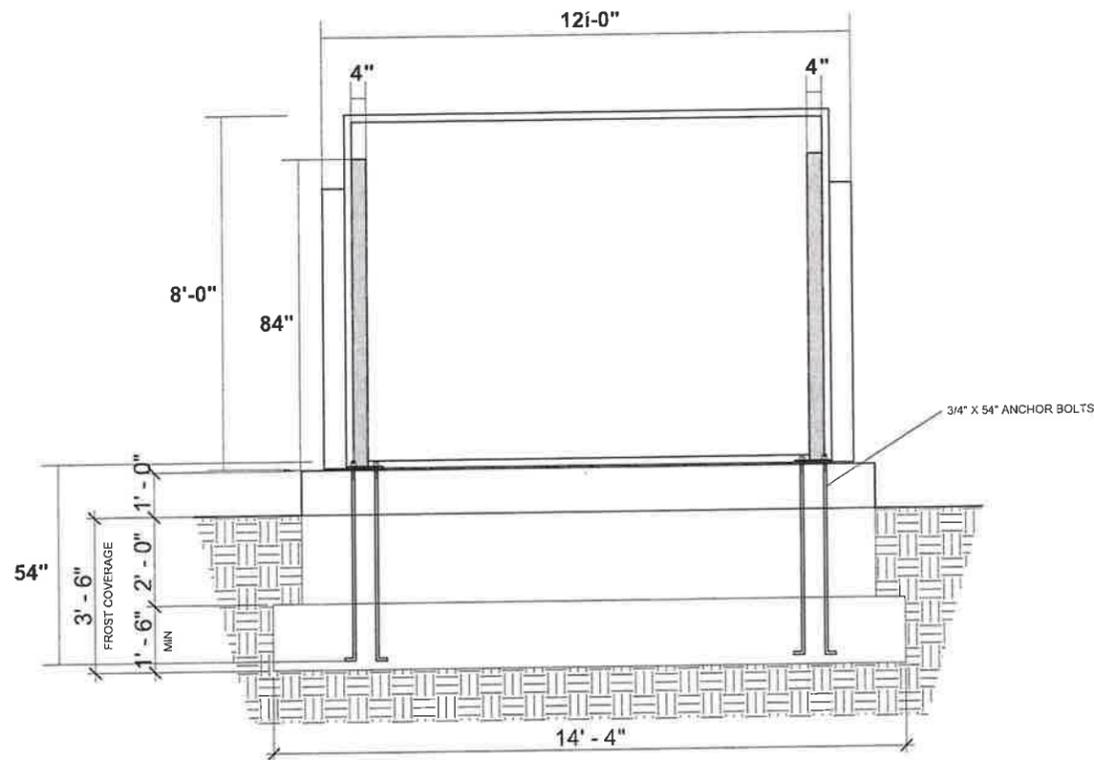
.125 ALUM SIGN PANELS ROUT FOR GRAPHICS
PAINT TO MATCH WHITE 230-20 SATIN FINISH
3/4 ACRYLIC PUSH THRU LETTERS AND ARROWS
TRANS BLACK VINYL OVERLAY
INTERNALLY ILLUM WITH WHITE LEDS

FAB ALUM DIVIDER BARS
PAINT LIGHT GRAY SW 7016 SATIN FINISH

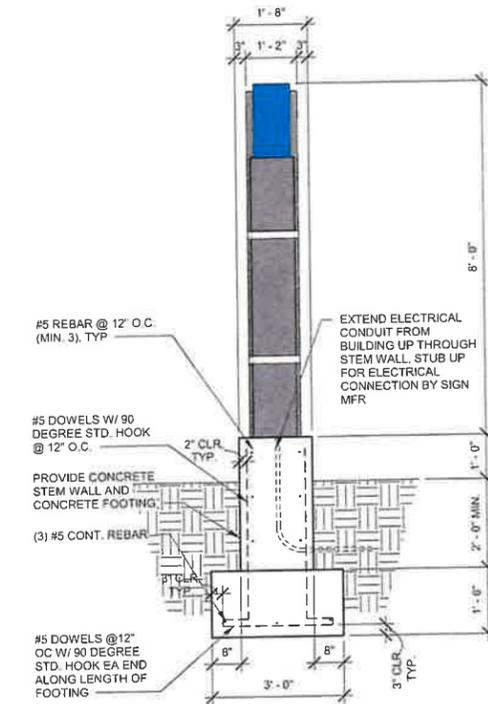
FAB ALUM SIDE ELEMENTS
PAINT MED GRAY SW 7018 SATIN FINISH

41 X 41 SQ STL SCHED 40 TUBE SUPPORTS
BOLTED TO FRAME
1/21 X 101 X 101 STEEL MOUNTING PLATE
CONCRETE FOOTING
3/41 X 541 L BOLTS

120V/20 AMP DEDICATED CIRCUIT



FRONT VIEW
Scale: 1/4" = 1'-0"



SIDE VIEW
Scale: 1/4" = 1'-0"

AMZL SIGNAGE GUIDELINE

Confirmed 5 ft setback from property line, not from the curb line.

