

ORDINANCE NO. 2023-010

AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON, APPROVING THE
HERNANDEZ 204TH STREET PROPERTY ARLINGTON LAND USE MAP AMENDMENT
AND CONCURRENT REZONE UNDER CITY PLANNING NO. PLN 1031

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, Zoning Map, Regulating Plan Place Type Map, and Village Center Transect Map; and

WHEREAS, the City Planning Commission considered the proposed Hernandez 204th Street Land Use Map amendment and Concurrent Rezone at informational meetings on January 3, 2023 and February 7, 2023, at docketing meetings on March 7, 2023 and March 21, 2023, and then on May 2, 2023 and at a public hearing conducted on May 16, 2023; and

WHEREAS, the Planning Commission made findings and provided its recommendations to the City Council concerning the proposed changes; and

WHEREAS, the City Council considered the proposed Hernandez 204th Street Land Use Map amendment and Concurrent Rezone initially at the Council Retreat March 31, 2023 and at docketing meetings on April 10, 2023 and April 17, 2023; and

WHEREAS, the City Council considered the same at a workshop held on June 12, 2023, and considered them along with the Planning Commission recommendations, at their regular meeting conducted a public hearing on June 20, 2023; and the City Council having determined approving said amendment was in the best interest of the City; and

WHEREAS, the amendments were presented to the Department of Commerce for comment and said Department had no comments on the ordinance; and

WHEREAS, review under the State Environmental Policy Act (SEPA) occurred with no comments received; and

WHEREAS, the City Council has considered the proposed Hernandez 204th Street 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 a commercial or mixed-use project 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.

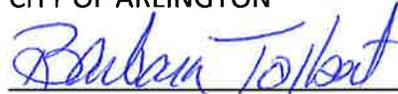
Section 2. The City Council approves the Hernandez 204th Street Arlington Land Use Map Amendment and Concurrent Rezone. The comprehensive plan and zoning designation identified on Exhibit "A" shall be modified from Residential Low-Capacity zoning to Neighborhood Commercial with Mixed-Use Overlay and the City's official zoning map, future land use map, regulating plan place type map, and village center transect map shall be amended to reflect this change as depicted on Exhibit "A".

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.

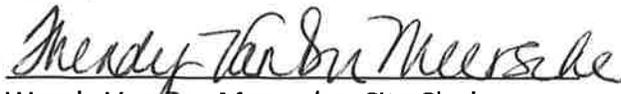
PASSED by the City Council of the City of Arlington and APPROVED by the Mayor this 20th day of June, 2023.

CITY OF ARLINGTON



Barbara Tolbert, Mayor

Attest:



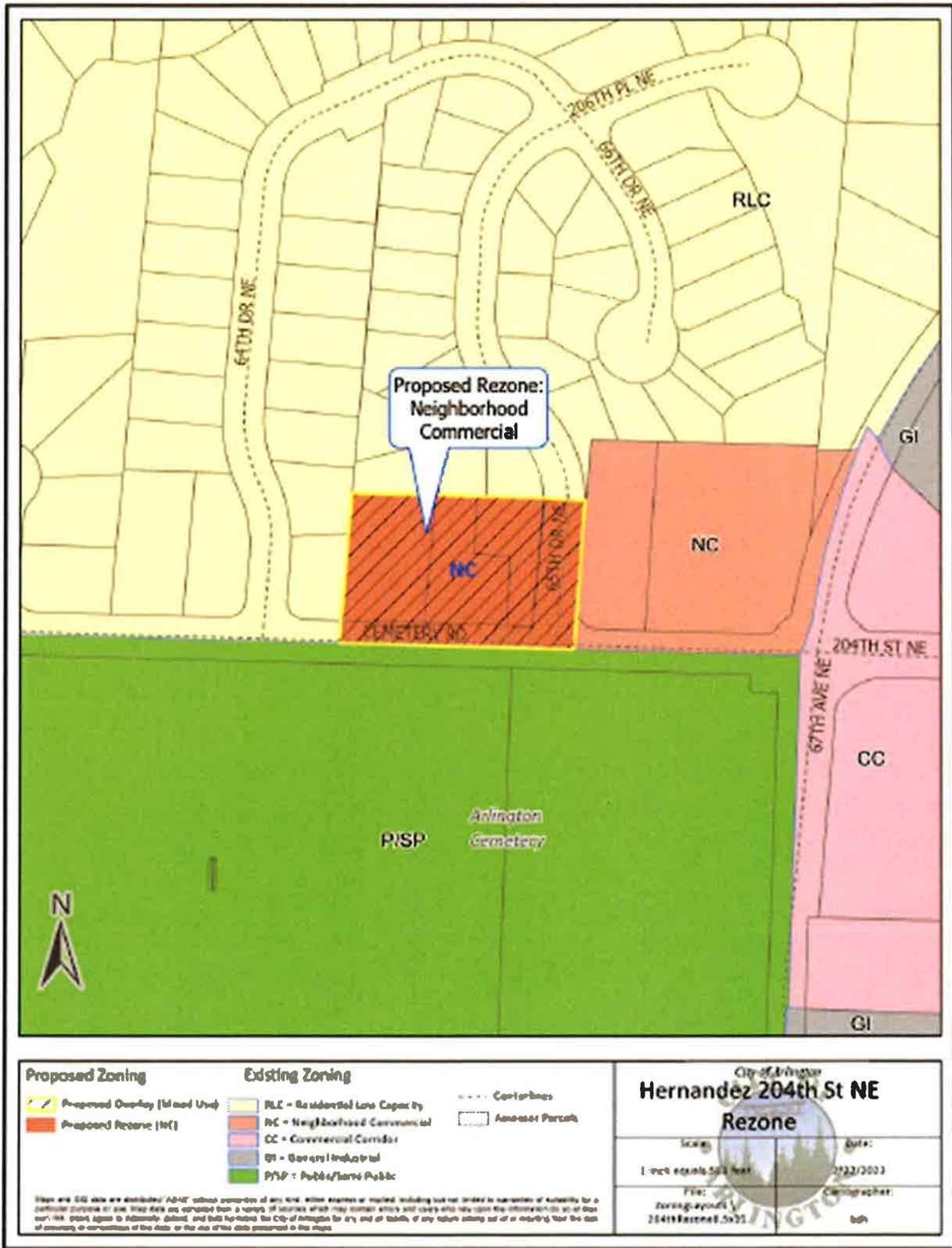
Wendy Van Der Meersche, City Clerk

Approved as to form:

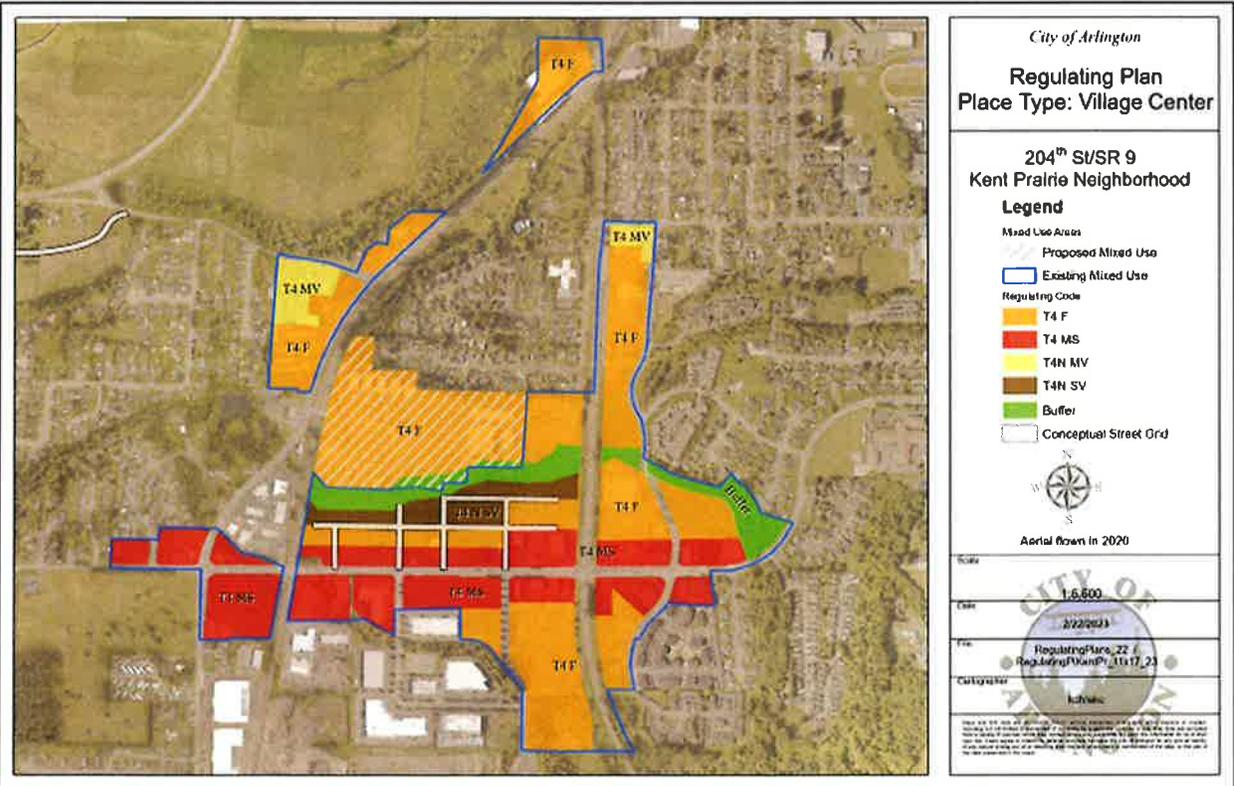
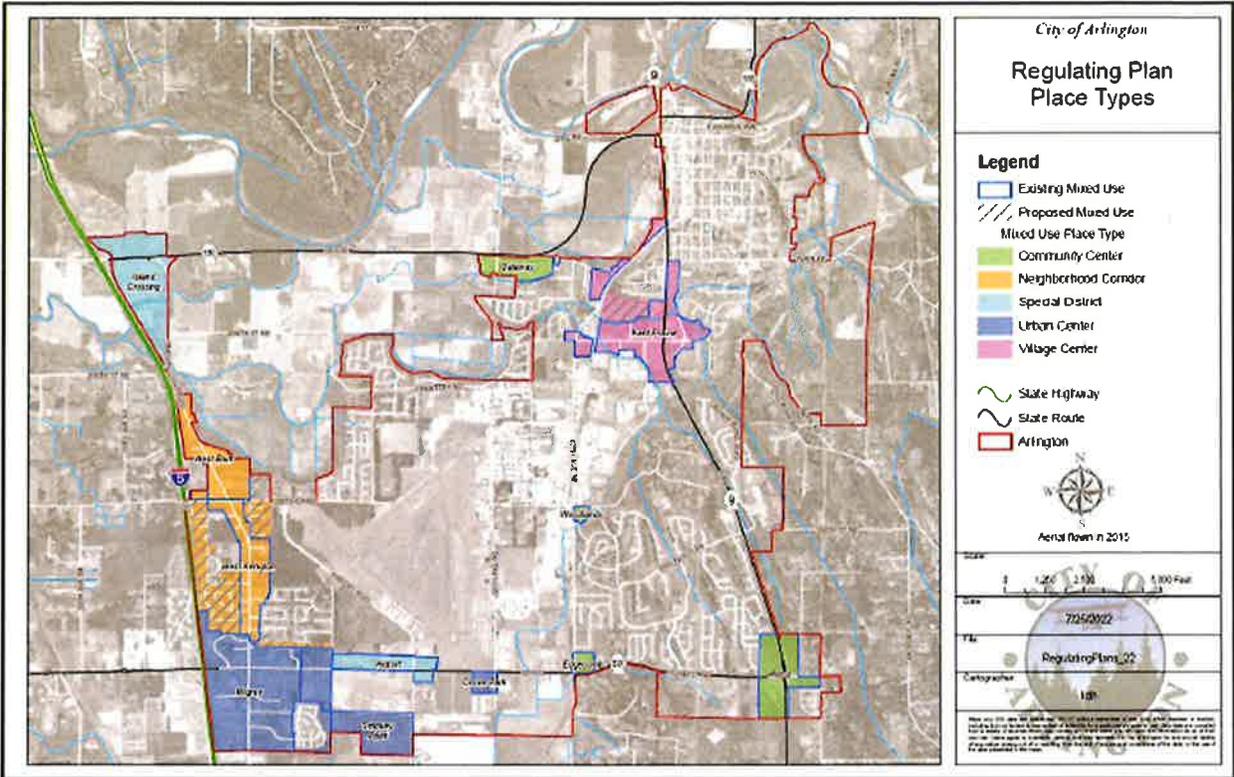


Steven J. Peiffle, City Attorney

ATTACHMENT A



Proposed Zoning Proposed Overlay (Mixed Use) Proposed Rezone (NC)		Existing Zoning RLC - Residential Low Capacity NC - Neighborhood Commercial CC - Commercial Corridor GI - General Industrial PISP - Public/Intra Public		Contourline Assessor Parcels	
<p><small>Maps and GIS data are provided "AS-IS" without guarantee of any kind, either written or implied, including but not limited to guarantee 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 in connection with the use of accuracy or completeness of the data or the use of this data presented in this map.</small></p>					
City of Arlington Hernandez 204th St NE Rezone			Scale: Date: 2/22/2023 File: 2023-010-1 204th Rezone 5x25 Cartographer: bph		



CERTIFICATION OF ORDINANCE

I, Wendy Van Der Meersche, being the duly appointed City Clerk of the City of Arlington, Washington, a municipal corporation, do hereby certify that the following Ordinance No. 2023-010 was approved at the June 20, 2023 City Council meeting.

ORDINANCE NO. 2023-010

“AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON, APPROVING THE HERNANDEZ 204TH STREET PROPERTY ARLINGTON LAND USE MAP AMENDMENT AND CONCURRENT REZONE UNDER CITY PLANNING NO. PLN 1031”

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

Dated this 21st day of June, 2023



Wendy Van Der Meersche

Wendy Van Der Meersche
City Clerk for the City of Arlington