

Ordinance No. 00322

[Council meeting minutes of Nov 17 2003](#)

Amended

ORDINANCE NO. 322

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending the Comprehensive Plan and Zoning Maps of the City

WHEREAS, the Washington State Growth Management Act requires cities such as the City of Lakewood to prepare a comprehensive plan with certain required elements; and,

WHEREAS, according to the requirements for a comprehensive plan, it is to reflect the community's values and be an expression of its vision for the future, defining levels, intensity and geographic distribution of employment and residential growth; and,

WHEREAS, in addition to the review of provisions and proposals, the comprehensive plan underwent environmental review consistent with the Washington State Environmental Policy Act (SEPA), which review process was completed prior to the comprehensive plan's submission for final approval; and,

WHEREAS, after a significant public participatory process and thorough review, the Lakewood City Council adopt its first permanent Comprehensive Plan on the 20th day of July, 2000; and,

WHEREAS, following that Comprehensive Plan adoption, and in accordance with the statutory scheme for comprehensive plan amendments, each year the City may engage in a public participatory process and review of requests and proposals for amendment of the Comprehensive Plan; and,

WHEREAS, in 2003 the Lakewood Planning Advisory Board has thoroughly reviewed, documented and considered citizen input regarding proposed amendments to the comprehensive plan, holding public meetings and soliciting a significant volume of materials so that the comprehensive planning process incorporated issues and perspectives reflective of the entire community; and,

WHEREAS, following public hearings regarding proposed amendments, the Lakewood Planning Advisory Board developed and approved its recommendations to the City Council for amendments to the City's Comprehensive Plan; and,

WHEREAS, in accordance with the issues and concerns considered by the Planning Advisory Board, as reflected in its recommendation, the City Council considered the recommendations of the Planning Advisory Board and determined that it is appropriate to provide for the amendment of the City of Lakewood Comprehensive Plan; and,

WHEREAS, in order for the City to be able to address and implement the said amendments to the City of Lakewood Comprehensive Plan, it is appropriate to amend language of the City of Lakewood zoning and land use codes in conformity therewith.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

Section 1 of the Ordinance amends the Comprehensive Plan Map and the Zoning Map of the City for the below referenced properties, as follows:

CPA-2003-01 - MAP AMENDMENT

1. Amending the comprehensive plan land-use map to designate and rezone a parcel of land currently designated as

Mixed Residential to Neighborhood Business District with a corresponding rezone from MR2 to NC2, as shown on "Exhibit A" hereto.

Proponent: City of Lakewood

City of Lakewood

Property Owner: Clinton & Joy Campbell

Clinton & Joy Campbell

Location: West side of Lakewood Drive SW between 75th Street SW and 76th Street SW (7502 Lakewood Drive SW)

: West side of Lakewood Drive SW between 75th Street SW and 76th Street SW (7502 Lakewood Drive SW)

Assessor's tax parcel no: 3905000010

: 3905000010

Size of site: 0.76 acre

0.76 acre

CPA-2003-02 - MAP AMENDMENT

2. Amending the comprehensive plan land-use map to designate three tax parcels currently designated as Mixed Residential to Neighborhood Business District and rezoning these parcels from MR2 to NC1 zoning, as shown in "Exhibit B" attached hereto.

Proponent: City of Lakewood

City of Lakewood

Location: South side of Washington Blvd. SW at the intersection of Vernon Ave.

: South side of Washington Blvd. SW at the intersection of Vernon Ave.

Size of site: 0.98 acre

: 0.98 acre

Assessor's Tax Parcel No.	Property Owner	Site Address
5005002940	Kenneth & Lucy Wise	9116 Washington Blvd. SW
5005002950	Bennie & Sheila Stockman	9126 Washington Blvd. SW
5005002960	Rodney Leavitt et al	9202 Washington Blvd. SW

3. Redesignating and rezoning seven tax parcels, as shown in "Exhibit C" attached hereto, and as explained more fully as follows:

A. Change the land-use designation of the property at the northwest corner of the intersection of Washington Blvd. SW and Interlaaken Dr. from Single Family to Neighborhood Business District, with corresponding rezoning from Residential 3 (R3) to Neighborhood Commercial 1 (NC1). This site is the location of an existing convenience store plus adjacent vacant properties under contiguous ownership.

B. Redesignate Lakewood Christian Church from Open Space to Single-Family, with corresponding rezoning from Public/Institutional (PI) to Residential 3 (R3).

C. Rezone Old Settlers' Cemetery from Public/Institutional (PI) to Open Space and Recreation 1 (OSR1). (The current land-use designation of Open Space is correct and would not be changed.)

D. Redesignate the existing fire station from Single Family to Public/Semi-Public Institutional, with corresponding rezoning from Residential 4 (R4) to Public/Institutional (PI).

Proponent: City of Lakewood

City of Lakewood

Location: Along the north side of Washington Blvd. SW to the east of Interlaaken Drive.

: Along the north side of Washington Blvd. SW to the east of Interlaaken Drive.

Size of site: 8.63 acres

: 8.63 acres

Chong Su & Chong Yop Yi - 1.82 acres (total)

Lakewood Christian Church - 1.48 acres

PC Parks & Recreation (Old Settlers' Cemetery) - 4.24 acres

PC Fire District No. 2 - 1.09 acres

Assessor's Tax Parcel No.	Property Owner	Site Address
0219102017	Chong Su & Chong Yop Yi	7909 Washington Blvd. SW
0219102018	(same)	7907 Washington Blvd. SW
0219102022	(same)	(none - vacant)
0219102028	(same)	7907 Washington Blvd. SW
0219102005	Lakewood Christian Church	8105 Washington Blvd. SW
0219102002	PC Parks & Recreation	(none - Old Settlers' Cemetery)
5005001843	PC Fire District No. 2	8517 Washington Blvd. SW

4. Amending the comprehensive plan land-use map to redesignate and rezone one tax parcel currently designated as Public/Semi-Public Institutional to Single Family and rezoning the parcel from PI to R3, as shown in "Exhibit D" attached hereto.

Proponent: City of Lakewood

City of Lakewood

Property owner: St. Mary's Episcopal Church

: St. Mary's Episcopal Church

Location: Adjacent to and south of the Lakewood Library on the west side of Gravelly Lk. Dr. SW

: Adjacent to and south of the Lakewood Library on the west side of Gravelly Lk. Dr. SW

Assessor's tax parcel no: 5030003001

: 5030003001

Size of site: 1.56 acres

: 1.56 acres

CPA-2003-05 - MAP AMENDMENT

5. Amending the comprehensive plan land-use map to adjust the line separating Public/Semi-Public Institutional and Industrial land-use designations and rezoning this property from I1 to PI, as shown in "Exhibit E" attached hereto.

Proponent: City of Lakewood

City of Lakewood

Property owner: Portion Pierce Transit; portion Lakeview Light & Power

: Portion Pierce Transit; portion Lakeview Light & Power

Location: South of 96th St. SW, running through to the north side of 100th St. SW

: South of 96th St. SW, running through to the north side of 100th St. SW

Assessor's tax parcels no: 0219011089; 0219011106

: 0219011089; 0219011106

Size of site: 3.9 acres

: 3.9 acres

CPA-2003-07 - MAP AMENDMENT

6. Amending the comprehensive plan land-use map to redesignate and rezone two parcels of property currently designated partially Open Space/Recreation and partially Residential Estate to Multi Family and rezoning the parcels

from OSR2 and R1 to MF1, as shown in "Exhibit F" attached hereto.

Proponent: Tacoma Country and Golf Club and City of Lakewood

Tacoma Country and Golf Club and City of Lakewood

Property owner: Portion Tacoma Country and Golf Club; portion Stephen Anderson et al

: Portion Tacoma Country and Golf Club; portion Stephen Anderson et al

Location: Abutting American Lake

: Abutting American Lake

Assessor's tax parcel no: 6435000210; 6435000201

: 6435000210; 6435000201

Size of site: 3.12 acres

: 3.12 acres

CPA-2003-08 - MAP AMENDMENT

7. Amending the comprehensive plan land-use map to redesignate and rezone one parcel of property currently designated as Open Space & Recreational to Neighborhood Business District and rezoning the parcel from OSR1 to NC2, as shown in "Exhibit G" attached hereto.

Proponent: City of Lakewood

City of Lakewood

Property owner: Wedgewood Tacoma Limited Partnership (Kurt Mayer, GP)

: Wedgewood Tacoma Limited Partnership (Kurt Mayer, GP)

Location: NW of NW intersection of Lakewood Dr. & Steilacoom Blvd. (8714 Lakewood Dr. SW, as addressed for permitting purposes)

: NW of NW intersection of Lakewood Dr. & Steilacoom Blvd. (8714 Lakewood Dr. SW, as addressed for permitting purposes)

Assessor's tax parcel no: 0220355030

: 0220355030

Size of site: 1.4 acres

: 1.4 acres

Section 2. Remainder Unchanged. The rest and remainder of the City of Lakewood Comprehensive Plan shall be unchanged and shall remain in full force and effect, excluding CPA-2003-6, CPA-2003-9 and CPA-2003-10, which shall be considered and decided in separate Ordinances from the above-declared comprehensive plan amendments.

Section 3. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 4. Effective Date. That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 17th day of November, 2003.

CITY OF LAKEWOOD

Bill Harrison, Mayor

Attest:

Alice M. Bush, CMC, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

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**NBD
NC2**

PRIVATE

75TH ST W

DEAN ST W

**MR
MR2**

76TH ST W

PRIVATE

**MR
MR1**

LAKWOOD DRAW

-  City Limit
-  mit
-  Tax Parcel
-  Subject Parcel
-  CP Designation
-  Zoning Designation

CPA-03-001
Amend the CP Designation
from MR to NBD
(rezone from MR2 to NC2)

Exhibit A



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117TH STCT SW

WILD WOOD AV SW

SF

R3SF

VERNON AV SW

MORELAND AV SW

WASHINGTON BLVD SW

MR
MR2

MR2

12-1STINSTI*SW

SF
R4

-  City Limit
-  Tax Parcel
-  Subject Parcel
-  CP Designation
-  Zoning Designation

CPA-03-002
 Amend the CP Designation
 from MR to NBD
 (rezone from MR2 to NCI)

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Exhibit B



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PI

PRIVATE

INTERLAKE RD SW

SF
R3

SF
R3

OVER
R1

WASHINGTON BLVD SW

MR
MR2

INST
PI

PRIVATE

MI City Limit
 NM Tax Parcel
 MN Subject Parcel

CP Designation
 Zoning Designation

CPA-03-003(A)
 Amend the CP Designation
 from SF to NBD
 (rezone from R3 to NCI)

Exhibit C



This map was prepared with care by Gay of Lakewood Department of Finance and Information Systems GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may be present. This is not a warranty. Data were prepared at different times by eadot.bourc.a.

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I = I e City Limit
 Tax Parcel
 IIIII Subject Parcel
 CP Designation
 Zoning Designation

CPA-03-003(B)
 Amend the CP Designation
 from OS to SF
 (rezone from PI to R3)
 1:1,800

Exhibit C



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FOREST AV SW

WILD WOOD AV SW

IAINST

SF
GiD

SF
R3

118TH STCT SW

SF
R4

SF

PI OS

WASHINGTON\143kVD'SW

SF
R4

MR
MR2

81ST AVCT SW

121ST ST-SW

SF
G13 121ST ST SW

83RD AV SW

CPA-03-003(C)
(rezone from PI to OSR1)

Exhibit C



ON E1

• City Limit

CP Designation

• no

Tax Parcel

Zoning Designation

11111

Subject Parcel

1:1,800

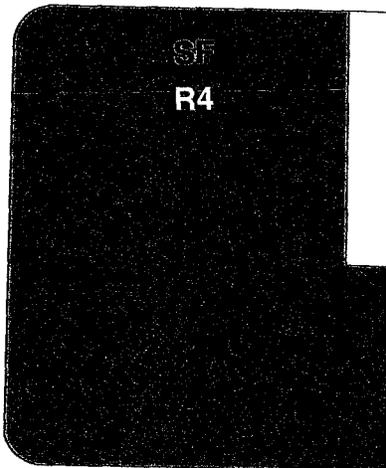
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WILDWOOD AV SW

LAKE CITY BLVD SW

MORELAND AV SW

WASHINGTON BLVD SW



CPA-03-003(D)
Amend the CP Designation
from SF to PI
(rezone from R4 to PI)

Exhibit C

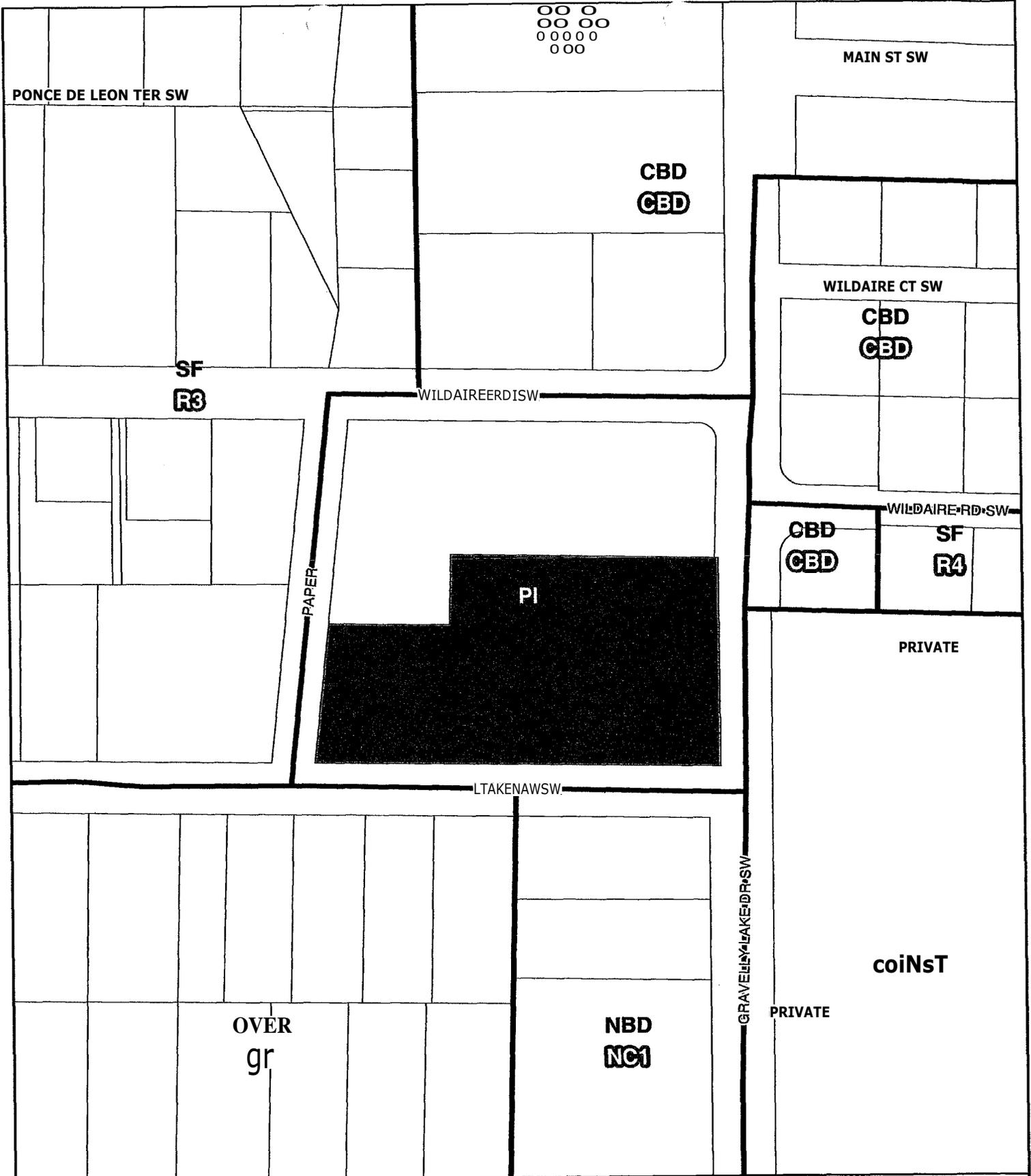


-  City Limit
-  EN
-  CP Designation
-  Zoning Designation
-  Tax Parcel

11111 Subject Parcel

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PONCE DE LEON TER SW

MAIN ST SW

CBD
CBD

WILDAIRE CT SW

CBD
CBD

SF
R3

WILDAIRE RD SW

WILDAIRE RD SW

CBD
CBD

SF
R4

PAPER

PI

PRIVATE

LAKENA SW

GRAVEYARD SW

coInSt

PRIVATE

OVER
gr

NBD
NBI

Int MI j. City Limit
 NM MI Tax Parcel
 Subject Parcel

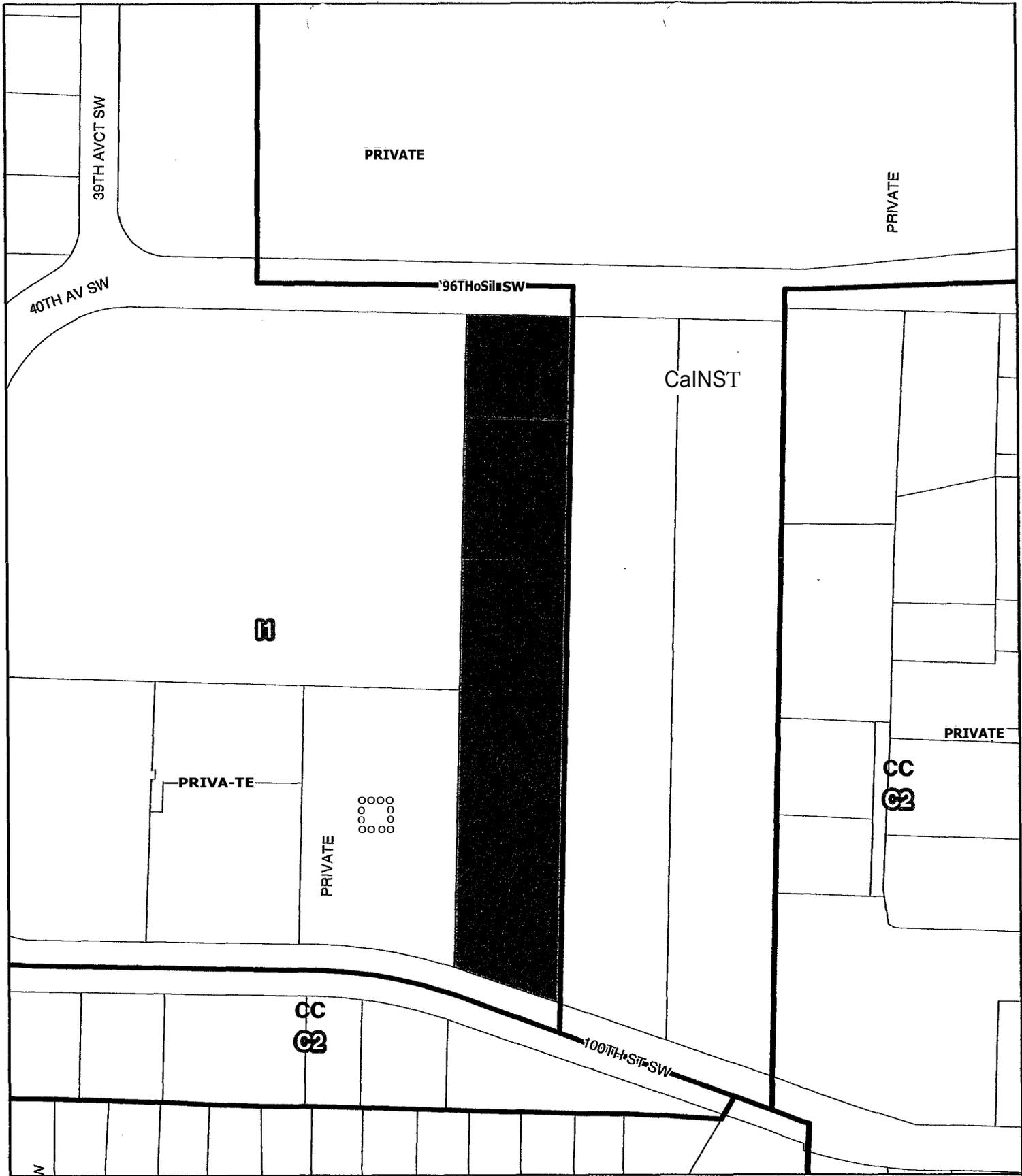
NMI CP Designation
Zoning Designation

CPA-03-004
 Amend the CP Designation
 from PI to SF
 (rezone from PI to R3)

Exhibit D



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-  City Limit
-  MN
-  Tax Parcel
-  Subject Parcel
-  CP Designation
-  Zoning Designation

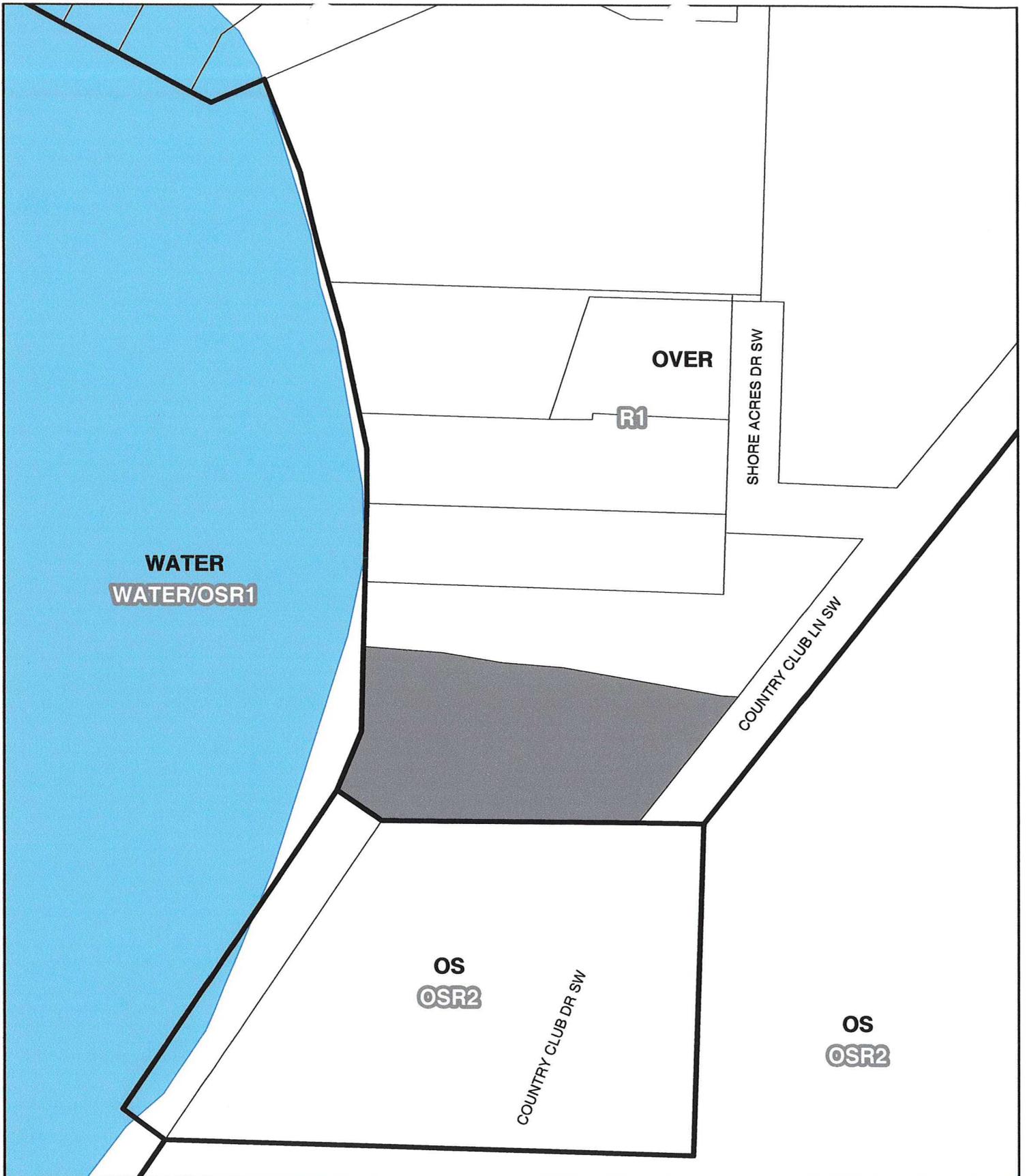
CPA-03-005
 Amend the CP Designation
 from I to PI
 (rezone from Ii to PI)

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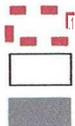
Exhibit E



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<ul style="list-style-type: none"> City Limit CP Designation Tax Parcel Zoning Designation Subject Parcel 	<p>CPA-03-007 Amend the CP Designation from RE(OVER) to MF1 (rezone from R1 to MF1) 1:1,200</p>	<p>Exhibit F</p>	
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City Limit



CP Designation

Zoning Designation

Subject Parcel

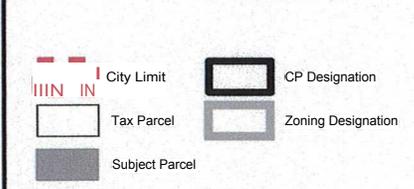
CPA-03-007
 Amend the CP Designation
 from OS to MF
 (rezone from OSR2 to MFD)

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Exhibit F



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CPA-03-008
 Amend the CP Designation
 from OS to NBD
 (rezone from OSR I to NC2)

Exhibit G



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