

Memorandum

To: Planning Commission

From: Sarah Stiteler, Senior Planner, 556-2469, sstiteler@redmond.gov

Date: January 15, 2016

Subject: **Amendment to Comprehensive Plan and Zoning Code Regarding Non-Residential Uses in Residential Zones and to Extend the OBAT Height Limit Overlay**

BACKGROUND

Mr. Eugene Zakhareyev on behalf of Friends of Overlake requested the following Comprehensive Plan amendments: 1) require that all proposed non-residential uses in Residential zones obtain a Conditional Use Permit (CUP) and 2) extend a height overlay in the Overlake employment zones to residential zones.

The Technical Committee recommends denial of the applicant's request for the reasons described in the attached report. However, the Committee does recommend a Zoning Code amendment to require a neighborhood meeting as part of the development review process for three non-residential uses where people are likely to gather: 1) Community indoor recreation, 2) Parks, open space, trails and gardens, and 3) Religious institutions with fewer than 250 seat capacity. The purpose is to provide additional opportunities for public input during the review process while not requiring a public hearing and discretionary review process.

PREPARATION FOR JANUARY 27 STUDY SESSION

Please review the enclosed Technical Committee Report and exhibits in preparation for the Commission's first study session on this topic on January 27. The exhibits include examples showing the Technical Committee's proposed amendments to the Zoning Code as well as the applicant's applications to amend Comprehensive Plan policies LU-30 and OV-77. The SEPA Threshold Determination of Non-Significance was issued on December 28, 2015. Please contact Sarah Stiteler with any questions as you review the Technical Committee report.

REVIEW SCHEDULE

The January 27, 2016 study session is for the purpose of staff overview of the Technical Committee's recommendation and analysis, and initial Planning Commission issue identification and discussion in preparation for a public hearing and study session on February 10, 2016.

ENCLOSURES

Technical Committee Report with exhibits