



# Comprehensive Plan Amendment



## (2014 2015) AMENDMENT PACKAGE

Office Use Only	
DATE: _____	ACCEPTED BY: _____
LAND: _____	
PAYMENT METHOD: NO FEE	

This application is for requesting an amendment to Redmond's Comprehensive Plan and associated Zoning Code provisions as part of the 2014-2015 Comprehensive Plan amendment process.

### BACKGROUND

Changes to the Comprehensive Plan, and some Zoning Code regulations such as property-specific zoning designations, are allowable once per year under state law. As the first step in this process, the City invites interested parties to identify proposed changes. Afterward, the Redmond Planning Commission and then City Council review and confirm the list of amendments to be considered over the course of the year, including privately-initiated amendments. The purpose of establishing this list (known as the annual *Comprehensive Plan Docket*) is to coordinate proposed changes and to help the community track progress.

### APPLICATION PROCESS AND DEADLINE

Any individual, organization, business, or other group may propose an amendment. For site-specific proposals, a minimum of 75% of property owners must confirm agreement by signing this document. Proposals to amend the Comprehensive Plan and associated Zoning Code provisions must be received in person by **5 pm on Thursday, May 29, 2014**. Proposals received after the deadline will be considered as part of subsequent annual docketing processes. There is no fee for Comprehensive Plan or Zoning Code amendments requested during this process, nor are fees required for associated State Environmental Policy Act (SEPA) review. See page 3 for submittal instructions.

### STAFF CONSULT AND APPLICATION DEADLINES

Consultation with Long Range Planning staff is required prior to submitting an application. Contact Pete Sullivan, Senior Planner, to coordinate: [ppsullivan@redmond.gov](mailto:ppsullivan@redmond.gov)

Purpose of staff consult is to:

- review the proposal
- answer questions;
- preliminarily identify consistency issues; and
- ensure application completeness.

The 2014-15 Comprehensive Plan Amendment process includes two deadlines as described below:

**Round 1: May 29, 2014**

An application must be received by 5PM on this date for consideration in 2014-15 Comprehensive Plan Amendment docket.

**Round 2: June 6, 2014**

If Round 1 submittal is determined incomplete it will be returned. Applicants must provide complete applications by this date to be recommended for inclusion in 2014-15 Comprehensive Plan Amendment docket.

Ready to arrange a pre consult meeting? Contact Pete Sullivan, Senior Planner | [ppsullivan@redmond.gov](mailto:ppsullivan@redmond.gov)



# Comprehensive Plan Amendment



## COMPREHENSIVE PLAN APPLICATION

**NOTICE:** Materials delivered by courier or by mail **will not be accepted.**

Amendment Name: Require Conditional Use Permit for non-residential uses applications in residential neighborhoods

Site Address( if applicable): \_\_\_\_\_

Parcel Number(s)(if applicable) \_\_\_\_\_

Acres: \_\_\_\_\_ (if applicable)      Zoning designation: \_\_\_\_\_ (if applicable)

### CONTACT INFORMATION

Applicant: Friends of Overlake neighborhood group

Company Name: (if applicable) \_\_\_\_\_

Mailing Address: 5126 154th Ave NE

City: Redmond

State: WA

Zip: 98052

Phone: 408-421-2126

Fax: \_\_\_\_\_

Email: moston051@gmail.com

### AUTHORIZED AGENT

*The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.*

Print Name: Eugene Zakhareyev

Date: 5/29/2014

Signature: Eugene Zakhareyev

Digitally signed by Eugene Zakhareyev  
DN: cn=Eugene Zakhareyev, o.ou, email=moston051@gmail.com, c=US  
Date: 2014.05.29 23:48:28 -0700

### ELECTRONIC SUBMITTAL STANDARDS

After staff pre-consult, application materials must be completed electronically, and submitted as follows:

**A. PDF File format File Naming Standards:**

Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.

**B. Send PDFs as email attachments:**

Include "Comprehensive Plan Amendment Application" in the subject line and send to [ppsullivan@redmond.gov](mailto:ppsullivan@redmond.gov)

**C. Application should be packaged as 4 PDFs**

The Comprehensive Plan Amendment application has four components as described on Page 3. Each component should be submitted a stand-alone PDF. Additional responses to applications questions, or other materials such as maps, calculations, or reports should be embedded in the PDF for which they support.

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## DESCRIPTION OF PROPOSED AMENDMENT

If this proposal is for a **text amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at [www.redmond.gov/complan](http://www.redmond.gov/complan)

Amend section LU-30 to include "To maintain the character of the residential areas and impose conditions for future compatibility, require Conditional Use Permit for all allowed nonresidential uses in Residential zones".

Answer questions below if proposal is for a **property specific amendment**. Also complete questions on Page 5. If proposing to change the **Land Use Map (Map 3)**.

What is the current Comprehensive Plan land use designation and zoning?

What is your desired Comprehensive Plan land use designation and zoning?

Describe what type of development is envisioned for the area propose for the amendment . A conceptual drawing of the proposed development may be required.

What land uses are located on and adjacent to the area proposed for amendment?

## SUBMITTAL REQUIREMENTS

The application package includes four forms as described below. Also see E-submittal standards, Page 2.

1. Complete & signed copy of **this form**. E-sign is ok.
  - If site specific amendment, include **Signature Document with** signatures of at least 75% of the property owners within the affected geographic area.
  - If site specific or area-wide map amendment, include a **map with the following information:**
    - Parcels and streets in affected area
    - Parcel numbers and street address (es) in affected area.
    - Scale between 1-inch equals 100' and 1 inch equals 800 feet.
2. Complete and signed **General Application form**. Direct link to electronic form [here](#) (opens a PDF document)
3. State Environmental Policy Act (SEPA) **Application and Checklist** Direct link to electronic form [here](#) (opens a PDF document)
4. SEPA Critical Areas Fee **Worksheet** (No fees collected; but worksheet still required) Direct link to electronic form [here](#) (opens a PDF document)

Items 2-3 above can also be accessed at [www.redmond.gov/landuseforms](http://www.redmond.gov/landuseforms)

## COMPREHENSIVE PLAN AMENDMENTS QUESTIONS

Questions 1 through 8 apply to **all proposed amendments**. Please answer the questions on this page, or attach additional pages as needed, embedding them in the same PDF as this application (see submittal standards on Page 2).

1. What is your proposed amendment intended to accomplish?

~~Allowed nonresidential uses in Residential zones may greatly affect the character of the neighborhood, but Conditional Use Permit is not required for all uses. The change will impose conditions on new developments so that the compatibility with residential uses can be enforced, as well will ensure greater residents' participation in the land use application approval process.~~

2. How will your proposal support the goals contained in Redmond's Comprehensive Plan? Goals are shown on page 6.

~~The proposal will provide for better planning for Redmond's sustainable future while keeping and enhancing the quality of life in the city residential neighborhoods.~~

3. How will your proposal support other applicable policies and provisions from Redmond's Comprehensive Plan? Plan can be accessed at [www.redmond.gov/compplan](http://www.redmond.gov/compplan) or click [here](#)

~~The amendment will clarify the purposes of the comprehensive plan and will serve to enhance the unique character of the residential neighborhoods of the city of Redmond.~~

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

~~The proposal will not have effect on the natural environment.~~

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

~~The amendment will better protect the interests of the residents in Residential zones, as well as allow the city to better enforce the zoning requirements.~~

6. How will your proposal address the long-term interests and needs of the community as a whole?

~~The proposal will serve best interests of the community by making sure new developments do not compromise established residential neighborhood quality of life.~~

7. Are you aware of any public support for your proposed amendment?

~~The proposal is supported by Friends of Overlake, neighborhood group of over 50 residents of Overlake neighborhood~~

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?

~~To the best of our knowledge, there was no such proposal in the last four years.~~

## LAND USE MAP QUESTIONS

Questions 9-14 apply only to changes to the Land Use Plan Map or land use designation. In addressing these additional questions, describe both positive and negative impacts and any measure you would take to mitigate negative impacts.

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

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10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?

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11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan. *See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.*

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12. Describe any probable adverse environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

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13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

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14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-17, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lot capacity elsewhere in the City.

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## GOALS FOR REDMOND

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development.
- To retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.
- To emphasize choices and equitable access in housing, transportation, stores and services.
- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.
- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.
- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.
- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.
- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.



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# Comprehensive Plan Amendment



## COMPREHENSIVE PLAN APPLICATION

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Amendment Name: Extend OBAT overlays into residential areas

Site Address( if applicable): \_\_\_\_\_

Parcel Number(s)(if applicable) \_\_\_\_\_

Acres: \_\_\_\_\_(if applicable)      Zoning designation: \_\_\_\_\_(if applicable)

### CONTACT INFORMATION

Applicant: Friends of Overlake neighborhood group

Company Name: (if applicable) \_\_\_\_\_

Mailing Address: 5126 154th Ave NE

City: Redmond

State: WA

Zip: 98052

Phone: 408-421-2126

Fax: \_\_\_\_\_

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*The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.*

Print Name: Eugene Zakhareyev

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~~Amend section OV-77 to include "Extend any overlays defined for OBAT in Redmond zoning code into nearby Residential zones".~~

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Answer questions below if proposal is for a **property specific amendment**. Also complete questions on Page 5 if proposing to change the Land Use Map (Map LU 1):

What is the current Comprehensive Plan land use designation and zoning?

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What is your desired Comprehensive Plan land use designation and zoning?

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Describe what type of development is envisioned for the area propose for the amendment . A conceptual drawing of the proposed development may be required.

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What land uses are located on and adjacent to the area proposed for amendment?

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~~The purpose of the overlays on edges of OBAT area (as defined in RCZ 21.12.210) is to promote compatibility on the edges of zones that allow more intense uses than abutting zones and to minimize adverse impacts such as glare. The overlay should be extended into Residential zones same 300 feet as on edge of OBAT area.~~

2. How will your proposal support the goals contained in Redmond's Comprehensive Plan? Goals are shown on page 6.

~~The proposal will provide for better planning for Redmond's sustainable future while keeping and enhancing the quality of life in the city residential neighborhoods.~~

3. How will your proposal support other applicable policies and provisions from Redmond's Comprehensive Plan? Plan can be accessed at [www.redmond.gov/compplan](http://www.redmond.gov/compplan) or click [here](#)

~~The amendment will clarify the purposes of the comprehensive plan and will serve to enhance the unique character of the residential neighborhoods at the edges of OBAT area.~~

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

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