



Planning Commission Report

To: City Council

From: Planning Commission

Staff Contacts: Rob Odle, Planning Director
425-556-2417, rodle@redmond.gov

Lori Peckol, AICP, Policy Planning Manager
425-556-2411, lpeckol@redmond.gov

Judy Fani, Senior Planner
425-556-2407, jfani@redmond.gov

Date: August 10, 2016

Title: 2016-17 Comprehensive Plan Docket

**Planning
Commission**

Recommendation: Approval

**Recommended
Action:** Adopt an ordinance establishing the scope of the proposed 2016-17
Comprehensive Plan amendment package as shown in Attachment A.

Summary: The Planning Commission-recommended docket includes 27 items as shown below. One privately-initiated proposal was received during the Comprehensive Plan amendment application period. The application is included in Attachment D, Exhibit B.

City-initiated Carry-overs:	21
New proposals (City):	5
New proposals (private):	1

Reasons the recommendation should be adopted:

All 27 proposals meet the Zoning criteria under RZC 21.76.070(J)(2)(b) sub-section iii for inclusion on the docket and merit further analysis and recommendation as a docketed topic.

Each proposal relates to either economic development, transportation, utilities, land use, and public safety, and as a whole, the package includes emerging policy issues and opportunities.

In the case of the one privately-initiated proposal by Quadrant Homes, listed as D1 in Attachment A, the Planning Commission concurred with the Technical Committee that the proposal meets the Zoning criteria for further consideration and inclusion on the docket, as well as the criteria listed under land use policy LU-63 for consideration of an applicant's request for Design District designation.

Recommended Findings of Fact

1. Public Hearing and Notice

a. Public Hearing Date

The Planning Commission held a public hearing on July 20, 2016. A representative from Quadrant Homes testified at the public hearing and submitted letters. Comments are summarized below.

b. Notice

The public hearing was published in the *Seattle Times*. Public notices were posted in City Hall and at the Redmond Library and the applicant was informed of the hearing via email. Notice was also provided by including the hearing in the Planning Commission agendas and extended agendas, distributed to various members of the public and various agencies, as well as postings on the City's web site, Twitter and Facebook accounts.

2. Public Comment

The meeting minutes for the July 20, 2016, Planning Commission meeting, including public testimony, are shown in Attachment B. Ms. Bonnie Geers, Vice President of Community Development of Quadrant Homes provided written and verbal testimony as part of the public hearing. The applicant explained that past attempts to develop the site as a business park have been unsuccessful. The property's steep topography and critical areas were cited as major deterrents to accommodate large floor plate buildings required for office and industrial uses. The applicant reasoned that a rezone from Business Park to Design District would provide the necessary zoning and policy flexibility to create a context-appropriate development of this site. Also, the applicant mentioned that

preliminary traffic studies conducted by the applicant's consultant indicate a reduction of daily vehicle trips under the proposed mixed-use project. The Commission closed the hearing for oral and written testimony.

Recommended Conclusions

1. *Key Issues Discussed by the Planning Commission*

The Planning Commission review began on July 13, 2016 with a study session, followed by a public hearing and a second study session on July 20.

The Commission discussed the Quadrant Homes privately-initiated proposal (Attachment D, Exhibit B) to amend the Comprehensive Plan and Zoning Code for an estimated 15.5 acre site located at the SW corner of NE 124th St. and Willows Road in the northernmost portion of the Willows/Rose Hill Neighborhood. The applicant proposes to change the land use designation and zoning from Business Park (BP) to Design District (DD). The proposal includes a mixed-use development, approximately 300-400 units with a variety of housing types, and ground-level or free standing retail or commercial space.

The Commission concurred with the Technical Committee's assessment that each of the six new proposals complies with the Zoning Code criteria for annual docketing. Accordingly each proposal merits further analysis and recommendation as a topic on the 2016-17 Comprehensive Plan docket. Further, the Commission concurred that the Quadrant Homes proposal meets the criteria enumerated in Comprehensive Plan policy LU-63 for consideration of an applicant's request for Design District designation. The Commission also concurred with the Technical Committee's assessment to carry forward 21 City-initiated proposals that are not yet complete.

2. *Recommended Conclusions of the Technical Committee*

The analysis and recommended conclusions contained in the Technical Committee Report (Attachment D) regarding the proposed docket scope are adopted in support of the Planning Commission's recommendation.

3. *Planning Commission Recommendation*

The Planning Commission voted 6-0 at its July 20, 2016, meeting to recommend 27 items, as shown in Attachment A, for inclusion in the 2016-17 Comprehensive Plan docket.

List of Attachments

Attachment A: Planning Commission – recommended package: Proposed 2016-17 Comprehensive Plan amendments and inter-relationships

Attachment B: Planning Commission Meeting Minutes, for July 20, 2016

Attachment C: Public Comment from Quadrant Homes, two letters

Attachment D: Technical Committee Report and inter-relationships, followed by Exhibits

Exhibit A: Summaries of all proposed 2016-17 Comprehensive Plan amendments

Exhibit B: Copy of the Privately-initiated Comprehensive Plan amendment application



Robert G. Odle, Planning Director

8/3/2014
Date

Scott Biethan, Planning Commission Chairperson

Date

Approved for Council Agenda _____
John Marchione, Mayor

Date