

CITY OF REDMOND
ORDINANCE NO. 2483 (AM)

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING THE REDMOND MUNICIPAL
CODE AND THE REDMOND COMPREHENSIVE PLAN TO
UPDATE THE LAND USE DESIGNATION POLICIES FOR
THE MANUFACTURING PARK (MP) AND BUSINESS
PARK (BP) ZONES; PROVIDING FOR SEVERABILITY,
AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, in 2007 the Planning Commission requested that the City review how areas that are designated Manufacturing Park and Business Park are functioning and determine what changes are necessary to protect current uses in these areas as well as to provide flexibility for uses in the future; and

WHEREAS, through Ordinance No. 2419 effective September 27, 2008, the City Council set the content of Redmond's 2008-09 Annual Comprehensive Plan Amendment Package, which includes the proposed amendments; and

WHEREAS, state agencies received 60-day notice of the proposed amendment to the Redmond Comprehensive Plan on February 23, 2009; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on February 23, 2009, for the proposed amendment; and

WHEREAS, the Planning Commission conducted a public hearing on March 11, 2009, and study sessions on February 25, March 11, March 18, and March 25, 2009, to receive public comment on the proposed amendments to Manufacturing Park and Business Park areas within the City; and

WHEREAS, the City Council held public meetings in May and June 2009 to review the proposed amendments; and

WHEREAS, the City of Redmond desires to amend the Redmond Municipal Code, Redmond Comprehensive Plan, as it pertains to Manufacturing Park and Business Park designated areas in order to more appropriately use these areas and to increase economic and employment opportunities in Redmond.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusion, and Analysis. The City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated April 22, 2009, including all related attachments and exhibits to that report.

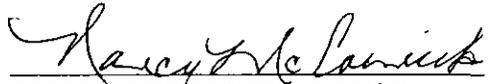
Section 2. Redmond Comprehensive Plan Land Use Designation Policies Amended. Redmond Comprehensive Plan Land Use Designation Policies LU-57, Business Park Designation and LU-58, Manufacturing Park Designation, are amended as shown in Exhibit 1 incorporated herein by this reference as if set forth in full to this ordinance.

Section 3. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

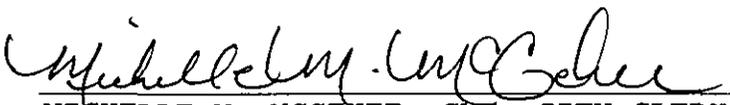
Section 4. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 15th day of
September, 2009.

CITY OF REDMOND


JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

FILED WITH THE CITY CLERK:	September 9, 2009
PASSED BY THE CITY COUNCIL:	September 15, 2009
SIGNED BY THE MAYOR:	September 15, 2009
PUBLISHED:	September 21, 3009
EFFECTIVE DATE:	September 26, 2009
ORDINANCE NO.2483 (AM)	

APPROVED 5-1, YES: Carson, Cole, Margeson, McCormick and Myers; NO:Vache

Comprehensive Plan – Text Changes to Policy

LU-58 Manufacturing Park Designation

Purpose. Provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors). Provide for manufacturing and other uses that are better suited for locations outside of the Downtown or Overlake due to site requirements, noise impacts, transportation needs, or other considerations.

Allowed Uses. Implement this designation through two zones: Manufacturing Park and Industry. Provide areas primarily for uses such as manufacturing; research and development; light industry; wholesale, assembly and distribution businesses; and essential public facilities. Limit office and other secondary uses to those that support these primary uses. Consider allowing other limited supportive uses including but not limited to day care centers, retail vehicle fuel sales, and technical colleges. Examples of allowed uses in the Industry zone include those allowed in the Manufacturing Park zone and those existing industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.

Ensure that allowed uses in both zones do not create significant hazards or other adverse impacts on the community, other manufacturing uses, or the natural environment. Use performance standards, permit conditions, and critical areas regulations to protect the community and other uses within the Manufacturing Park designation.

Comprehensive Plan – Text Change for BP Policy

Designation Policies

LU-57 Business Park Designation

Purpose: Provide for attractively designed and efficiently used areas for business and manufacturing employment opportunities that complement commercial activities typically found in the Downtown, involve limited outdoor storage, and include a high level of amenities.

Allowed Uses. Implement this designation through the Business Park zone. Permit uses such as research and development, software development, advanced technology industries, wholesale businesses, certain manufacturing businesses, associated offices, and similar uses that do not compete with the Downtown, do not serve the general public, and will not create adverse impacts on the environment or surrounding uses. Also permit residences in upper floors of buildings, and allow additional building height and increased floor area ratios for these buildings. Consider allowing uses that require large floor plates such as a medical diagnostic and short-term treatment facility.

Encourage a mix of compatible uses to internalize vehicle trips and provide needed support services within close proximity to business park uses. Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities that serve employees and residents in the immediate areas, such as restaurants and fitness centers.