

CITY OF REDMOND
ORDINANCE NO. 2560

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND REDMOND COMPREHENSIVE PLAN NEIGHBORHOODS ELEMENT: SOUTHEAST REDMOND NEIGHBORHOOD, POLICY N-SE-53 IN ORDER TO PROVIDE FOR REGIONAL RETAIL/WHOLESALE USES WITH OR WITHOUT COMPATIBLE USES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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

WHEREAS, through Ordinance No. 2534 effective July 17, 2010, the City Council set the content of Redmond's 2010 Annual Comprehensive Plan Amendment Package, which includes the proposed amendments; and

WHEREAS, state agencies received 60-day notice of the proposed amendments to the Redmond Comprehensive Plan and Community Development Guide regarding the Gateway Design District on August 13, 2010; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on August 16, 2010; and

WHEREAS, on September 22, 2010, the Planning Commission conducted a public hearing to receive public comment and

conducted study sessions on August 25, 2010, and September 22, 2010, to discuss proposed amendments to the Redmond Comprehensive Plan and Community Development Guide regarding the Gateway Design District; and

WHEREAS, on October 13, 2010, the Planning Commission recommended City Council approval of the proposed amendments to the Redmond Comprehensive Plan and Community Development Guide regarding the Gateway Design District; and

WHEREAS, the City Council held public meetings on November 1, 2010, and November 16, 2010, to review the recommended amendments; and

WHEREAS, the City of Redmond desires to amend the Redmond Comprehensive Plan as it pertains to the Gateway Design District in order to provide opportunity for retail uses compatible with regional/wholesale retail uses without compromising the existing policy objectives of the Gateway Design District and to provide opportunity to better utilize land that is already developed in the Gateway Design District.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Findings, Conclusions and Analysis. The City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated October 13, 2010, including all related attachments and exhibits to that report.

Section 3. Amendment of Redmond Comprehensive Plan Neighborhoods Element, Southeast Redmond. The text of the Redmond Comprehensive Plan Neighborhoods Element, Policy N-SE-53, is hereby amended to read as shown in Exhibit 1 incorporated herein by this reference as if set forth in full to this ordinance.

Section 4. 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 5. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Redmond City Council this 7th day of
December, 2010.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:



MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	November 24, 2010
PASSED BY THE CITY COUNCIL:	December 7, 2010
SIGNED BY THE MAYOR:	December 7, 2010
PUBLISHED:	December 13, 2010
EFFECTIVE DATE:	December 18, 2010
ORDINANCE NO. 2560	



NEIGHBORHOODS

add "with or without compatible uses"

N-SE-50 Encourage water conservation measures to reduce water consumption: Plants with low water requirements should be used in site landscaping, minimize the use of turf in landscaping and parks, use drip irrigation systems, and install low-flush toilets and water-saving faucet and shower heads.

N-SE-51 Construct all water system improvements in accordance with the adopted Water System Plan. Fees collected from developers for connection to the existing water system, late-comer fees, user fees, and/or the formation of an LID may be acceptable methods to help cover the costs associated with new growth and development.

N-SE-52 Encourage building and site designs that reduce opportunities for crimes to occur and demand upon police services.

Gateway Design District Policies

The Gateway Design District represents a unique land resource. Its location at a major entry to the City makes it important that development be designed to provide a high-quality, aesthetically pleasing gateway into the City's corporate limits. Design features should include preservation of significant trees to the maximum extent practical, an aesthetically pleasing transition between trees and open areas, and screening of parking and service areas through use of berms, landscaping and other means. Because of its size, the nature of surrounding development, and proximity to transportation corridors, the Design District provides an appropriate location for a mix of business and commercial uses which may include regional retail/wholesale uses; general, professional and mixed offices; business park uses; hotels/motels; corporate headquarters offices; and support services.

N-SE-53 Provide for the location of high-technology research and development facilities; associated light assembly and warehousing; other manufacturing uses with similar character, intensity and impact; support services; regional retail/wholesale uses; office uses, including corporate headquarters and regional offices; and hotels/motels.

N-SE-54 Encourage development which is sensitive to natural features and which will enhance the entryway to the City.

N-SE-55 Encourage a mix of research and development, office, hotel/motel and regional retail/wholesale uses to diversify and increase the employment and revenue base of the community.

N-SE-56 Provide recreation space within the district for both residents and employees.

N-SE-57 Provide an integrated, well-coordinated circulation system which minimizes adverse traffic impacts and enhances circulation within the district and with surrounding areas.

N-SE-58 Provide a network of accessible and safe paths, sidewalks and other pedestrian routes throughout the district.

N-SE-59 Provide a land resource for the City that can accommodate a mixed-use development with regional retail/wholesale uses which is compatible with the existing mix of uses in the surrounding areas, including the Downtown.