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RJM/hrg
06/05/97

City Center Land Use Plan
DGA-97-007

ORDINANCE NO. 1945

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING SECTION 20C.40A.100 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO ALLOW LIMITED RETAIL USES WITHIN THE EAST HILL DESIGN AREA OF CITY CENTER, ADDING A NEW FOOTNOTE 1d TO THE CITY CENTER PERMITTED LAND USES CHART ADOPTED BY SECTION 20C.40A.100 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the current land use table for City Center allows for limited retail uses within portions of the CC-6 Zoning District located within the Foothill Design Area pursuant to footnotes 1 and 1b; and

WHEREAS, the land use table for City Center does not allow limited retail uses within those portions of the CC-6 Zoning District located within the East Hill Design Area; and

WHEREAS, City staff have received numerous requests to allow mixed use retail and office developments within the portion of the CC-6 Zoning District located within the East Hill Design Area along Northeast 79th Street, facing Anderson Park; and

WHEREAS, the aforementioned requests have led City staff to reevaluate the current zoning along Northeast 79th Street between 168th Avenue NE and 170th Place NE; and

WHEREAS, limited retail uses within that portion of the CC-6 Zoning District within the East Hill Design Area would provide useful services to nearby residences and Anderson Park users and be compatible with the immediate surroundings. Furthermore, small scale retail establishments would not become a detriment to the intent of encouraging and maintaining a quiet and calm moderate density residential area just north of the subject area; and

WHEREAS, the present proposal would limit the extension of retail zoning to those lots which front on Northeast 79th Street between 168th Avenue NE and 170th Place NE; and

WHEREAS, the Technical Committee and the Planning Commission have analyzed various alternatives and found the present proposal to be consistent with the Comprehensive Plan Goals and Policies for the City Center Neighborhood and the Growth Management Act; and

WHEREAS, an environmental impact statement was prepared in conjunction with the City's Comprehensive Plan and no additional SEPA review is necessary; and

WHEREAS, the Planning Commission held a public hearing on May 21, 1997 to consider the proposal. The public hearing was continued to June 11, 1997 in order to provide additional opportunities for public participation and comments; and

WHEREAS, after reviewing the proposal and conducting its public hearing, the Planning Commission recommended approval of the proposed amendment; and

WHEREAS, the City Council considered the proposed amendment to the Community Development Guide on August 5, 1997 and, after considering the Planning Commission's recommendation determined to approve the amendment; NOW, THEREFORE,

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

Section 1. Amendment of City Center permitted land uses chart. A new footnote 1d is hereby added to the City Center Permitted Land Uses Chart adopted by Section 20C.40A.100 of the Redmond Municipal Code and Community Development Guide in order to allow retail uses on properties within the CC-6 Zoning District in the East Hill Design Area which front Northeast 79th Street, as limited by footnote 1, and provided that the retail use is limited to 1500 square feet of gross floor area and faces Northeast 79th Street, and to read as set forth on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. 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 or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND



MAYOR PRO TEMPORE, RICHARD L. GRUBB

ATTEST/AUTHENTICATED:



CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR PRO TEMPORE:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. 1945

August 1, 1997
August 5, 1997
August , 1997
August 9, 1997
August 14, 1997

