

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING THE REDMOND MUNICIPAL
CODE AND THE REDMOND COMMUNITY DEVELOPMENT
GUIDE ADOPTING REGULATIONS RELATED TO
ALLOWING TECHNICAL COLLEGES IN THE
MANUFACTURING PARK ZONING DISTRICT (DGA 02-010)
AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Redmond Comprehensive Plan, Land Use Policy LU 124 conditionally allows Technical Colleges in the Manufacturing Park zoning district; and

WHEREAS, the Redmond Comprehensive Plan, Land Use Policy LU 124 allows buildings not exclusively used for research and development, warehousing, manufacturing, or allowed light industrial uses in the MP District to be constructed to two stories, with the same physical height as other structures allowed in the zone; and

WHEREAS, the Redmond Community Development Guide is inconsistent with the Comprehensive Plan Land Use Policy LU 124, and

WHEREAS, the Planning Commission has conducted a public hearing to receive public comments on the proposed policies and regulations to conform the Redmond Community Development Guide to the Redmond Comprehensive Plan; and

WHEREAS, a SEPA Checklist was prepared and a Determination of Non-Significance was issued October 18, 2002, for the proposed policies and regulations; and

WHEREAS, the City Council of the City of Redmond acknowledges that the proposed policies and regulations are for the benefit of the public health, safety, and welfare,
NOW, THEREFORE,

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

Section 1. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at public meetings, the City Council hereby adopts the findings, analysis and conclusions in the Planning Commission Report dated March 26, 2003.

Section 2. New Definitions. Section 20A.20.080, *Definitions*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended to read as shown in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Amendment to Existing Regulations. Chapter 20C.60, *Business, Manufacturing Park, and Industrial Zones*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended as set forth in Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4: Adoption of New Special Use Criteria: Chapter 20D.170-70, *Technical Colleges in the Manufacturing Park District*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby adopted as set forth in Exhibit C, attached hereto and incorporated herein by this reference as if set forth in full.

Section 5. Severability. If any regulation, section, sentence, clause, or phrase of this ordinance, or any regulation adopted or amended hereby, 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 regulation, section, sentence, clause, or phrase of this ordinance or any regulation adopted or amended hereby.

Section 6. 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 days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND



ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

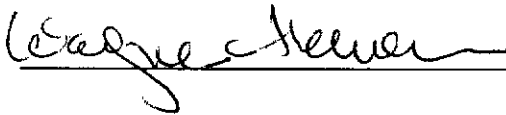


BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

By:



FILED WITH THE CITY CLERK:

April 24, 2003

PASSED BY THE CITY COUNCIL:

May 6, 2003

SIGNED BY THE MAYOR:

May 6, 2003

PUBLISHED:

May 9, 2003

EFFECTIVE DATE:

May 14, 2003

ORDINANCE NO.: 2159

**EXHIBIT A: RECOMMENDED AMENDMENT
REDMOND COMMUNITY DEVELOPMENT GUIDE**

Definitions

20A.20.200 “T” Definitions (New Definition)

Technical College: The term “technical college” is analogous to the term “vocational or trade schools”. A technical college is a public or private institution defined by RCW 28B.50.030 (11).

20A.20.220 “V” Definitions (New Definition)

Vocational or trade school: The term “vocational or trade schools” is analogous to the term “technical college”. See Technical College.

**EXHIBIT B: RECOMMENDED AMENDMENT
REDMOND COMMUNITY DEVELOPMENT GUIDE**

20C.60.20-030 Permitted Land Uses in Business, Manufacturing and Industry Zones

(Revised, Underlines Represent Additions)

Uses	BP	OV	MP	I
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for up to 150 total students. ²⁰	C	P	<u>S²¹</u>	
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for more than 150 students. ²⁰	C	C	<u>C²¹</u>	

²⁰ Full Time Equivalencies, where 1 full time equivalent shall equal 15 credits in a given quarter, shall establish the capacity of the number of students for Vocational, Trade, and Technical Schools in the MP zoning district.

²¹ Vocational, Trade, and Technical Schools only. Other educational uses are prohibited.

**20C. 20C.60.25-020 (4), Footnote 10 Chart of Site Requirements
(Revised, Strikethroughs Represent Deletions)**

¹⁰ Buildings not used exclusively for research and development, manufacturing, warehousing, or allowed light industrial uses shall not exceed two stories and 25 feet. ~~No building over two stories may be converted to office uses.~~

**EXHIBIT C: RECOMMENDED AMENDMENT
REDMOND COMMUNITY DEVELOPMENT GUIDE**

20D.170 Special Use Criteria

20D.170-70 Technical Colleges in the Manufacturing Park District (NEW SECTION)

1. Purpose: Technical Colleges in Manufacturing Park Districts shall complement those manufacturing uses that are permitted in the MP district.
2. Criteria: The primary function of the MP zoning district is the siting and operation of manufacturing uses. Technical Colleges shall not interfere with the purposes and efficient operation of uses in the Manufacturing Park zoning district. Before approval may be granted for a proposed use, the applicant shall demonstrate the following:
 - a. That the proposal will not adversely impact the efficient operation of manufacturing uses.
 - b. That the proposed site design and layout will minimize the effects of existing manufacturing uses upon the proposal. Site design and layout should include adequate screening of noise, light, and view of adjacent and less aesthetic uses (such as a storage yard).