

CITY OF REDMOND
ORDINANCE NO. 2495

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMPREHENSIVE PLAN TO ADOPT A COMPREHENSIVE LAND USE PLAN MAP AMENDMENT FROM MULTI-FAMILY URBAN TO GENERAL COMMERCIAL FOR A 0.66 ACRE PARCEL IN THE GRASS LAWN NEIGHBORHOOD CONSISTING OF PARCEL 1125059050 LOCATED AT 7505 WEST LAKE SAMMAMISH PARKWAY NORTHEAST, 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, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, Ms. Jill Richardson, owner of the property at 7505 West Lake Sammamish Parkway N.E., parcel 1125059050 has requested that the City amend its Comprehensive Land Use Map and Zoning Map for said property, totaling approximately 0.66 acres; and

WHEREAS, state agencies received 60-day notice of the proposed amendment to the Redmond Comprehensive Plan and Redmond Community Development Guide on May 9, 2008; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on May 23, 2008 for the proposed amendment; and

WHEREAS, the Planning Commission conducted a public hearing on June 11, 2008, and April 29, 2009, and study sessions in May and June 2008, as well as in April 2009, to receive public comment on the proposed land use plan amendment; and

WHEREAS, the City Council held public meetings in July 2008 and June 2009 to review the proposed amendment; and

WHEREAS, on June 16, 2009, the City Council postponed action on a motion to approve the requested land use and zoning map amendment to a date certain in order to consider the General Commercial zone with proposed limitations on allowed land uses and other conditions; and

WHEREAS, these conditions and limitations on land use are to be contained within a Development Agreement between the Owner and the City of Redmond; and

WHEREAS, through Ordinance No. 2487 effective September 26, 2009, the City Council set the content of Redmond's 2009-2010 Annual Comprehensive Plan Amendment Package, which includes the amendment proposed by Ms. Richardson; and

WHEREAS, the City Council held a public hearing on the Development Agreement on October 20, 2009; and

WHEREAS, the City Council desires to approve the requested land use and zoning map amendments with conditions as set forth in the proposed Development Agreement, as it pertains to the subject property; and

WHEREAS, the City of Redmond desires to amend its Comprehensive Land-Use Map, as it pertains to the subject property.

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

Section 1. Finding and Conclusions Adopted. In support of the proposed amendment to re-designate said property from Multi-Family Urban to General Commercial, the City Council hereby adopts the following findings and conclusions as well as those contained in the City Council Memo dated October 20, 2009.

FINDINGS:

1. The Redmond City Council finds that a mixed use development located on the subject property would be beneficial to the City to provide additional housing opportunities located adjacent to limited office and or retail uses.
2. The subject property is located near a Metro bus stop and within walking distance of other urban facilities.

3. Limited office and retail uses will serve adjacent and nearby residences and may diminish vehicle trips to obtain such services.

Lighting from office and/or retail uses on the site could have a significant impact on adjacent and residential properties during evening hours. Directing light downward and away from adjacent properties would minimize the impact on adjacent residential uses.

CONCLUSIONS:

1. The Comprehensive Plan and Redmond Community Development Guide Amendment and Development Agreement for the subject property shall be conditioned to ensure that any development on the site is a mixed use, multi-family and office or retail development. Development which is strictly retail and/or office uses shall be prohibited. Development which is strictly residential shall also be prohibited. The mixed use will provide an appropriate transition between the residential properties in the vicinity.
2. All lighting for the proposed development shall be shielded and/or reflected downward and back onto the

site so as to minimize glare and lighting impacts on adjacent properties.

3. All business activities on the site shall be limited in hours of operation in order to minimize noise impacts on adjacent and vicinal residential properties. The hours of operation for any business on the subject property shall be limited to 16 hours per day, between 6:00 a.m. and 10:00 p.m.

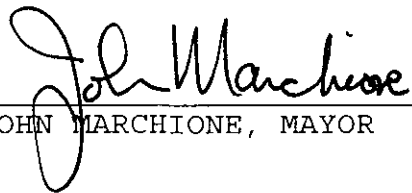
Section 2. Land Use Re-designation Approved. The Comprehensive Land Use Map of the City of Redmond is hereby amended in order to re-designate parcel 1125059050 Multi-Family Urban to General Commercial, as shown in Exhibit 1 and subject to the execution of the Development Agreement. Exhibit 1 is attached hereto and 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 20th day of October, 2009.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

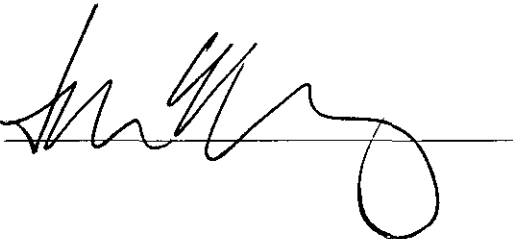
ATTEST:



MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

BY: 

FILED WITH THE CITY CLERK:	October 14, 2009
PASSED BY THE CITY COUNCIL:	October 20, 2009
SIGNED BY THE MAYOR:	October 20, 2009
PUBLISHED:	October 26, 2009
EFFECTIVE DATE:	October 31, 2009
ORDINANCE NO. <u>2495</u>	

ADOPTED 6-1, Yes: Allen, Carson, Margeson, McCormick, Myers and Vache
No: Cole

Requested Land Use Designation

EXHIBIT 1

