

CODE ORDINANCE

CITY OF REDMOND
ORDINANCE NO. 2598

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE DOWNTOWN DISTRICTS MAPS IN THE REDMOND COMPREHENSIVE PLAN AND IN RZC 21.10.020 IN ORDER TO RE-DESIGNATE AND REZONE CERTAIN PROPERTY IN THE VICINITY OF REDMOND WAY AND 170TH AVENUE NE FROM THE BEAR CREEK (BC) DISTRICT TO THE ANDERSON PARK (AP) DISTRICT, CITY FILE NO. L100153; ADDING A NEW MAP 10.2 TO THE HEIGHT LIMIT OVERLAY MAPS SET FORTH IN RZC 21.10.110(B); AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Redmond Comprehensive Plan and Redmond Community Development Guide divide the Downtown Neighborhood into twelve distinct sub-neighborhoods or districts, including the Bear Creek (BC) District and the Anderson Park (AP) District; and

WHEREAS, the owners of property known as Redmond Village Square, located in the vicinity of NE Redmond Way and 170th Avenue NE requested that their property be re-designated under the Redmond Comprehensive Plan and rezoned under the Redmond Community Development Guide from the BC District to the AP District; and

WHEREAS, the re-designation and rezone was subsequently expanded to include additional properties in the vicinity; and

WHEREAS, the Redmond Planning Commission held a public hearing on the proposed re-designation and rezone on January 19, 2011, and after considering all testimony and input received, determined that the expanded re-designation and rezone should be approved and that the Downtown Districts Map in the Redmond Comprehensive Plan and the Downtown Districts Map in RZC 21.10.020 should be amended to reflect the same; and

WHEREAS, the Redmond City Council considered the Planning Commission's recommendation and determined that the same should be approved if the RZC was also amended to incorporate a new height overlay map which provides for a "stair-stepping" of building heights adjacent to the proposed Redmond Central Connector (a trail along the former BNSF right-of-way) 170th Avenue NE, and Redmond Way; and

WHEREAS, the Redmond City Council held its own public hearing on the proposed height overlay map on June 21, 2011, and after carefully considering all testimony and exhibits received at said hearing, determined to adopt the height overlay map referred to in this ordinance.

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

Section 1. Codification. The amended maps set forth as Exhibits 1 and 2 and the new height overlay maps set forth as Exhibits 3 and 4 to this ordinance are of a general and permanent nature and shall become a part of the code. Sections 1-6 of this ordinance are non-code.

Section 2. Findings and Conclusions. In support of the actions taken by this ordinance, the Redmond City Council adopts the findings and conclusions contained in the Planning Commission Report on the Redmond Village Square Comprehensive Plan and Development Guide Amendments dated February 9, 2011, City File No. L100153. In addition, the Redmond City Council adopts the findings and conclusions contained in the June 21, 2011, staff report to the City Council on the height overlay maps attached to this ordinance as Exhibits 3 and 4.

Section 3. Comprehensive Plan Re-Designation. Downtown Districts Map DT-1, set forth in the Downtown Chapter of the Redmond Comprehensive Plan is hereby amended to read as set forth in Exhibit 1 attached to this ordinance and incorporated herein by this reference as if set forth in full. The Comprehensive Plan designation for the property shown on Exhibit 1, as being added to the Anderson Park (AP) District and subtracted from the Bear Creek (BC) District, is hereby re-designated from BC to AP under the Redmond Comprehensive Plan.


Section 4. Rezone. The Downtown Districts Map set forth in RZC 21.10.020 is hereby amended to read as set forth in Exhibit 2 attached to this ordinance and incorporated herein by this reference as if set forth in full. The zoning designation for the property shown on Exhibit 2, as being added to the Anderson Park (AP) District and subtracted from the Bear Creek (BC) District, is hereby changed from BC to AP.

Section 5. Height Overlay Map. A new Map 10.2a is hereby added to RZC 21.10.110(B), Height Limit Overlay, to read as set forth on Exhibit 4 attached to this ordinance and incorporated herein by this reference as if set forth in full.

Section 6. Effective Date. This ordinance shall take effect and be in full force five (5) days after its passage and publication of summary consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 21st day of June,
2011.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

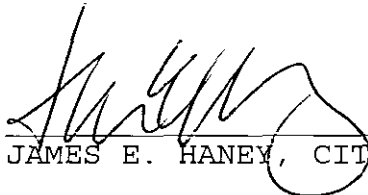
ATTEST:



MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



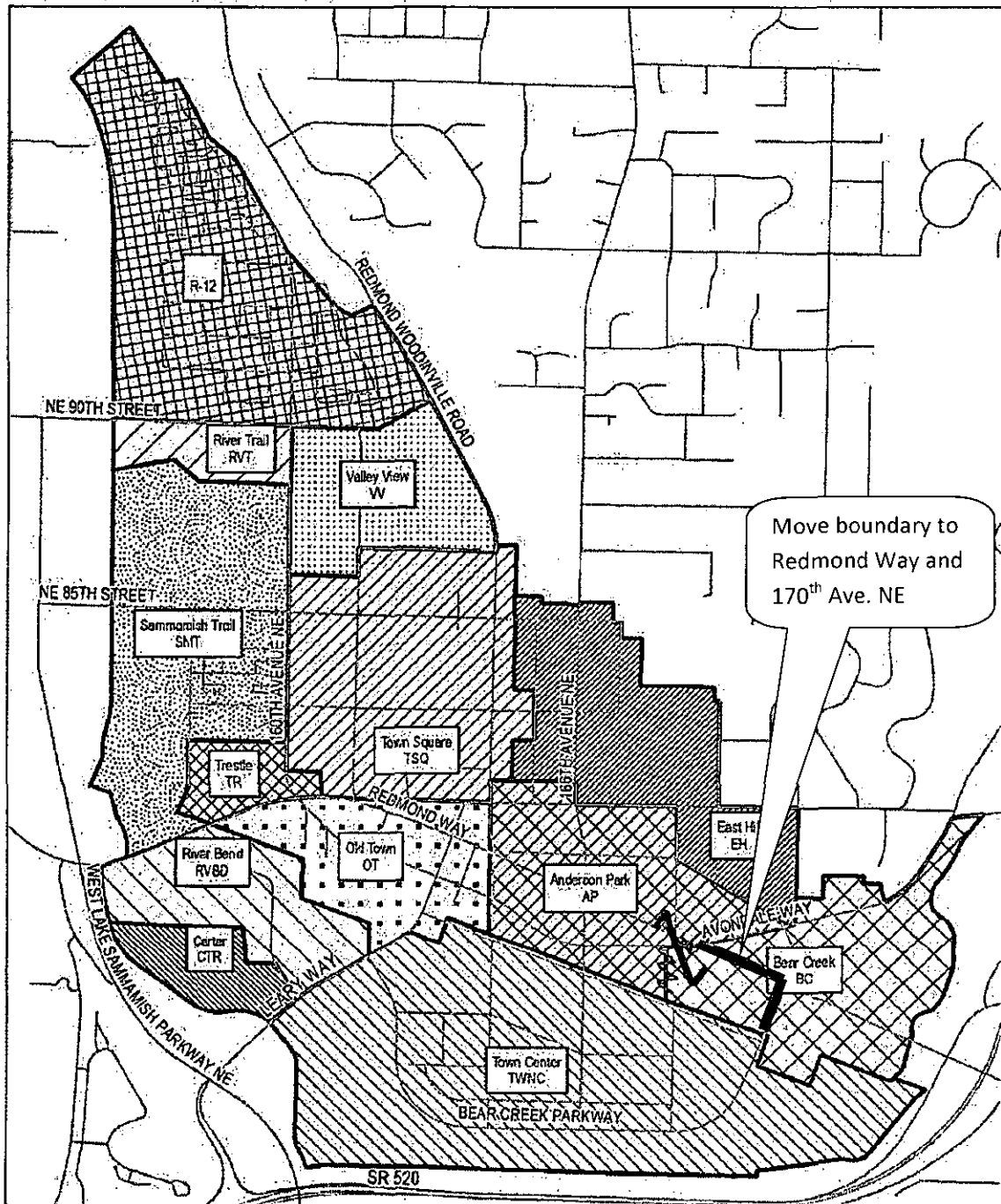
JAMES E. HANEY, CITY ATTORNEY

FIRST PRESENTED:	May 17, 2011
FILED WITH THE CITY CLERK:	June 15, 2011
PASSED BY THE CITY COUNCIL:	June 21, 2011
SIGNED BY THE MAYOR:	June 21, 2011
PUBLISHED:	June 27, 2011
EFFECTIVE DATE:	July 2, 2011
ORDINANCE NO. 2598	

ADOPTED 7-0: Allen, Carson, Cole, Margeson, Myers, Stilin and Vache



URBAN CENTERS



LEGEND

	R-12		Old Town		Town Square
	Anderson Park		River Bend		Trestle
	Bear Creek		River Trail		Valley View
	Carter		Sammamish Trail		
	East Hill		Town Center		

MAP DT-1
DOWNTOWN DISTRICTS

File name: g:\planning\comp_plan\arcgis\2006\map101\downtown_districts.mxd

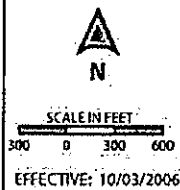
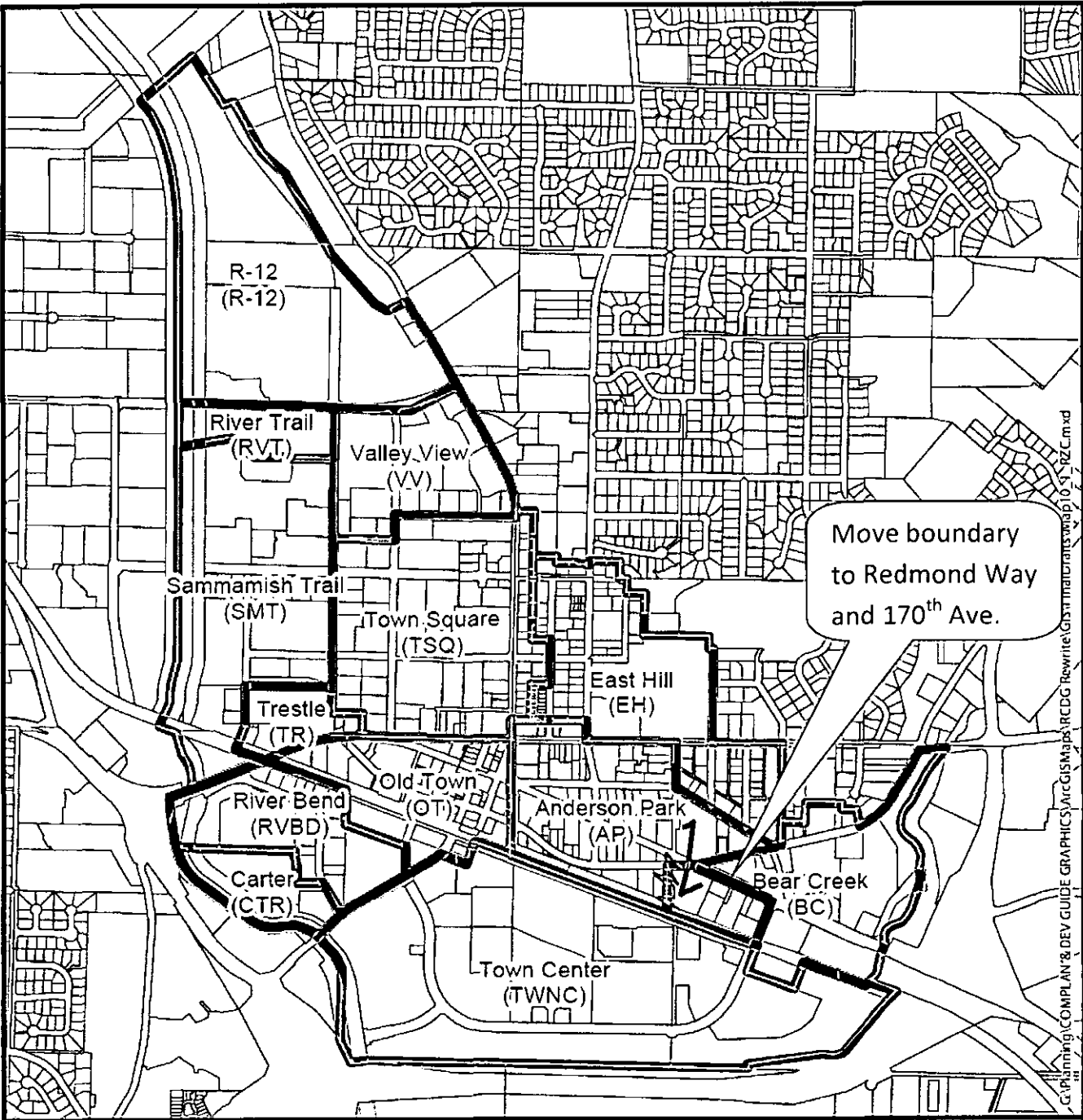


Exhibit 2



 Downtown Zone



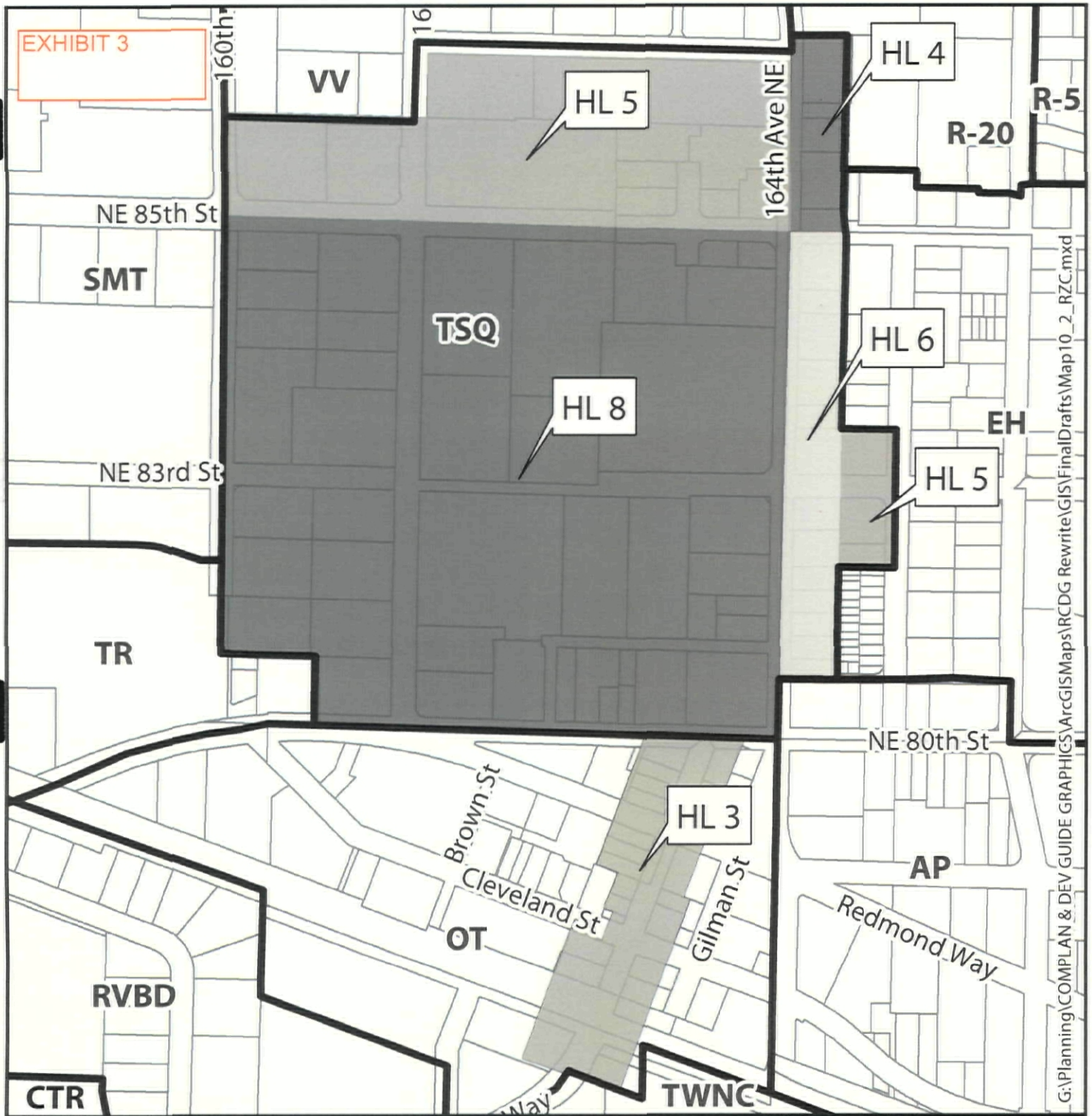
Map 10.1
Downtown Zones
Effective: Month dd, yyyy

Legend



151

EXHIBIT 3



G:\Planning\COMPLAN & DEV GUIDE GRAPHICS\ArcGISMaps\RCDG Rewrite\GIS\FinalDrafts\Map 10_2_RZC.mxd

Legend

Zones	
AP	Anderson Park
CTR	Carter
EH	East Hill
R-20	R-20
R-5	R-5
RVBD	Riverbend
SMT	Sammamish Trail
TR	Trestle
TSQ	Town Square
VV	Valley View

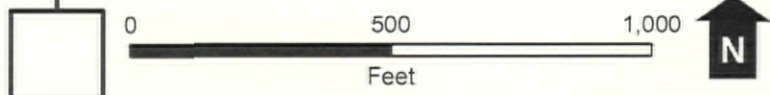
HL #

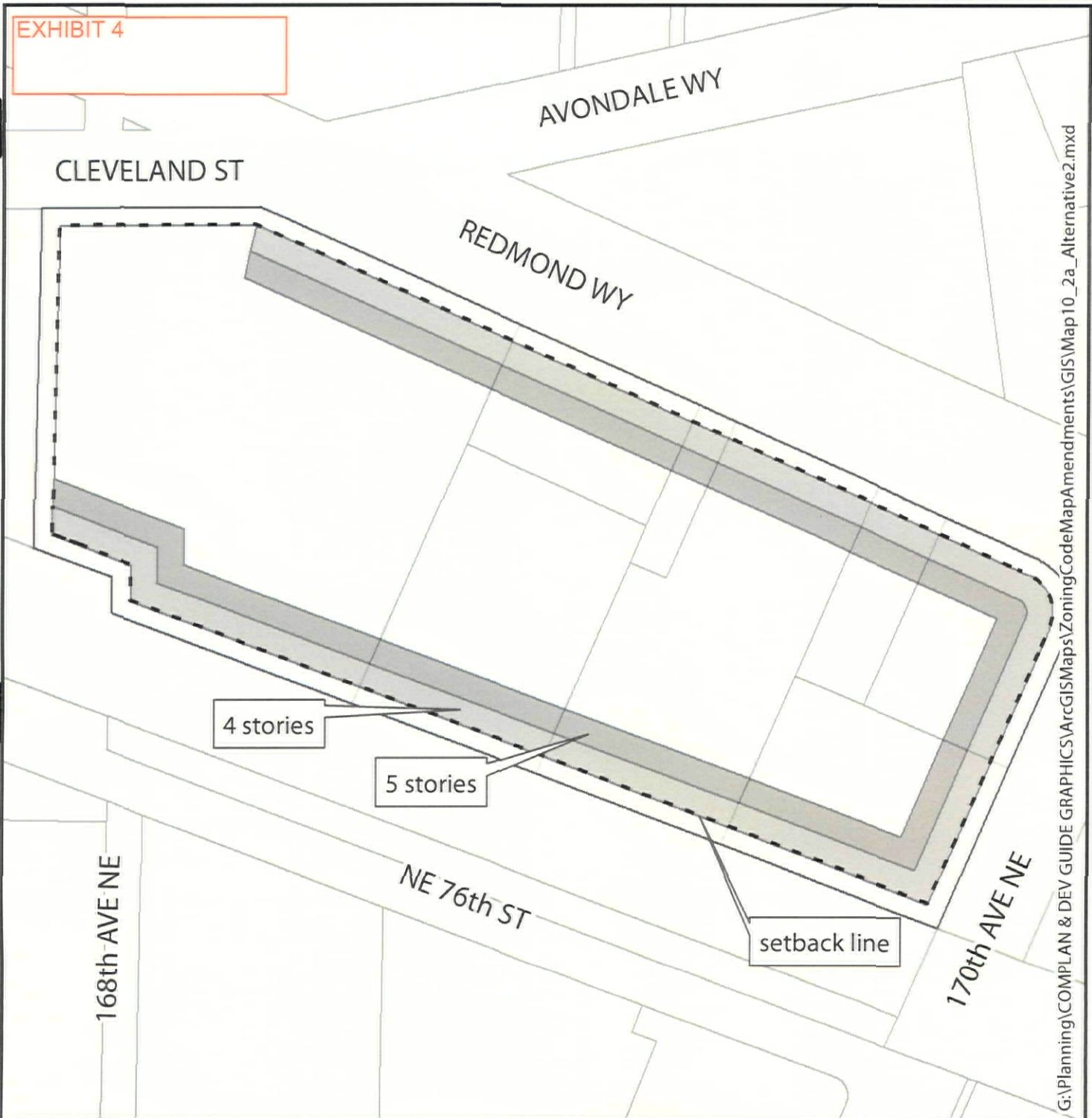
HL Height Limit
number of stories



**Map 10.2
Downtown Height
Limit Overlays**

Effective: Month dd, yyyy





Legend

- 4 stories** within **20 feet** of south setback line and setback line on 170th Avenue NE and Redmond Way
- 5 stories** within **40 feet** of south setback line and setback line on 170th Avenue NE and Redmond Way, except 4 stories within the first 20 feet from the setback line as mentioned above



Map 10.2a
Bear Creek
Height Limit Overlays

Effective: Month dd, yyyy

