

**CITY OF REDMOND
ORDINANCE NO. 2623 (AM)**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING THE REDMOND
COMPREHENSIVE PLAN MANUFACTURING PARK LAND
USE POLICY LU-58 TO ALLOW A MANUFACTURING
PARK ZONE OVERLAY WITHIN A PORTION OF
SE REDMOND, PROVIDING FOR SEVERABILITY, AND
ESTABLISHING AN EFFECTIVE

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, Nelson Real Estate Management, representing the ownership of parcel 072506-9111 located at 18014 NE Redmond Way, has requested that the City amend its Comprehensive Land Use Map and Zoning Map for said property, totaling approximately 2.58 acres; and

WHEREAS, through Ordinance No. 2487 effective September 26, 2009, the City Council set the content of Redmond's 2009-10 Annual Comprehensive Plan Amendment Package, which includes the amendment proposed by Nelson Real Estate Management and which was then carried over to the 2011 Amendment Package approved on July 30, 2011, by Ordinance No. 2606; and

WHEREAS, state agencies received 60-day notice of Redmond's proposed amendment on June 16, 2011; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on June 22, 2011, for the proposed amendment; and

WHEREAS, the Planning Commission conducted a public hearing on July 13, 2011, to receive public comment on the proposed amendment and alternatives; and

WHEREAS, the City Council held public meetings on September 6, 2011, September 13, 2011, and October 18, 2011, to review the proposed amendment and alternatives; and

WHEREAS, a defined area of 8.5 acres encompassing the applicant's property and including adjacent properties has been identified as appropriate for additional commercial land uses due to the uniqueness of this area within a Manufacturing Park (MP) land use designation that is located on a principal arterial with high volumes of daily traffic; and

WHEREAS, the City of Redmond desires to allow additional commercial uses within an 8.5acre overlay at this location and to amend its Comprehensive Plan to address these additional uses within the Allowed Uses section of LU-58.

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

Section 1. Classification. This is a non-code ordinance.

Section 2. Findings and Conclusions. In support of the proposed amendment to Comprehensive Plan policy LU-58, the City Council hereby adopts the findings and conclusions contained in the Technical Committee Report dated June 29, 2011, including all related attachments and exhibits to that report, and the Planning Commission Report dated August 10, 2011, including all related attachments and exhibits to that report.

Section 3. Amendment of Comprehensive Plan Policy LU-58. The Comprehensive Plan of the City of Redmond is hereby amended to change the text of LU-58, MP designation policy Allowed Uses as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

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 18th day of
October, 2011.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:



MICHELLE M. MCGEHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	October 12, 2011
PASSED BY THE CITY COUNCIL:	October 18, 2011
SIGNED BY THE MAYOR:	October 18, 2011
PUBLISHED:	October 24, 2011
EFFECTIVE DATE:	October 29, 2011
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ADOPTED 6-1; YES: Allen, Carson, Margeson, Myers, Stilin and Vache
NO: Cole

LU-58 Manufacturing Park Designation

Purpose. Provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors). Provide for manufacturing and other uses that are better suited for locations outside of the Downtown or Overlake due to site requirements, noise impacts, transportation needs, or other considerations.

Allowed Uses. Implement this designation through two zones: Manufacturing Park and Industry. Provide areas primarily for uses such as manufacturing; research and development; light industry; wholesale, assembly and distribution businesses; and essential public facilities. Limit office and other secondary uses to those that support these primary uses. Consider allowing other limited supportive uses, including but not limited to day care centers, retail vehicle fuel sales, and technical colleges. Allow a broader range of commercial uses within the Manufacturing Park Overlay in SE Redmond as shown on the Redmond Zoning Map.

Examples of allowed uses in the Industry zone include those allowed in the Manufacturing Park zone and those existing industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.

Ensure that allowed uses in both zones do not create significant hazards or other adverse impacts on the community, other manufacturing uses, or the natural environment. Use performance standards, permit conditions, and critical areas regulations to protect the community and other uses within the Manufacturing Park designation.

Excerpt from Redmond Comprehensive Plan, Land Use Element