

ORDINANCE NO. 1106

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA-82-12, BY PERMITTING HOTELS AND MOTELS IN CERTAIN BUSINESS PARK DISTRICTS WITHIN THE CITY SUBJECT TO THE REQUIREMENT OF OBTAINING A SPECIAL DEVELOPMENT PERMIT; REVISING THE STATEMENT OF PURPOSE OF THE BUSINESS PARK DISTRICT; AND SPECIFYING CRITERIA FOR SPECIAL DEVELOPMENT PERMIT APPROVAL FOR HOTELS AND MOTELS.

WHEREAS, the Planning Commission of the City of Redmond, Washington, has conducted a public hearing for the purpose of considering a proposal to amend the Redmond Municipal Code and Community Development Guide to allow hotels and motels in certain business park districts, subject to the requirement of obtaining a special development permit, DGA-82-12, and

WHEREAS, at the conclusion of said public hearing the Planning Commission recommended denial of the proposed amendment, and

WHEREAS, the City Council considered the Planning Commission's recommendation and determined that the proposed amendment should be implemented as set forth hereinafter, now, therefore,

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

Section 1. Section 20C.10.210 of the Redmond Municipal Code and Community Development Guide should be amended to read as follows:

20C.10.210 BUSINESS PARK DISTRICT (BP)

Purpose - Business Park Districts provide areas of high development and operational standards for limited light manufacturing and wholesale trade, light warehousing, business and professional services, research, businesses and corporate offices and other similar, or supporting enterprises. The districts are devoid of nuisance factors, hazards and potentially high parking or public facility demands. Retail uses are not encouraged in order to preserve these districts for manufacturing and

related uses, and to reduce access by the general public.

Section 2. The housing portion of the chart entitled "Permitted Land Uses" which is incorporated in Section 20C.10.240(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as set forth on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. A new section 20C.10.245 entitled "Special Development Permit Approval Criteria" is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20C.10.245 SPECIAL DEVELOPMENT PERMIT APPROVAL CRITERIA

20C.10.245(05) Purpose - The purpose of this section is to establish criteria for the approval of a special development permit for specified uses. Those uses not specified would be required to be consistent with the goals, policies and plans in Section 20B.

20C.10.245(10) Hotels and Motels - Hotels and motels may be allowed in a Business Park Zone provided that it can be reasonably demonstrated that:

(a) Sites within or in closer proximity to the City Center commercial area are not available based on an evaluation of properties with similar development potential (a comparable facility), exposure, access, zoning and utilities and the availability of a willing seller or lessor.

(b) The proposal is located in the Business Park zones adjacent to the City Center in the area generally east of Willows Road and west of 178th/180th Avenue N.E. and East Lake Sammamish Parkway. The proposal is not north of Union Hill Road in the area east of the City Center.

(c) The proposal will not contribute to the creation of a strip commercial area in the Business Park zone or adjacent area.

(d) The proposal is intended to support the Business Park area.

(e) The proposal is designed to complement or enhance the architectural character of the Business Park zone as determined by the Design Review Board (20F.10.120).

Section 4. This ordinance shall be in full force and effect thirty (30) days after passage and publication by

posting as provided by law.

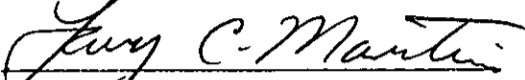
CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:


CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK:	February 10, 1983
PASSED BY THE CITY COUNCIL:	February 15, 1983
SIGNED BY THE MAYOR:	February 15, 1983
POSTED:	February 17, 1983
EFFECTIVE DATE:	March 19, 1983

EXHIBIT A

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES		ZONING DISTRICTS																					
		G	P	FD	P-1	R-2	F-3	R-4	R-5	R-6	P-8	P12	R20	R30	PO	NB	CO	CB	GC	CC	CP	LI	HI
HOUSING																							
Dwelling Unit Per Net Acre		1/20	1/20	1/5	1	2	3	4	5	6	8	12	20	30	20	*	30	30	30				
RESIDENTIAL BUILDING TYPE	Single Family Detached, except for Mobile Homes			P	P	P	P	P	P	P	P	S	S	S	*	*							
	2-4 DU/Structure					S	S	S	S	S	S	P	P	P	S	S	S	S	S				
	5-18 DU/Structure											S	S	S	S	S	S	S	S				
20+ DU/Structure												S	S	S	S	S	S	S	S				
Group Quarters: Dorms, Fraternities, Retirement Homes											S	S	P	P				S	S		G		
Jails, Prisons, or other Correctional Facilities																							S
Hotels and Motels																		P	P				
Employee Living Quarters		G	G												G	G	G	G	G		G	G	G
Rental Rooms		P	P	P	P	P	P	P	P	P	P	P	P	P									
Mixed Use - Residential Commercial															S	S	S	S	S				
Mobile Home Parks											S	S	S	S									
CULTURAL ENTERTAINMENT RECREATION																							
Libraries, Museums, Art Galleries															P	P	P	P					
Nature Exhibits, Zoos, Aquariums, Botanical Gardens																							S
Public Assembly: (indoor) Arenas, Auditoriums, Exhibition Halls, Skating Rinks																	S	S	S				
Drive-In Theatre																							S
Public Assembly: (indoor) Theatres																	P	P	P		P		

Permitted Land Uses in the City Center are in Section 20C.10.200, "City Center District"

- LEGEND:**
- P - Permitted Use
 - S - Requires Special Development Permit - see Section 20F.20.030
 - G - Requires General Development Permit - see Section 20F.20.030
 - * - Density is the same as for least dense adjoining residential area
- (S)** Requires Special Development Permit see Section 20F.20.030 and 20C.10.245