

BBH:jrv
10/11/84

ORDINANCE NO. 1211

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF REDMOND, AS ADOPTED BY SECTION 20C.10.030 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE AND THE LAND USE PLAN MAP ADOPTED BY SECTION 20B.90.040 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE BY CHANGING THE LAND USE PLAN DESIGNATION OF CERTAIN PROPERTY WITHIN THE CITY FROM A SUBURBAN RESIDENCE DESIGNATION TO PROFESSIONAL OFFICE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Redmond Planning Commission held a public hearing on August 22, 1984, and following said public hearing forwarded its recommendations and rationale therefor that certain changes be made to the Land Use Plan and Official Zoning Map, and

WHEREAS, the City Council has reviewed the Planning Commission's recommendations and rationale therefor at a public meeting and having concurred in said recommendations, now, therefore,

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

Section 1. The Land Use Plan and Land Use Plan Map adopted by Section 20B.90.040 of the Redmond Municipal Code and Community Development Guide is hereby amended to change the designation of that certain property described in Exhibit A, attached hereto and hereby incorporated in full by this reference, from Land Use Plan designation "Suburban Residence" to Land Use Plan designation "Professional Office".

Section 2. The rationale supporting the Land Use Plan Map and Zoning Map changes set forth in the memorandum attached hereto as Exhibit B is hereby adopted as the findings and conclusions of the City Council.

Section 3. The Director of Planning and Community Development is hereby instructed to effectuate the changes to the Land Use Plan and Zoning Map in accordance with Section 1 of this ordinance.

Section 4. 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 (5) days after its passage and publication by posting as provided by law.

CITY OF REDMOND

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schaible
CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY *Jay C. P. [Signature]*

FILED WITH THE CITY CLERK: 10/11/84
PASSED BY THE CITY COUNCIL: 10/16/84
SIGNED BY THE MAYOR: 10/16/84
POSTED: 10/18/84
EFFECTIVE DATE: 10/23/84
ORDINANCE NO. 1211

EXHIBIT A

Lot 1, Block 1, Miravista, ass. Volume 28, page 35, City of Redmond,
records of King County, WA.

EXHIBIT B

FINDINGS

The following are the Findings adopted by the City Council as set forth in a memorandum to the Planning Commission dated August 14, 1984:

Location: Southeast corner of the intersection of the Bellevue-Redmond Road and West Lake Sammamish Parkway N.E.

Parcel Size: 1.75 acres

Land Use Plan: 90.030(35) Suburban Residence - Residential areas of not more than six dwellings per acre that may include other limited compatible land uses. Location criteria includes:

- . Projected demand (community need);
- . Urban services available and properly phased;
- . Land suitability;
- . Separated from incompatible land uses;
- . Stability of neighborhood

Zoning: 20C.10.120 Suburban Residence Districts (R-4, R-5, R-6)
Purpose - Suburban Residence Districts provide for residential areas with 4 to 6 dwellings per acre that have a full range of public services and facilities. They may also contain compatible non-residential activities that contribute directly to the complete living environment.

Neighborhood Plan: 20B.85.080 Viewpoint
The neighborhood is designated primarily as a moderate density residential area. The area between Lake Sammamish and West Lake Sammamish Parkway north of Gateway-Idlywood Park and south of the north boundary of Kennebec is designated as high density residential. The shoreline should not be altered except for the building of piers and protective structures. Filling and dredging should be minimized. Steep slopes presently developed are designated as low to moderate density residential while undeveloped steep slopes should be maintained as open space. The area bounded by Marymoor Park, West Lake Sammamish Parkway and Kennebec should be ranch estate.

Existing Development:

On-Site:	Vacant, zoned R-4
North:	Vacant, zoned Ranch Estate
East:	Vacant, zoned Ranch Estate
South:	Vacant tract, zoned R-4 and a Montessori School (Conditional Use Permit) zoned R-4
West:	Subdivision of Ridgemont East, zoned R-4 and Country Creek, Zoned R-4

Topography: The site slopes moderately to the northeast.

Vegetation: With the exception of the southeastern portion, the site is devoid of any significant tree cover. Groundcover is limited primarily to various types of grasses, and shrubs with some larger trees occurring near the creek in the southeast corner.

Soils: A majority of the site has been filled with imported soil which does not allow soil typing without a soils study.

Surface Water: A small stream meanders near and on the southeast boundary of this property

Utilities: Sewer and water are available to the site.

Access: Access to any future project should be limited to West Lake Sammamish Parkway N.E. for traffic reasons.

State Environmental Policy Act: Due to the nature and limited scale of the proposed action it will not have a significant impact on the environment. A preliminary determination of no significant environmental impact was issued, August 1, 1984, and will be final on August 16, 1984.

Previous Action Regarding Subject Property:

- Prior to 1964 - King County commercial zone B-1
- February, 1964 - Annexed to Redmond rezoned to residential use (RS 9600)
- June, 1976 - Planning Commission tie vote on rezone request for neighborhood business zone
- July, 1976 - City Council denies rezone request
- August, 1976 - Lawsuit filed requesting review by Superior Court of City Council action
- June, 1979 - Lawsuit settled requiring City to develop plan for property of material benefit to the property owners, the City and surrounding citizens.
- February, 1981 - Rezone application filed requesting change from suburban residence to neighborhood business
- April, 1981 - Rezone application withdrawn
- July, 1982 - Village Mart rezone application filed requesting land use plan change and contract rezone from suburban residence to neighborhood business.
- October, 1982 - Technical Committee and Design Review Board review and recommend approval of application.
- November, 1982 - Policy Advisory Commission holds public hearing and votes 5 - 0 to recommend approval of the Village Mart land use plan change and contract rezone.

December, 1982

- City Council rejects the recommendation of the Policy Advisory Commission to conditionally approve DGA-82-12, Village Mart.

BACKGROUND

The site of the proposed Development Guide Amendment was zoned by King County for B-1, business use, and upon annexation in 1964 was zoned for residential use. Apparently there have been several attempts to rezone the site for business use in the later 1960's and early 1970's, and in 1976 the City Council denied a request for an 18,500 square foot neighborhood commercial center. Requests for land use plan and zone changes have been denied by the City Council based on concern with traffic generation, conflict with pedestrians and the desire of several local residents to retain residential use of the site.

After the City Council denied the 1976 rezone request, the applicants filed a lawsuit against the City, which was settled in 1979. The settlement called for the City to develop a plan for the property of material benefit to the property owners, the City and surrounding citizens. The City initiated development of a plan, however it was never completed due to a lack of contact by the property owners.

The Village Mart application was filed in 1982, requesting land use plan change and contract rezone with a binding site plan to allow a neighborhood business development of two structures totaling 12,682 square feet gross floor area. The Policy Advisory Commission, after hearing considerable testimony both in favor and in opposition of the application determined to recommend conditional approval of the request.

The City Council rejected the PAC recommendation, voicing several concerns: first, the City Council had recently denied the request of interested parties to allow convenience commercial uses in the Evergreen Highlands land use plan, and perceived the Village Mart application to conflict with this stand; second, the City lacks any standards regulating the maximum size and location of neighborhood business uses; and third, one Councilmember noted there did not appear to be need for neighborhood business at the proposed site, whereas out on Union Hill such a need might be apparent.

RATIONALE

The following are the conclusions adopted by the City Council as set forth in a memorandum to Doreen Marchione, Mayor, dated September 18, 1984:

- The characteristics of the property and the environment in which it is situated warrants the requested change in the land use plan and zoning.
- Bel-Red Road is a buffer to development to the west, and impacts of Bel-Red Road are probably much greater than any impacts the rezone of the subject property would create.
- With strict adherence to Development Guide guidelines any development taking place would probably create an environment on the subject property that would be neither unattractive or disruptive to residents across Bel-Red Road.