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06/24/86

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ORDINANCE NO. 1326

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING FINDINGS AND CONCLUSIONS WITH RESPECT TO DGA-85-16, ZMA-86-2 AND SP #89, AMENDING 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 AN AGRICULTURE-FUTURE STUDY AREA DESIGNATION TO BUSINESS AND BY CHANGING THE LAND USE PLAN DESIGNATION OF CERTAIN OTHER PROPERTY WITHIN THE CITY FROM AN URBAN RESIDENCE DESIGNATION TO BUSINESS, 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 BY CHANGING THE DESIGNATION OF CERTAIN PROPERTY FROM AGRICULTURE TO CITY CENTER-DESIGN AREA 2 AND BY CHANGING THE DESIGNATION OF CERTAIN OTHER PROPERTY FROM R-12 TO CITY CENTER DESIGN AREA 1, AMENDING THE SHORELINE ENVIRONMENTS MAP ADOPTED BY SECTION 20B.95.030(20) TO CHANGE THE DESIGNATION OF CERTAIN PROPERTY WITHIN THE CITY FROM RURAL TO URBAN, AMENDING THE LINKAGE SYSTEM FOR CITY CENTER-DESIGN AREAS 1 AND 2 ADOPTED BY SECTION 20C.10.200(15) OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, AMENDING THE NEIGHBORHOOD BOUNDARIES AND NEIGHBORHOOD MAP ADOPTED AS PART OF CHAPTER 20B.85, AMENDING THE ARTERIAL STREET PLAN MAP AND CITY CENTER ARTERIAL STREET PLAN MAP ADOPTED BY SECTION 20B.60.050(5), PRESCRIBING THE DUTIES OF THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the Redmond Planning Commission held a public hearing on April 23, 1986 concerning certain proposed changes to the City's Land Use Plan, Official Zoning Map, Shoreline Environments Map and City Center Linkage System designated DGA-85-16, ZMA-86-2 and SP #89, North City Center Circulation and Land Use, and

WHEREAS, following said public hearing, the Planning Commission forwarded its recommendations on the proposed changes, together with the rationale therefore, to the City Council, and

WHEREAS, the City Council has reviewed the Planning Commission's recommendations and rationale at a public meeting and has determined to adopt the same with modifications, now, therefore,

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

Section 1. The City Council hereby adopts the findings, recommendations and rationale of the Planning Commission related to the North City Center Circulation and Land Use Amendments, City Files DGA-85-16, ZMA-86-2 and SP #89. In addition, the City Council finds that the proposed changes in the Land Use Plan and Official Zoning Map designations of those properties labeled "small islands" on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full, are consistent and compatible with the goals and policies of the City's Land Use Plan and the surrounding land uses and conditions, for the following reasons:

A. The current Agriculture-Future Study Area designation for the westernmost island was meant to recognize agriculture as a possible short-term use for the area. The intent of the Community Development Guide was that additional consideration would be given to future study areas once the City's long-term public and private sector business needs became clear. The City's Municipal Campus Master Plan now recognizes the need for public sector expansion in this area. The Maingate and Town Center EIS's demonstrate that there is a demand for additional mixed use and comparison shopping opportunities in the area. The Land Use Plan and Zoning Map change would be consistent with meeting these needs.

B. The proposed N. E. 90th Street extension would bisect the area currently designated Urban Residence on the Land Use Plan and create a small island of residential property between N. E. 90th Street and the business district to the south. This area would be better utilized as a transition area of mixed use between the business and residential districts. The uses allowed under the City Center-Design Area 2 designation would accomplish this transition purpose.

C. The effect of extending the Land Use Plan designation of "Business" and the proposed City Center-Design Areas 1 and 2 zoning to the small islands will be to extend abutting land use designations and zoning to N. E. 90th Street, a significant geographic feature. The proposed changes would ensure compatibility and integration of the island areas with other existing uses surrounding the islands.

Section 2. 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 shown as City Center-Design Area 2 on the Map attached hereto as Exhibit B and incorporated herein by reference as if set forth in full, from Land Use Plan designation "Agriculture-Future Study Area" to Land Use Plan designation "Business." The Land Use Plan and Land Use Plan Map is also

amended to change the designation of that certain property shown as City Center-Design Area 1 on the Map attached hereto as Exhibit B from Land Use Plan designation "Urban Residence" to Land Use Plan designation "Business."

Section 3. The Official Zoning Map adopted by Section 20C.10.030 of the Redmond Municipal Code and Community Development Guide is hereby amended to change the zoning designation of the property shown as City Center-Design Area 2 on Exhibit B from Agriculture to City Center-Design Area 2. The Official Zoning Map is also amended to change the zoning designation of the property shown as City Center-Design Area 1 on Exhibit B from R-12 to City Center Design Area 1.

Section 4. The Shoreline Environments Map adopted by Section 20B.95.030(20) of the Redmond Municipal Code and Community Development Guide is hereby amended by changing the Shoreline Designation of that certain property shown as Urban on the Map attached hereto as Exhibit A from Rural to Urban.

Section 5. The City Center Linkage System and City Center Linkage System Maps adopted by Section 20C.10.200(15) of the Redmond Municipal Code and Community Development Guide are hereby amended by changing the Linkage system components and map for City Center-Design Areas 1 and 2 to be as shown on Exhibit C attached hereto and incorporated herein by this reference as if set forth in full with the exception of those changes shown for the 160th Avenue N. E. extension and the N. E. 83rd and N. E. 84th Street alignments.

Section 6. The City Center neighborhood boundaries and the "Neighborhoods Map" adopted as part of Chapter 20B.85 of the Redmond Municipal Code and Community Development Guide are hereby amended to be consistent with the Land Use Plan and Official Zoning Map Amendments made by this ordinance.

Section 7. The Arterial Street Plan Map and City Center Arterial Street Plan Map adopted by Section 20B.60.050(5) of the Redmond Municipal Code and Community Development Guide are hereby amended to read as shown on Exhibit A attached hereto and

incorporated herein by this reference as if set forth in full, with the exception of the changes shown for the 160th Avenue N. E. extension and the N. E. 83rd and N. E. 84th Street alignments.

Section 8. The Director of Planning and Community Development is hereby instructed to effectuate the changes to the Land Use Plan, the Official Zoning Map, the Shoreline Environments Map, the Neighborhoods Map, the Arterial Street Plan Map and the City Center Arterial Street Plan Map in accordance with Sections 2-6 of this ordinance.

Section 9. 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 passage and publication of the attached summary which is hereby approved.

APPROVED:

  
MAYOR, DOREEN MARCHIONE

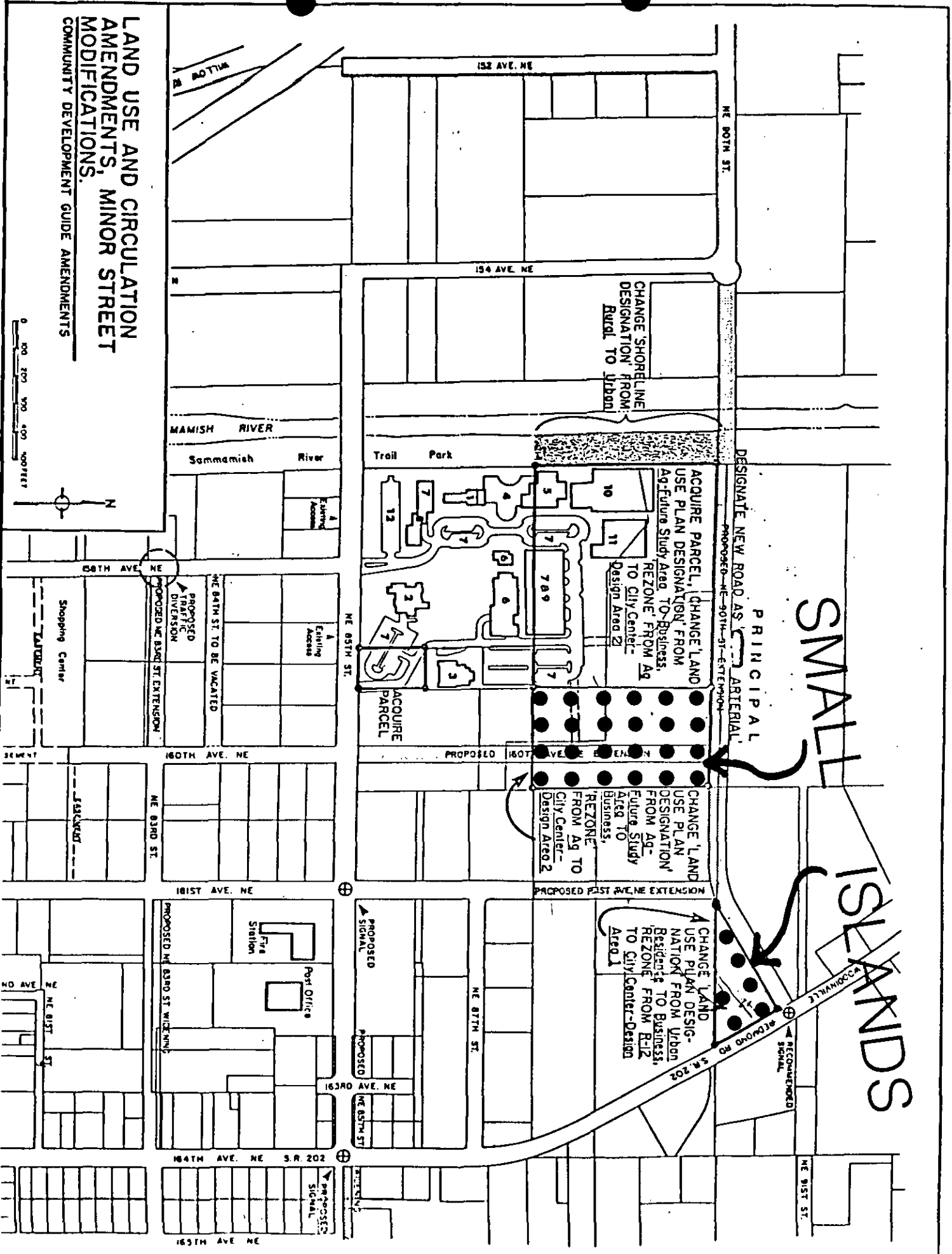
ATTEST/AUTHENTICATED:

  
CITY CLERK, DORIS SCHAIBLE

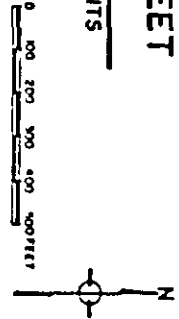
APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK:	June 24, 1986
PASSED BY THE CITY COUNCIL:	July 1, 1986
SIGNED BY THE MAYOR:	July 2, 1986
PUBLISHED:	July 6, 1986
EFFECTIVE DATE:	July 11, 1986
ORDINANCE NO. <u>1326</u>	



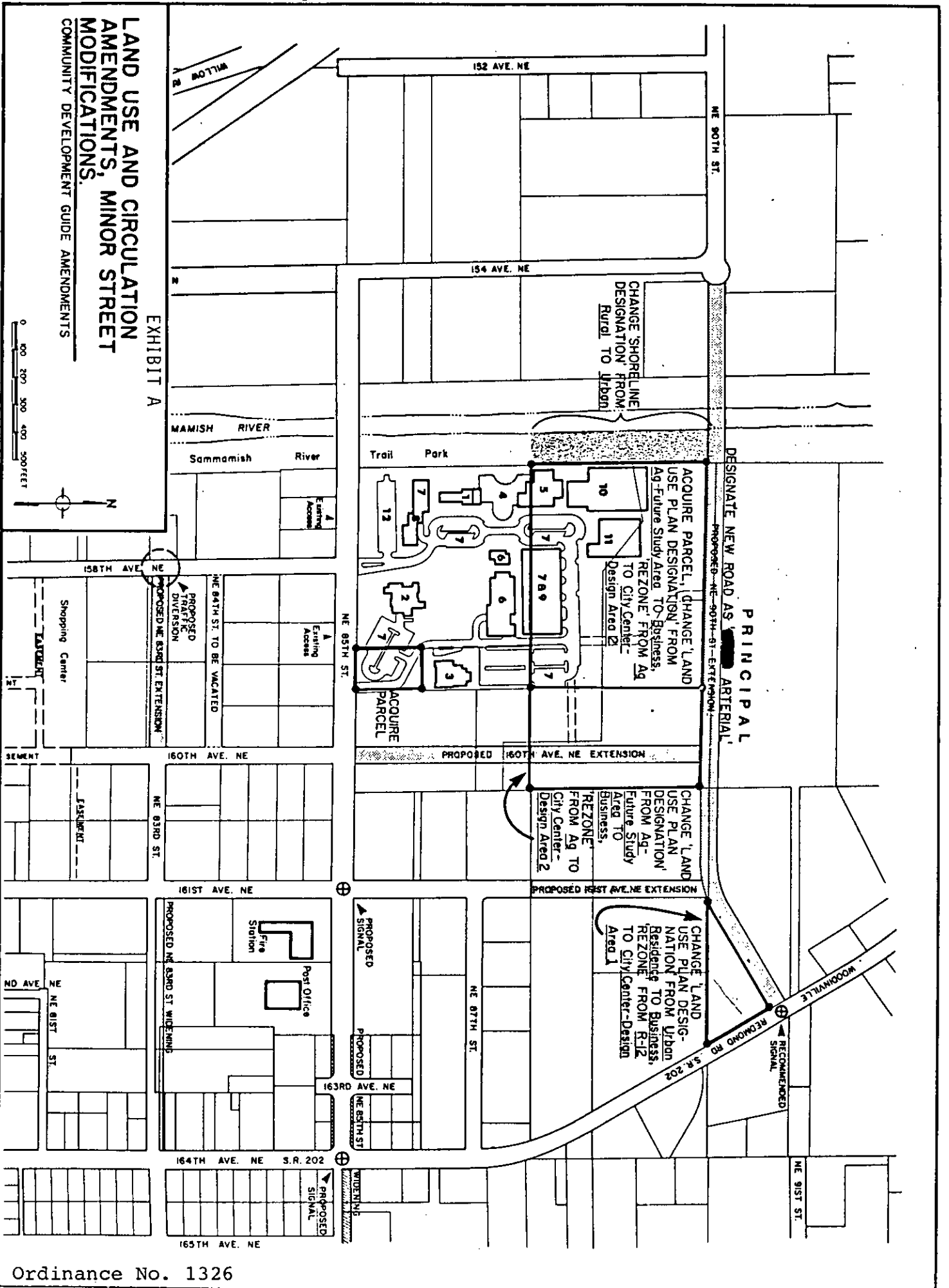
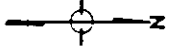
**LAND USE AND CIRCULATION  
AMENDMENTS, MINOR STREET  
MODIFICATIONS,  
COMMUNITY DEVELOPMENT GUIDE AMENDMENTS**



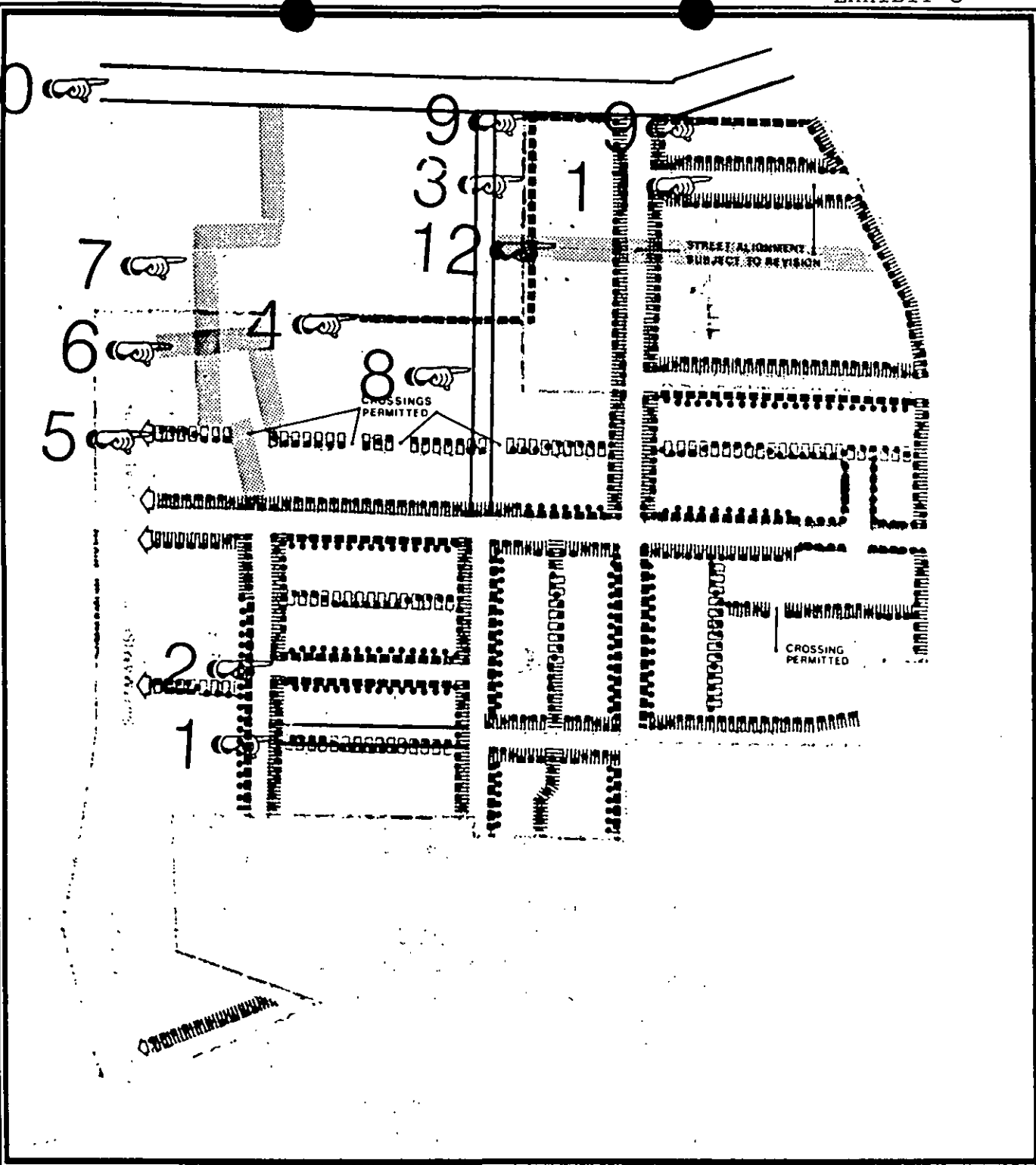
*SMALL ISLANDS*

LAND USE AND CIRCULATION AMENDMENTS, MINOR STREET MODIFICATIONS. COMMUNITY DEVELOPMENT GUIDE AMENDMENTS

EXHIBIT A

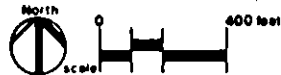


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Redmond

# CITY CENTER DESIGN AREAS 1 & 2



LINKAGE SYSTEM	
	type I - 30' landscaped walkway
	type II - 20' landscaped walkway
	type III - 10' landscaped walkway
	type IV - 12' landscaped strip
	type V - 5' walkway
	SDP - special development permit