

ORDINANCE NO. 1456

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE TO IMPLEMENT A PORTION OF THE WILLOWS NEIGHBORHOOD PLAN BY ADOPTING SPECIAL REVIEW CRITERIA FOR DESIGNATED BUSINESS PARK ZONED PROPERTY IN THE WILLOWS NEIGHBORHOOD.

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WHEREAS, in 1986, the City Council adopted the Willows Neighborhood Plan, including a recommendation that business park development within portions of the Willows Neighborhood be subject to special development review criteria, and

WHEREAS, the Redmond Technical Committee drafted proposed amendments to the Community Development Guide for the purpose of implementing the recommendation and the Planning Commission conducted two public hearings for the purpose of considering public testimony regarding the proposed amendments and at the conclusion of the public hearings forwarded its recommendations to the City Council, and

WHEREAS, the City Council has considered the recommendations of the Planning Commission and has determined that the Community Development Guide should be amended as set forth hereinafter, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 20C.20.235(70) of the Redmond Municipal Code and Community Development Guide is hereby amended by adding a new subsection (h) thereto entitled "Business Park - 'S' Zone in Willows Neighborhood" to read as set forth on Attachment I hereto, which is incorporated herein by this reference as if set forth in full.

Section 2. Section 20C.10.250(80) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.10.250(80) Business Park Requirements.

- A. The application of standards in Business Park districts shall be on the basis of project limits and not a lot basis unless

the project limits and the lot are the same. The Technical Committee has the authority to vary setback requirements in the Business Park district where existing lot sizes are less than 1.5 acres and the shape of lots would otherwise preclude reasonable use of the property, or where rail facilities are to be used.

- B. Setbacks in the Business Park District may be reduced as noted by Subsection 20C.10.250(10) Site Requirements chart, conditioned upon a prohibition on outdoor storage, parking, and driveways not required for direct access to parking lot service areas within the reduced setback areas. The Technical Committee may approve site plans utilizing the reduced setbacks if determined to represent a superior result than that which could be achieved by strictly following the standards of the Business Park District.
- C. Front and all building setbacks along Willows Road in the BP-S overlay zone in the Willows Neighborhood shall be an average of at least 100 feet, but not less than 75 feet to preserve the visual corridor along Willows Road. See Section 20C.20.235(70)(h) Business Park - S zone in Willows Neighborhood.

Section 3. The City's Official Zoning Map is hereby amended to designate those portions of the Willows Neighborhood presently zoned BP which lie north of the Puget Power transmission lines, south of N.E. 124th Street, and fronting Willows Road on the east, excluding that BP zone land west of the Puget Power transmission lines, as "BP-S", and including appropriate indication that development of such property is subject to the special development criteria set forth in Section 20C.20.235(70)(h). The Director of Planning and Community Development shall make appropriate revisions to the Official Zoning Map to carry out the intent of this section.

Section 4. Section 20C.10.250(10) of the Redmond Municipal Code and Community Development Guide is hereby amended by revising the chart incorporated as part of said section to read as set forth on Attachment II hereto, which is incorporated herein by this reference as if set forth in full.

Section 5. 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

*Doreen Marchione*  
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

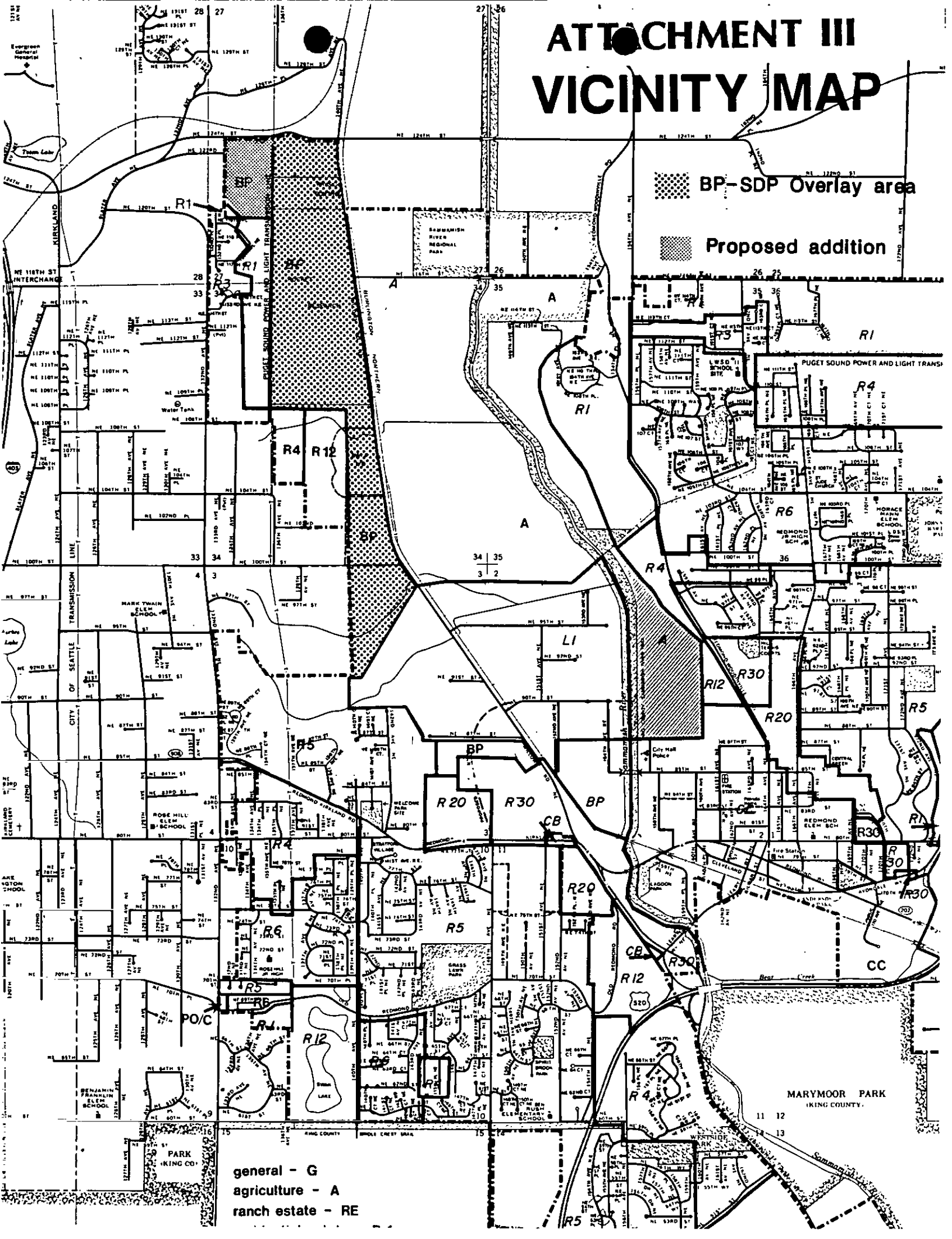
*Doris A. Schaible*  
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By *James C. Hunter*

FILED WITH THE CITY CLERK: 11-10-88  
PASSED BY THE CITY COUNCIL: 11-15-88  
PUBLISHED: 11-20-88  
EFFECTIVE DATE: 11-25-88  
ORDINANCE NO. 1456

# ATTACHMENT III VICINITY MAP



BP-SDP Overlay area

Proposed addition

general - G  
agriculture - A  
ranch estate - RE

MARYMOOR PARK  
(KING COUNTY)

11 12

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## ATTACHMENT I

### Special Review Criteria

20C.20.235(70)(h) Business Park - "S" zone in Willows Neighborhood. Business park developments within the Willows Neighborhood (north of Puget Power transmission line right-of-way) as defined by Section 20B.85.020 which propose structures greater than 4,000 square feet and are not part of a previously approved master plan for development, shall be subject to the following conditions and criteria:

1. The applicant must obtain Special Development Permit approval pursuant to Section 20F.20.160, unless otherwise exempt.
2. The minimum tract area for development will be 1-1/2 acres, with no provision for further division through a binding site plan.
3. Building development in the Willows Neighborhood Business Park zone shall maintain the quality of site and building design exhibited by existing corporate development which is characterized by the following:
  - a. modulation of building walls
  - b. ample use of landscaping
  - c. elevations featuring significant use of windows
4. Projects shall be screened to visually buffer development from adjacent residential uses.
5. Front and all building setbacks along Willows Road shall be an average of at least 100 feet, but not less than 75 feet to preserve the visual corridor along Willows Road.
6. Parking shall not be allowed within any building setbacks from Willows Road.
7. Buildings shall be oriented so as to maximize open space, protection of sensitive topographic features and preservation of significant trees which are characteristic of the existing campus style of development.
8. Significant landscaping shall be required for buffering between adjacent parcels.
9. All land zoned Business Park (BP) in the Willows Neighborhood which is north of the Puget Power transmission lines shall observe a site standard for maximum total impervious surface (% of land area) of 60%.
10. All requirements of 20C.10.250(10) "Site Requirements" shall apply.
11. Development in BP areas shall preserve open space in locations which are contiguous to existing or projected open space of adjoining properties, for the purpose of providing a continuous band of open space across the hillside. This will accommodate future recreation amenities and pedestrian linkage characteristic of corporate business park development.

ATTACHMENT 11

A Part of Subsection 20C.10.250(10) SITE REQUIREMENTS

SITE STANDARDS	ZONING DISTRICTS																					
	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI	
Maximum Lot Cover- age of Structures/															1	1					2	2
Total Impervious Surface (% of Land Area)	2.5	5	2.5	12	20	30	35	35	35	35	35	35	35	35					35		60	60
	NS	NS	NS	NS	30	60	60	60	60	75	75	50	50	NS					NS <sup>3</sup>		NS	NS

LEGEND: 1 - Development that adjoins a residential district shall comply with the site standards of that district; AC - Acres; MLS - Requirement applies to West Lake Sammamish Parkway, Idylwood park, Lake Sammamish and the south City limits; NS - No Specification; STO - Stories; NOTE: Other portions of the Development Guide such as section 20C.10.200, "Development Limitations" and Section 20C.20.000, "General Development Regulations," contain requirements that may affect the extent to which specific areas may be developed or utilized; 2 - Said computation shall include the total area of all structures and outdoor storage area; 3 - BP-S areas in Willows Neighborhood have total impervious surface maximum of 60%. See Section 20C.20.235(70)(g) Business Park-S zone in Willows Neighborhood.