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CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 733

AN ORDINANCE, relating to building and construction, land use and development; and establishing site plan review procedures in connection with permit applications.

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

Section 1. Purpose. The purposes of the site plan review are to better control the site design and layout of greater intensity development than in individual single family houses, to give the same quality of review as that given subdivisions and planned unit developments, and to ensure compatibility with adjacent land uses and the community.

Section 2. Applicability. The site plan review shall be applied to the following structures and land use: all multiple family, commercial, industrial, utility, shoreline and public development.

Section 3. Technical Committee. A Technical Committee is hereby established, which shall consist of the Director of Public Works and the Director of Planning and Community Development or their designated representative(s), and, at their discretion when the situation warrants, may include the City Attorney and other city department heads.

Section 4. Review Authority. The Technical Committee shall conduct the site plan review and may approve, approve with conditions, or disapprove any site plan submitted under the requirements of this ordinance. It is authorized to require additional information from the applicant as necessary to properly review the site plan, to require the posting of performance bonds or other means to ensure compliance with site plan approval, and to require necessary dedications for public purposes.

Section 5. Site Plan Review. An applicant or a development requiring site plan review shall be advised of the requirements of this ordinance and of the necessity of filing a site plan for review. A site plan review and approval shall be required prior to the issuance of applicable permits.

Section 6. Time Limit. Within two weeks after the filing of a site plan for development requiring site plan review, the Technical Committee shall review the site plan and render a decision. If the Technical Committee requires additional information from the applicant, then the time limit shall apply from the date all the additional information is received.

Section 7. Appeals. The applicant may appeal site plan review decisions of the Technical Committee to the City Council. Appeals must be filed within two weeks after the Technical Committee has rendered its decision.

Section 8. Permit Restrictions. No building, construction, shoreline, grading, clearing or other permit, or other application approval shall be granted unless a required site plan review has been conducted and the site plan approved. All permits and approvals must comply with the site plan approval.

Section 9. Dual Procedures. The site plan review may proceed in conjunction with other land use review procedures and may be dispensed with if these procedures will substantially accomplish the same result and address the same concerns as set forth in Section 11.

Section 10. Application Requirements. The Technical Committee shall establish application requirements for the site plan review to include but not be limited to the submission of material containing the following information:

- A. existing topography
- B. existing and proposed structures
- C. parking layout, circulation, access and egress locations
- D. exterior signing concept
- E. storm drainage control
- F. existing streams, ponds and other surface water
- G. preliminary grading plan
- H. information relative to the criteria set forth in Section 11
- I. other information appropriate to the proposed use and structures.

Section 11. Site Plan Evaluation Criteria. The following items shall be considered by the Technical Committee before taking action on the site plans and shall be evaluated only if applicable to the development being considered.

A. Building to Site Relationship:

1. The site should be planned to provide a desirable transition with the streetscape and surrounding land uses.
2. Building placement should consider spacing, protection of privacy, location of balconies and patios for noise, orientation to views and vistas, orientation to sunlight and prevailing winds, orientation for automobile and pedestrian needs and orientation for internal needs.
3. Building location should provide a high degree of livability for residential uses.

B. Building and Site to Surrounding Area Relationship:

1. Compatibility of the proposed structures with surrounding uses and structures and with the community is to be reviewed.
2. Roof top equipment, garbage dumpsters, outdoor storage, parking areas and service areas should be screened.
3. The transition to adjoining uses and streets should be provided by landscaping, fencing, and other buffering techniques where appropriate.
4. The proposed development should be properly linked to street, utility, walkway and trail systems in the surrounding area.
5. Coordinate with on-going site planning and development in adjoining areas and with related long range planning.

C. Landscaping and Site Treatment:

1. Existing vegetation contributing to the attractiveness of the site should be retained.
2. Additional landscaping should be provided for screening purposes, to soften the visual impact of structures, and to enhance views and vistas.

3. Existing topography shall be considered when developing the site plan to reduce undue cutting, filling and use of retaining walls.
4. Grades of walks, driveways, parking areas, and streets should be inviting, provide slope stability and conform to the slope where possible.
5. Storm drainage control measures are to be provided.
6. Proposed utility locations should be considered with emphasis placed on city maintenance and existing utility and right-of-way locations.
7. Streets, bikeways, walkways and parking areas should be carefully planned and related to area and city facilities.
8. Paved areas should be kept to a minimum, cluster parking should be encouraged, and high maintenance situations should be avoided.
9. The needs of the handicapped are to be provided for.
10. Where appropriate, transit facilities are to be considered.

D. Signs:

1. Size, materials, color, lettering, location, number, and arrangement should be harmonious with the building design and surrounding structures.
2. The number of signs should be minimized in order to avoid visual clutter.

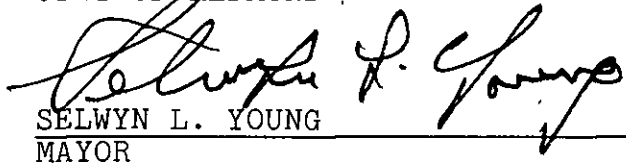
E. Miscellaneous Considerations:

1. City building and land use codes are to be followed.
2. The potential need for easements and dedications is to be reviewed.


Section 12. Effective date. This ordinance shall take effect and be in force five (5) days after the date of its publication in the manner provided by law.

PASSED by the Council of the City of Redmond, Washington,
at a regular meeting thereof, and APPROVED by the Mayor
this 21ST day of SEPTEMBER, 1976.

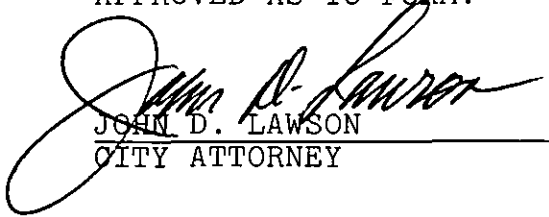
CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


DORIS A. SCHAIBLE
DEPUTY CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

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