

CODE

**CITY OF REDMOND**  
**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING REDMOND ZONING CODE ARTICLE I SECTION 21.10.050 DOWNTOWN REGULATIONS - TOWN CENTER (TWNC) ZONE, AND ARTICLE III SECTION 21.62.020.I DOWNTOWN DESIGN STANDARDS - TOWN CENTER ZONE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the Growth Management Act requires that development regulations be subject to continuing evaluation and review; and,

WHEREAS, City Council adopted most of the proposed amendments included in Redmond Zoning Code (RZC) Rewrite Phase 1 on June 21, 2022 through Ordinance 3083, excepting those related to the Town Center Zone; and

WHEREAS, the City Council remanded proposed amendments related to the Town Center Zone to Planning Commission for further consideration; and

WHEREAS, Hines Interests, on behalf of FHR Main Retail Center, LLC, submitted an RZC text amendment application regarding the Town Center Zone similar in scope to the amendments remanded by the City Council; and

WHEREAS, the potential environmental impacts of the Hines proposal were covered by the Determination of Non-Significance (DNS) for the RZC Rewrite Phase 1 issued on June 18, 2021; and

WHEREAS, the Technical Committee reviewed the proposal on October 20, 2022 and recommended approval, with two additional conditions, to the Planning Commission; and

WHEREAS, the Planning Commission reviewed the Technical Committee recommendation at its October 26, 2022, November 2, 2022, November 16, 2022, and December 7, 2022 meetings, and conducted a public hearing during its November 2, 2022 meeting; and

WHEREAS, on December 7, 2022, the Planning Commission voted to recommend approval of the amendments to the Redmond Zoning Code, with revisions; and

WHEREAS, on January 11, 2023, the Planning Commission voted to approve and transmit the Planning Commission Report and Recommendation to the City Council; and

WHEREAS, the City Council has reviewed the Planning Commission Report and Recommendation and the criteria set forth in RZC 21.76.070, and desires to adopt the Redmond Zoning Code Amendments pertaining to the Town Center Zone, with revisions.

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

Section 1.        Classification.        This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2.        Amendments to RZC 21.10.050.        Redmond Zoning Code Article I Section 21.10.050 Downtown Regulations - Town Center (TWNC) Zone, set forth on the attached Exhibit 1 and incorporated herein as if fully set forth, is hereby amended to read as set forth therein.

Section 3.        Amendments to RZC 21.62.020.I.        Redmond Zoning Code Article III Section 21.62.020.I Downtown Design Standards - Town Center Zone, set forth on the attached Exhibit 2 and incorporated herein as if fully set forth, is hereby amended to read as set forth therein.

Section 4.        Preparation of Final Documents.        The Administration is directed to complete preparation of Redmond Zoning Code documents, including updates to chapter numbers, correction of any typographical errors, minor stylistic or editorial revisions, general formatting, and including of appropriate graphic and illustrations.

Section 5.        Severability.        If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such

invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6.      Effective date.      This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 21st day of February, 2023.

CITY OF REDMOND

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ANGELA BIRNEY, MAYOR

ATTEST:

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CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

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JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
SIGNED BY THE MAYOR:  
PUBLISHED:

EFFECTIVE DATE:  
ORDINANCE NO.