

ATTACHMENT B

CITY OF REDMOND ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND ZONING MAP AND THE FOLLOWING CHAPTERS OF THE REDMOND ZONING CODE RELATED TO THE MARYMOOR SUBAREA OF THE SOUTHEAST REDMOND NEIGHBORHOOD: 21.04, GENERAL PROVISIONS; 21.08, RESIDENTIAL REGULATIONS; 21.13, SOUTHEAST REDMOND REGULATIONS; 21.20, AFFORDABLE HOUSING; 21.32, LANDSCAPING; 21.38, OUTDOOR STORAGE, RETAIL DISPLAY, AND GARBAGE AND RECYCLING ENCLOSURES; 21.72, TREE PROTECTION; 21.76, REVIEW PROCEDURES; AND CREATING APPENDIX 8A, MARYMOOR SUBAREA STREET REQUIREMENTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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

WHEREAS, on October 21, 2014, the City Council adopted Ordinance No. 2752 amending the Redmond Comprehensive Plan Southeast Redmond Neighborhood Policies And Comprehensive Land Use Plan Map establishing the Marymoor Subarea, one of six neighborhood subareas identified in the Southeast Redmond Neighborhood Plan; and

WHEREAS, the Redmond Comprehensive Plan describes the vision of the Marymoor Subarea as a walkable, denser subarea that features opportunities for living, employment, community

gathering, education, shopping, and traveling to other Redmond and central Puget Sound destinations, and contains policies to guide implementation of that vision; and

WHEREAS, on October 21, 2014, the City Council adopted Resolution No. 1415 establishing the South Marymoor Subarea Committee and its scope, timeline and membership; directing staff to complete further planning work in support of the Southeast Redmond Neighborhood Plan; directing staff to propose refined zoning regulations for the Marymoor Subarea; and setting a timeline for such work to be complete; and

WHEREAS, on March 3, 2015, the City Council appointed an eleven-member South Marymoor Subarea Committee for purpose of advising on development of a land use transition strategy regarding the Southeast Marymoor Subarea; and

WHEREAS, through Ordinance No. 2848 on October 18, 2016, the City Council set the content of Redmond's 2016-2017 Annual Comprehensive Plan Amendment Package, which includes amendments for the Marymoor Subarea; and

WHEREAS, the Marymoor Subarea transition strategy is known as the "Marymoor Expanded Use Zone" and provides for a market-based approach that emphasizes avoiding creating non-conforming uses; and

WHEREAS, Resolution No. 1415 called for development of a transit-oriented development strategy; and

WHEREAS, recommended Zoning Code amendments include zoning regulations for Marymoor Design District 1 to provide transit-oriented housing and employment adjacent to and integrated with the planned light rail station and parking structure; and

WHEREAS, the City Council finds as shown in Exhibit 3 to this ordinance that the Marymoor Subarea is an area that has been identified as important for achieving local growth management and housing policies; that increased residential development capacity has been provided through zoning changes; the increased residential development capacity can be achieved within the Marymoor Subarea; and a minimum amount of affordable housing that must be provided by all residential developments has been identified, consistent with RCW 36.70A.540; and

WHEREAS, state agencies received 60-day notice of the proposed amendments to the Redmond Comprehensive Plan and Redmond Zoning Code on December 22, 2016; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on December 21, 2016; and

WHEREAS, the Planning Commission conducted public hearings on this topic on January 18, 2017, January 25, 2017, and

March 15, 2017, and held study sessions in January, February, and March 2017 to review the proposed amendments for the Marymoor Subarea; and

WHEREAS, the City Council held public meetings to review the recommended amendments on April 4, 2017, April 11, 2017, and April 25, 2017; and

WHEREAS, the City of Redmond desires to amend the Redmond Zoning Code as it pertains to the Southeast Redmond Neighborhood - Marymoor Subarea, to implement policy direction in the Comprehensive Plan.

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. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at the public meetings, the City Council hereby adopts the findings, analysis, and conclusions contained in the Planning Commission Report (City file no. LAND-2016-02061) dated March 24, 2017, and finds that the Determination of Non-Significance is consistent with decision and hereby adopted.

Section 3. Zoning Map Amended. The official Zoning Map of the City of Redmond is amended as shown in Exhibit 1, incorporated herein by this reference as if set forth in full to this ordinance.

Section 4. Redmond Zoning Code Chapters and Sections Amended. The following chapters or sections of the Redmond Zoning Code are amended as shown in Exhibit 2, incorporated herein by this reference as if set forth in full to this ordinance: 21.04, General Provisions; 21.08, Residential Regulations; 21.13, Southeast Redmond Regulations; 21.20, Affordable Housing; 21.32, Landscaping; 21.38, Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures; 21.72, Tree Protection; and 21.76, Review Procedures.

Section 5. Preparation of Final Redmond Zoning Code Amendments. The Administration is directed to complete preparation of the final Redmond Zoning Code amendments, including updates to numbering; corrections to any typographical errors; minor editorial or stylistic revisions; and updates and inclusion of appropriate graphics and illustrations.

Section 6. 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

of any other section, sentence, clause, or phrase of this ordinance.

Section 7. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Redmond City Council this 6th day of June, 2017.

CITY OF REDMOND

JOHN MARCHIONE, MAYOR

ATTEST:

MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.