



COUNCIL STUDY SESSION

Planning Commission Recommendation:

2018-19 Comprehensive Plan Amendment Docket

Judy Fani & Jae Hill
Feb. 26, 2019

Purpose

- Overview of processes to amend the Comprehensive Plan
- Discuss Application of RZC Threshold Criteria
- Review Staff Responses to Questions

Tonight

- Comprehensive Plan Amendment Process Overview
- Discuss new privately-initiated proposals
- Review Issues Matrix
- Identify questions
- Possibly, conclude deliberations

Rationale

Amendment process ensures:

- capture community vision
- stakeholders have opportunity to propose amendments
- compliance with GMA

Periodic Updates

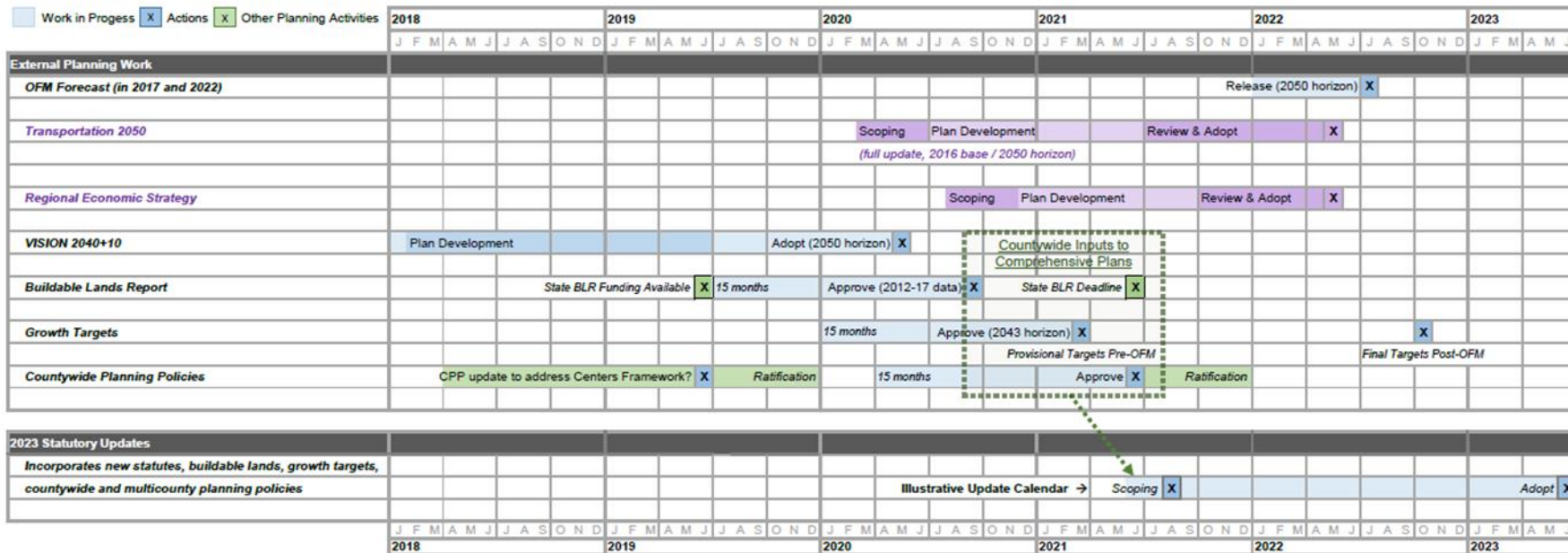
- Every 8 years, due 6/30/2023
- Last updated in 2011*

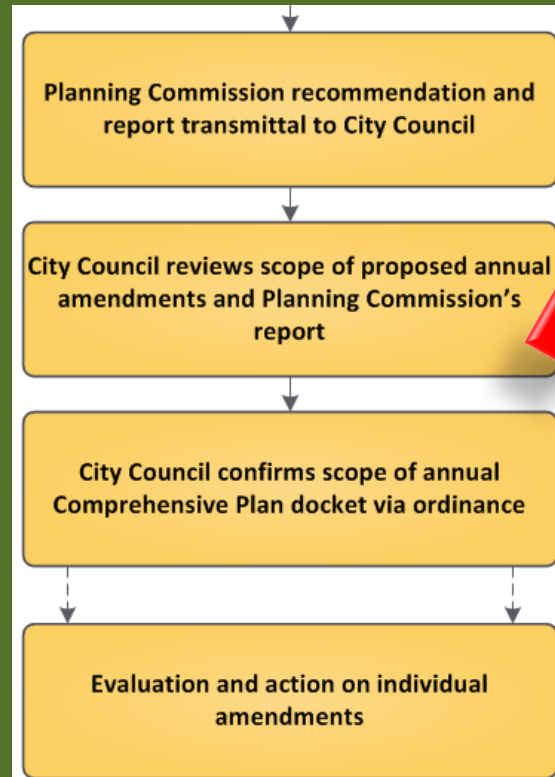
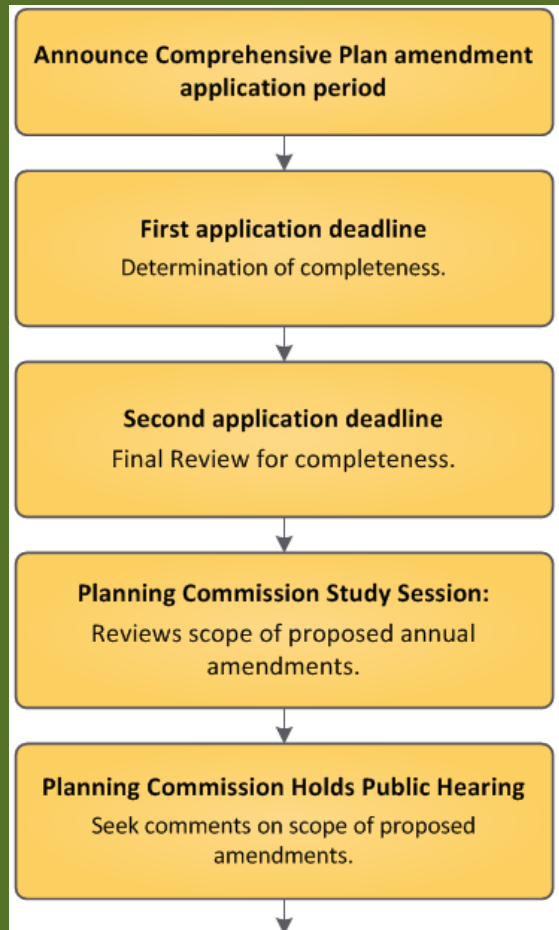
* Redmond completed the update early

Current Multi-year Periodic Update Process



King County (Approximate) Countywide Mayan Calendar





WE'RE HERE

Annual Update Process

(RZC 21.76.070A)

Threshold Criteria

(RZC 21.76.070.J.2.b)



- i. Most appropriate mechanism available
 - ii. Best addressed as an individually docketed item, instead of as part of a periodic update or neighborhood plan update;
 - iii. Consistent with existing local, state, and federal laws;
 - iv. Timely with respect to other City and community initiatives;
 - v. Can be completed within the docket year;
-
- i. Consistent with overall vision, policies, and adopted functional plans; and
 - ii. The proposed (or similar) amendment has not been considered or rejected within the last two years.

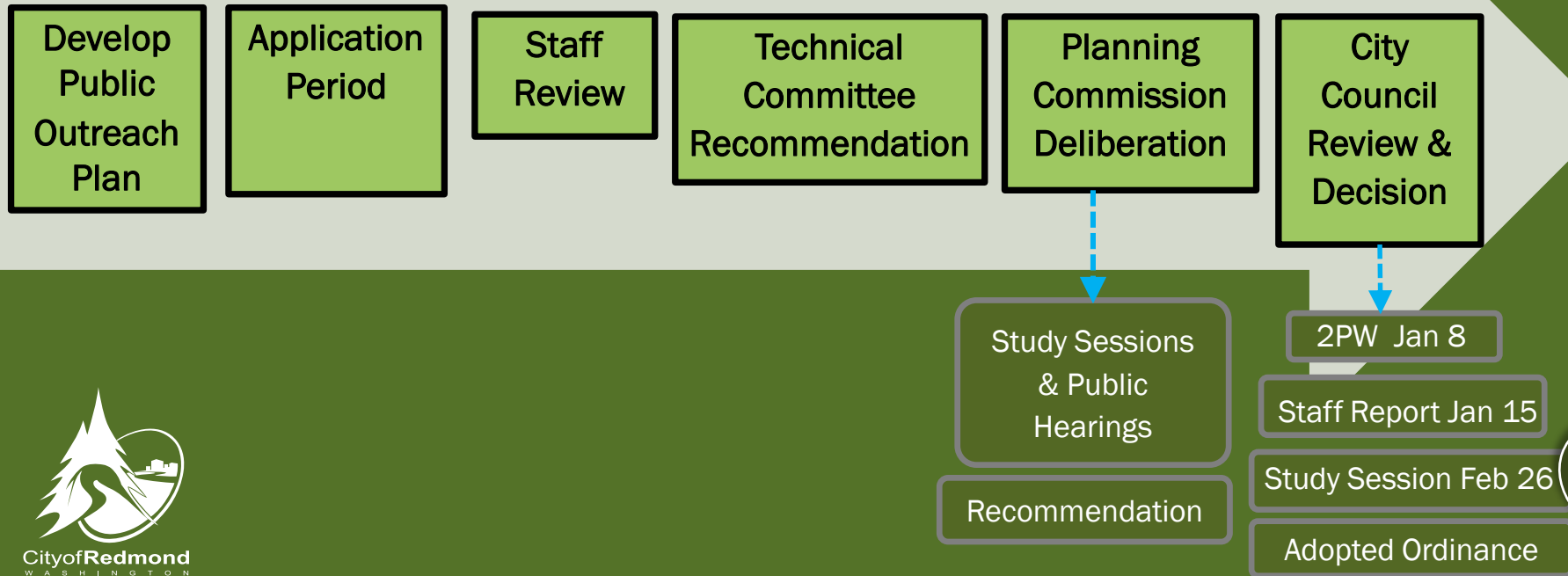
Approval Criteria

(RZC 21.76.070.J.3)



- a. Consistency with GMA, the Washington Commerce Dept., King County CPPs;
- b. Consistency with the Comp Plan policies and the designation criteria;
- c. Consistency with the preferred growth and development pattern in Section B of the Land Use Element;
- d. The capability of the land & critical areas;
- e. The capacity of public facilities;
- f. Whether the allowed uses are compatible with nearby uses;
- g. Capacity to meet needed uses city-wide;
- h. Consideration of a similar proposal within four years.

Previous Touches



PLANNING COMMISSION RECOMMENDATION

Recommended for Further Consideration	
City-initiated carryovers	12
Privately-initiated carryover	1
New City-initiated Proposals	7
New Privately-initiated Proposal	1
Not Recommended for Further Consideration	
City-initiated Proposals currently on docket	6
New Privately-initiated Proposals	3

PRIVATELY-INITIATED APPLICATIONS

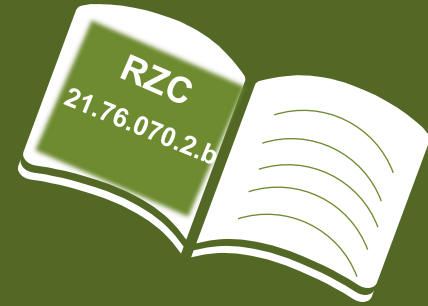
1. Overlake Mixed Use & Urban Center Boundaries
2. Create Overlake Village Station District
3. SE Redmond Rezone & Text Amendment
4. Education Hill Comp Plan Amendment



TIME-RELATED FACTORS

Timely with respect to other City initiatives?

- Is proposal aligned with recently adopted plans (5 - 10 yrs.).
- LU-36: Design District designations, 5 - 10 year review period.



Same or similar proposal considered in last 2 years?

- Duration since last request.
- Compare past with current request – “same or similar”
- Previous action taken.
- Rationale: Efficient use of City resources in managing further review of proposals that were recently denied.





Overlake Mixed Use & Urban Center Boundaries

McCullough Hill Leary, PS

Proposed:

Amend land use map by
expanding boundaries:

- OV mixed use &
OV Urban Center
- 55 additional acres

Future rezone request





Applying RZC Criteria

(i) Docket process is the most appropriate mechanism available	
(ii) Best addressed as an individually docketed item	
(iii) Aligns with existing local, state, and federal laws	
(iv) Timely – Overlake is one of two UC, focus of planned growth and major capital investments	
(v) Information ready for PC review	
(vi) Aligns with overall vision, policies, and adopted functional plans	
(vii) Not considered or rejected within last 2 years	



Create Overlake Village Station District

Mike Hubbard,
Capstone
Representing
Panos & PS
Business Parks

32 acres








Proposed:

Amend Comp.
Plan by adding
new Overlake
Subarea policies





Applying RZC Criteria

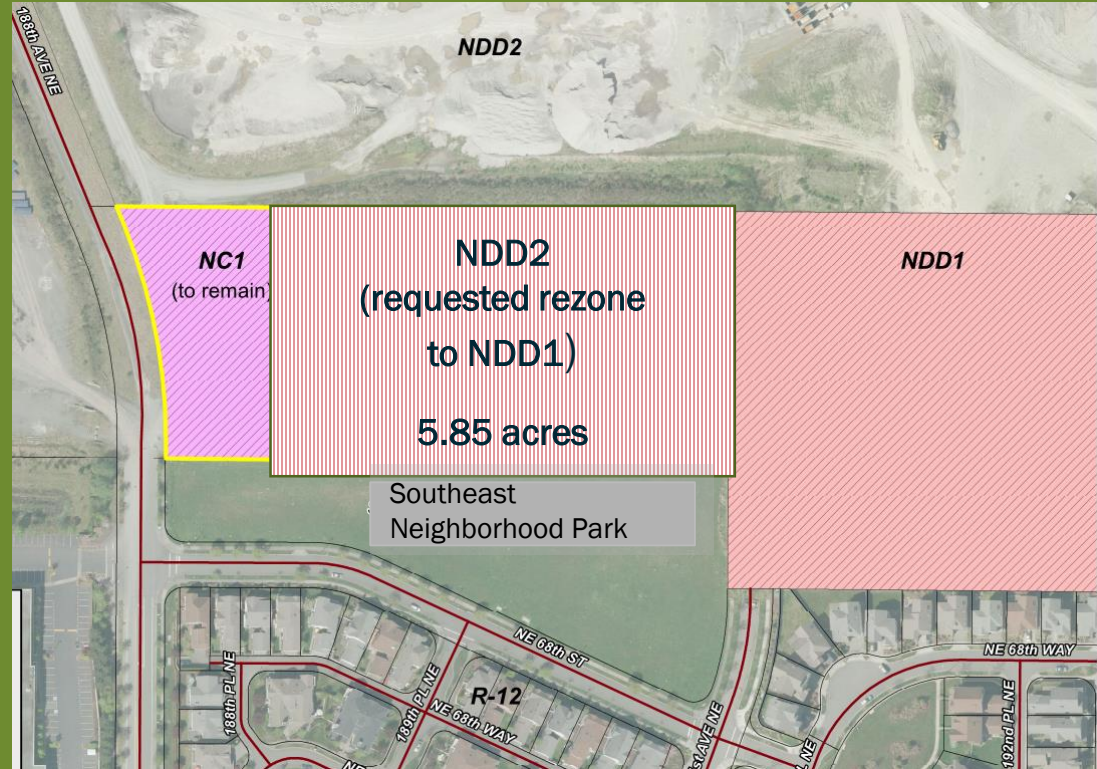
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SE Redmond – Rezone & Text Amendment

LDC, Inc. representing
Taylor Union Hill

Proposed:
Rezone NDD2 to NDD1
&
Text amendment:
increasing allowed
dwelling units in overall
NDD1 zone
from 140-170
to 245-270





SE Redmond – Comp Plan & Rezone

Applying RZC Criteria

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Education Hill

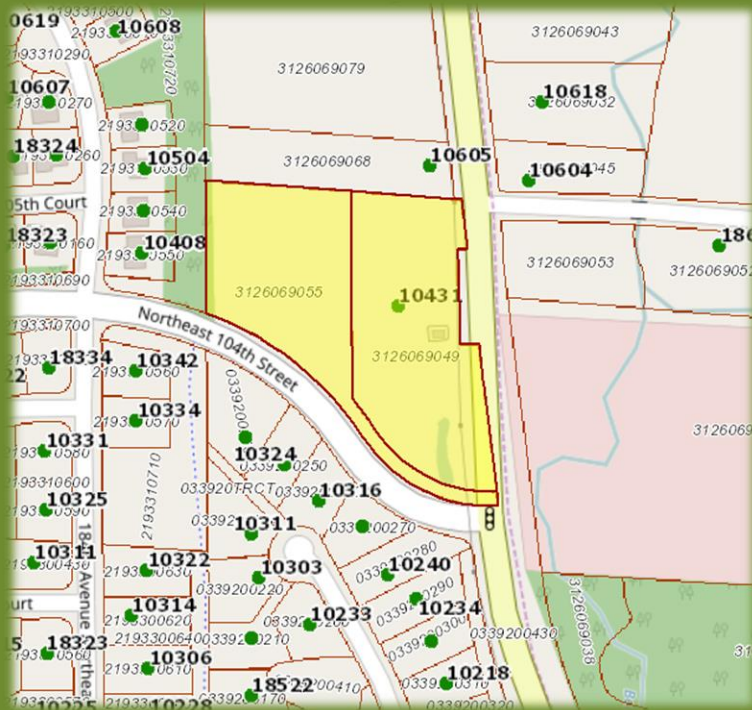
Pier 67 Capital Partners L.P.
4.21 acre site, undeveloped
SF Urban, R-4

MF Urban land use

&

New policy to increase density








Future rezone to MF





Education Hill Comp Plan Amendment

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Applying RZC Criteria con't

Previously considered within last 2 years:

- 2017-'18 docket request: MF Urban, R-30
- Not recommended by PC; denied by Council
- Appealed to GMHB
- Denied by GMHB
- Current docket request: MF Urban; add new policy to extend R-12 – R-30 to applicant's site.

Next Steps

March 5 – Council Action



Thank you

Any Questions?

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