

NON-CODE

**REDMOND CITY COUNCIL
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND COMPREHENSIVE PLAN TO ADOPT POLICIES IN THE NEIGHBORHOODS ELEMENT RELATED TO THE NORTHWEST DESIGN DISTRICT AND TO AMEND MAP LU-1, "COMPREHENSIVE LAND USE PLAN" TO DESIGNATE THE PROPERTY AT THE SOUTHWEST CORNER OF NE 124TH STREET AND WILLOWS ROAD ("PROCTOR PROPERTY") TO DESIGN DISTRICT; 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 April 20, 2016, Quadrant Corporation ("Applicant") filed an application for a site-specific Comprehensive Plan and Zoning Code amendment for land comprising parcel numbers 272605-9026 and 272605-9024, herein referred to as "the Proctor property"; and

WHEREAS, the Applicant's application requested the Comprehensive Land Use Plan designation for the Proctor property be changed from Business Park to Design District; and

WHEREAS, on October 18, 2016, through Ordinance No. 2848, the City Council set the content of Redmond's 2016-17 Annual Comprehensive Plan Amendment Package, which includes the Applicant's application; and

WHEREAS, a State Environmental Policy Act Environmental Checklist was prepared and a Determination of Non-Significance for this non-project action was issued by the SEPA Responsible Official on February 28, 2018; and

WHEREAS, state agencies received 60-day notice of the proposed amendments to the Redmond Comprehensive Plan and Redmond Zoning Code on October 11, 2018; and

WHEREAS, the Planning Commission conducted public hearings on the Applicant's proposal on June 27, 2018, July 11, 2018, October 24, 2018, and November 7, 2018, and held study sessions in June, July, August, October, and November 2018 to review the proposed amendments for the Proctor property; and

WHEREAS, the City Council held public meetings to review the recommended amendments on January 22, 2019, and February 19, 2019; and

WHEREAS, the City of Redmond desires to amend the Redmond Comprehensive Plan's Land Use designation on the Proctor property to Design District and to adopt policies for the Northwest Design District.

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

Section 1. Classification. This ordinance is a non-code Ordinance.

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-2017-00023) dated November 28, 2018, and attached hereto as Exhibit 1.

Section 3. Amendment of Comprehensive Land Use Plan Map.
The Comprehensive Land Use Plan Map in the Land Use Element of the Comprehensive Plan is hereby amended as shown in Exhibit 2, incorporated herein by this reference as if set forth in full to this ordinance.

Section 4. Amendment to Redmond Comprehensive Plan. The new addition to and amendments to text and policies of the Neighborhoods Element as set forth in Exhibit 3, incorporated herein by this reference as if set forth in full to this ordinance, are hereby adopted for the area covered therein.

Section 5. Preparation of Comprehensive Plan Document.
The Administration is directed to complete preparation of the final Comprehensive Plan document, including updates to policy numbers; correction of any typographical errors; minor stylistic or editorial 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 become effective five days after passage and publication of an approved summary consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this _____ day of
_____, 2019.

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.