

CODE

**REDMOND CITY COUNCIL  
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 NORTHWEST DESIGN DISTRICT OF THE WILLOWS/ROSE HILL NEIGHBORHOOD: 21.04, GENERAL PROVISIONS; 21.14, COMMERCIAL REGULATIONS; 21.20, AFFORDABLE HOUSING; 21.38, OUTDOOR STORAGE, RETAIL DISPLAY, AND GARBAGE AND RECYCLING ENCLOSURES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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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 the property located at the southwest corner of NE 124<sup>th</sup> Street and Willows Road ("Proctor property"), parcel numbers 272605-9026, and 272605-9024; and

WHEREAS, the Applicant's application requested the zoning 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 Zoning Code as it pertains to rezoning the Proctor property to Northwest Design District and to adopt regulations 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-2017-00023) dated November 28, 2018, and attached here to as Exhibit 1.

Section 3.      Zoning Map Amended. The official Zoning Map of the City of Redmond is amended as shown in Exhibit 2, 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 3, incorporated herein by this reference as if set forth in full to this ordinance: 21.04, General Provisions; 21.14, Commercial Regulations; 21.20, Affordable Housing; and 21.38, Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures.

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; 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:

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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.