

**TO:** Mayor Marchione and City Council

**FROM:** Rob Odle, Director, Planning and Community Development, 425-556-2417  
Colleen Kelly, Assistant Director, Community Planning, 425-556-2423  
Lori Peckol, AICP, Policy Planning Manager, 425-556-2411  
Sarah Stiteler, AICP, Senior Planner, 425-556-2469

**DATE:** August 20, 2013

**SUBJECT: STAFF REPORT: AMENDMENTS TO (A) EXPAND HOURS OF OPERATION IN THE MANUFACTURING PARK (MP) ZONE FOR EATING AND DRINKING FACILITIES, AND (B) ALLOW DRIVE-THROUGH FACILITIES FOR PERSONAL CARE RETAIL USES IN THE GENERAL COMMERCIAL (GC) ZONE**

In August 2013 the Planning Commission completed a recommendation regarding proposed amendments to (a) expand hours of operation in the Manufacturing Park (MP) zone for eating and drinking facilities, and (b) allow drive-through facilities for personal care retail uses (e.g., drug stores) in the General Commercial (GC) zone. Staff distributed the Planning Commission Reports to Council on August 16, 2013.

**REQUESTED DIRECTION**

At the City Council’s August 20, 2013, meeting, staff will ask if there are particular issues the Council members would like to discuss at the August 27, 2013, study session on these items, or additional information the Council would like, in addition to any requests from the Planning and Public Works Committee briefing on August 13, 2013. Final City Council action is expected to occur on October 1, 2013.

**BACKGROUND AND DESCRIPTION**

**A. Extend Hours in Manufacturing Park Zones**

Within Manufacturing Park (MP) zones, eating and drinking establishments, such as delis and small restaurants, are allowed uses provided they are located within a multi-tenant building or a single building within a multi-building, multi-tenant complex. Eating and drinking establishments are also allowed as secondary uses to food manufacturing, assembly, or distribution businesses. Examples of these secondary uses are the testing room of a winery or brewery, or the dining area of a catering company. In both cases, eating and drinking establishments are limited in size by seating capacity and/or as a percentage of the total size of the combined uses. As a result of these conditions, the number of eating and drinking facilities that choose to locate within the MP zone is limited.

This city-initiated amendment would increase the evening hours of operation for eating and drinking establishments within MP-zoned areas from 10:00 p.m. to 12 a.m. (midnight) daily.

Currently, the hours of operation are from 6:00 a.m. to 10:00 p.m. Businesses that are associated with food manufacture and assembly will have more flexibility in the hours they are able to serve customers, particularly on weekends during times of higher patronage. Further, businesses which assemble, manufacture, or distribute food or food products may rely to some degree on the on-site consumption of their products. Extended evening hours will likely enhance sales and provide a convenience to customers.

**B. Allow Additional Drive-through Facilities in the General Commercial Zone**

The applicant for this proposed amendment, Mr. Stuart Anderson, applied for a Zoning Code text amendment as part of the 2012-2013 Comprehensive Plan docketing period. The requested amendment to the Redmond Zoning Code (RZC) would allow the location of a drug store with a drive-through facility on his property located at 17950 Redmond Way, which is zoned General Commercial (GC). The Technical Committee recommended that the amendment apply to health and personal care uses, which includes drug stores, within the General Commercial zone citywide. Drive-through uses such as banking and the purchase of food are currently allowed throughout the GC zone. The proposal would allow the drive-through use for health and personal care uses (includes drug stores) under the same conditions as they are allowed for other GC uses. The total area within Redmond zoned GC is 40 acres, which represents a very small percentage of the city's overall area of 10,150 acres (not including the Redmond Watershed).

**OVERVIEW OF PLANNING COMMISSION DISCUSSION**

The Planning Commission recommended extending the hours for eating and drinking establishments in the Manufacturing Park (MP) zone. The majority of Commissioners supported the proposal stating that extended hours will allow businesses to provide additional service to their customers without having to close at an earlier time, particularly on weekends. Further, these uses currently are limited in number and will continue to be limited by the constraints of size and location in multi-tenant facilities. In addition, City police staff has indicated that they do not anticipate any significant issues as a result of the proposed extension of hours. The Commission's full discussion is provided in the Planning Commission Report and in the Commission's final issues matrix, which is Exhibit B to the Planning Commission Report.

The Planning Commission also recommended expanding the allowance for drive-through facilities for health and personal care services in the General Commercial (GC) zone. They supported the proposal stating that it is consistent with the purpose of the GC zone, and that drive-through facilities are allowed with other uses in the GC zone including banking services and the purchase of food. In addition, drive-through facilities associated with drug stores will offer greater convenience to those with mobility issues for purchasing prescription drugs and refills, for example. The Commission's full discussion is provided in the Planning Commission Report.

Mayor and Council

RE: STAFF REPORT: AMENDMENTS TO (A) EXPAND HOURS OF OPERATION IN THE  
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August 20, 2013

Page 3

The Council's Planning and Public Works Committee received a briefing on these amendments on August 13, 2013.