Memorandum

To: Planning Commission

From: Lori Peckol, AICP, Policy Planning Manager, 556-2411, lpeckol@redmond.gov

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Date: November 8, 2013

Subject: Housing Related Amendments to the Redmond Zoning Code and Comprehensive

Plan

BACKGROUND

The City is proposing housing related amendments to the Redmond Zoning Code and Redmond Comprehensive Plan. The purpose of the proposed amendments is to improve clarity and consistency in the Zoning Code, such as by clarifying how density bonuses are calculated and reducing height limits from 35 feet to 25 feet for detached Accessory Dwelling Units and homes built through a Small-Lot Short-Subdivision. The amendment would also revise regulations regarding the permitting process and design standards for duplexes; fix minor errors in the Zoning Code and repeal Comprehensive Plan Policy HO-33 which speaks to the Innovative Housing Demonstration Program which ended August, 2013.

Amendments have been proposed through the evaluation of housing regulations and policy through the update to the Zoning Code in 2011. In addition, a number of housing strategies have been identified as high priority by the City. These strategies have been re-evaluated for opportunities to encourage additional housing. Other housing related regulations were reviewed for correction or improvement.

PREPARATION FOR NOVEMBER 20th STUDY SESSION

Please review the enclosed Technical Committee Reports and exhibits. Exhibit A includes a summary of the amendments, along with excerpts from the Redmond Zoning Code with existing and proposed language. Exhibit B is a chart of bonus density provisions. For the November 20, 2013 meeting, staff asks that the Commission identify issues for discussion and questions.

REVIEW SCHEDULE

The Commission will hold its first study session on these proposals on November 20, 2013 with the public hearing and second study session on December 4, 2013. Please contact Sarah Stiteler with questions or concerns.

ENCLOSURES

Technical Committee Reports with exhibits