

CITY OF REDMOND  
ORDINANCE NO. 2504

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT A ZONING MAP AMENDMENT FROM GATEWAY DESIGN DISTRICT PERFORMANCE AREA 3 TO GENERAL COMMERCIAL FOR A 5.2-ACRE SITE IN SOUTHEAST REDMOND CONSISTING OF PARCELS 122505-9216, 122505-9151, 122505-9092, AND 122505-9122, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, Mr. Stuart Anderson, representing the ownership of parcels 122505-9216, 122505-9151, 122505-9092, and 122505-9122, located at 17959 NE Redmond Way and 6740 180<sup>th</sup> Avenue NE, has requested that the City amend its Comprehensive Land Use Map and Zoning Map for said properties, totaling approximately 5.2 acres; and

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, through Ordinance No. 2487 effective September 26, 2009, the City Council set the content of Redmond's 2009-10

Annual Comprehensive Plan Amendment Package, which includes the amendment proposed by Mr. Anderson; and

WHEREAS, state agencies received 60-day notice of Redmond's proposed amendment on June 2, 2009; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on June 17, 2009, for the proposed amendment; and

WHEREAS, the Planning Commission conducted a public hearing on June 24, 2009, to receive public comment on the proposed amendment; and

WHEREAS, the City Council held public meetings on August 18, 2009, October 6, 2009, and November 17, 2009, to review the proposed amendment; and

WHEREAS, the City of Redmond desires to amend its Zoning Map as it pertains to the subject property.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Findings, Conclusion, and Analysis. In support of the proposed amendment to rezone said property from Gateway Design District Performance Area 3 to General Commercial, the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Committee Report dated June 3, 2009, including all related attachments and

exhibits to that report, and the Planning Commission Report dated July 29, 2009, including the related attachments and exhibits to that report.

Section 2. Amend Zoning Map. The Zoning Map established by Section 20C.10.15-010, *Establishment of Zoning Map*, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to rezone said property from Gateway Design District Performance Area 3 to General Commercial as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. 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 4. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 17<sup>th</sup> day of  
November, 2009.

CITY OF REDMOND

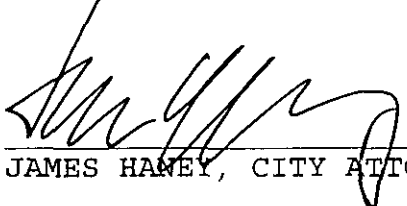
  
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JOHN MARCHIONE, MAYOR

ATTEST:

  
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MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

  
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JAMES HAWEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	November 10, 2009
PASSED BY THE CITY COUNCIL:	November 17, 2009
SIGNED BY THE MAYOR:	November 17, 2009
PUBLISHED:	November 23, 2009
EFFECTIVE DATE:	November 28, 2009
ORDINANCE NO. 2504	

ADOPTED 6-0: Carson, Cole, Margeson, McCormick, Myers and Vache

