

ORDINANCE NO. 2352

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ALLOW ADDITIONAL USES IN THE MANUFACTURING PARK (MP) ZONE AND ADD A DEFINITION, PARKING STANDARD AND MAXIMUM FLOOR AREA RATIO FOR MEMBERSHIP WHOLESALE/RETAIL WAREHOUSE; AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, Taylor Development Inc. has requested that the City amend its Community Development Guide to allow two additional uses to be permitted within Manufacturing Park (MP) zones: Corporate Headquarters and Regional Offices associated with other Permitted Uses in the Manufacturing Park (MP) zone, citywide, and Membership Wholesale/Retail Warehouse in the Manufacturing Park (MP) zone, in Southeast Redmond only; and

WHEREAS, state agencies received 60-day notice of Redmond's proposed Redmond Community Development Guide amendment on April 16, 2007; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on April 20, 2007 for the proposed amendment; and

WHEREAS, the Planning Commission conducted a public hearing on April 25, 2007 and continued on May 2 and May 16 to receive public comment on the proposed amendment; and

WHEREAS, the City Council held public meetings in June 2007 to review the proposed amendment and receive public comment; and

WHEREAS, the City of Redmond desires to amend the Community Development Guide as it pertains to the Manufacturing Park (MP) zone in order to more appropriately use the MP land and increase economic and employment opportunities in Redmond, NOW, THEREFORE,

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

Section 1. Findings, Conclusion, and Analysis. In support of the proposed amendment to allow additional uses to be permitted within the Manufacturing Park (MP) zones within the City, the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Committee Report dated April 18, 2007, including all related attachments and exhibits to that report, and the Planning Commission Report dated June 13, 2007, including the related attachments and exhibits to that report.

Section 2. RCDG Permitted Uses Amended. Redmond Community Development Guide Division 20C.60.20 Permitted Uses is amended to allow additional uses to Manufacturing Park (MP) zones within the City as follows, and as shown in Exhibit 1 incorporated herein by this reference as if set forth in full to this ordinance:

A) Allow Corporate Headquarters and Regional Offices associated with other Permitted Uses in Manufacturing Park (MP) zones citywide; and

B) Allow Membership Wholesale/Retail Warehouse in the Manufacturing Park (MP) zone in Southeast Redmond only, with a development agreement approved by the City Council.

Section 3. Manufacturing Park (MP) Purpose Amended. The text of RCDG 20C.60.15-030, Manufacturing Park (MP) Purpose, is hereby amended to read as shown in Exhibit 1.

Section 4. New Definition. A definition for Membership Wholesale/Retail Warehouse is hereby added to RCDG 20A. 130, Definitions, to read as shown in Exhibit 1.

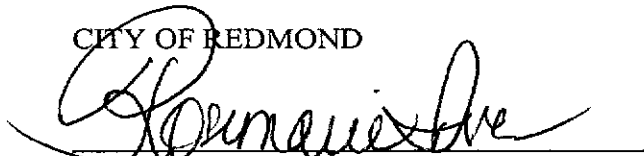
Section 5. Site Requirements Amended. RCDG 20C.60.25-020(4), Chart of Site Requirements, is hereby amended to establish a maximum Floor Area Ratio (FAR) for a Membership Wholesale/Retail Warehouse use in Southeast Redmond to read as shown in Exhibit 1.

Section 6. Parking Amended. RCDG Section 20D.130.10-020(2), Required Off-Street Parking, is hereby amended to establish the parking ratio when applied to the Membership Wholesale/Retail Warehouse in Southeast Redmond to read as shown in Exhibit 1.

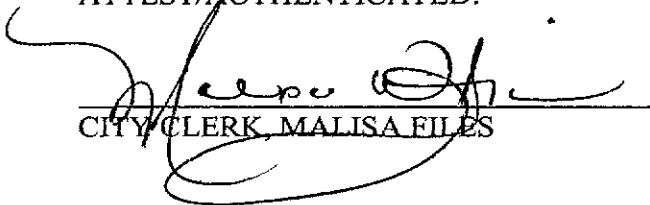
Section 7. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 8. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

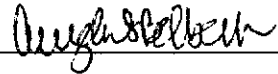
CITY OF REDMOND


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

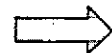

CITY CLERK, MALISA FILES

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

FILED WITH THE CITY CLERK:	June 14, 2007
PASSED BY THE CITY COUNCIL:	June 19, 2007
SIGNED BY THE MAYOR:	June 19, 2007
PUBLISHED:	June 25, 2007
EFFECTIVE DATE:	June 30, 2007
ORDINANCE NO. _____	2352

	Prev Doc	Next Doc	First Hit	Prev Hit	Next Hit	Pri
Computer and Office Equipment				P	P	P
Advanced Technology: Computer Hardware and Software				P	P	P
Electrical and Electronic Equipment and Components				P	P	P
Aircraft Parts, Aerospace and Space Vehicles and Parts				P	P	P
Measuring, Analyzing and Controlling Instruments, Photographic, Medical, Optical, Watches and Clocks				P	P	P
Miscellaneous Manufacturing Industries						P
Incidental Hazardous Waste Treatment and Storage ⁹				S	S	S
Primary Hazardous Waste Treatment and Storage ⁹						C
Services						
Research and Development Facilities				P	P	P
Corporate Headquarters and Regional Offices associated with other Permitted Uses				P		P
Corporate Headquarters and Regional Offices (Includes all uses allowed in the above category without the requirement to be associated with a permitted use)					P	
Construction/Contractors: Offices and Storage of Materials and Equipment						P
Construction/Contractors: Offices only				P	P	
Commercial/Industrial Photography, Cinematography, Video Production				P	P	P
Convenience Service, Personal Service, and Professional Service uses ^{4, 20}				P	P	
Business Services: Technology Service and Support, Copy and Connectivity Centers, Consultants who directly support surrounding businesses, Telework Centers				P	P	P
Day Care Centers ¹⁰				S	S	S
Rental Storage and Mini Warehouses ¹¹						P
Warehousing and Distribution				P	P	P



Insert "P" in MP column



** Footnote to indicate that the term "associated with other Permitted Uses" shall mean that Corporate Headquarters and Regional Offices located in MP and associated with a permitted MP use must be located in an MP area within Redmond, not necessarily on the same property.

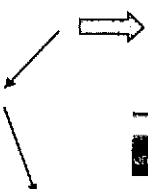
Permitted Uses Chart RCDG 20C.60.20

EXHIBIT 1

Section 2

Permitted Land Uses Chart

Business, Manufacturing and Industry Zones Permitted Land Use Chart				
Land Use	Zoning Districts			
	BP	OV	MP	I
Housing				
Residential Mixed Use	P ¹	P		
Secure Community Transition Facility	C ²¹		C ²¹	C ²¹
Recreation and Entertainment				
Adult Entertainment Facilities ²	S	S	S	S
Indoor Public Assembly, Arenas, Auditoriums, Conference Facilities		P		
Corporate Conference Centers accessory to primary business activity	P	P		
Libraries and Museums		C		
Athletic Clubs and Fitness Centers	P	P	P	
Public and Private Parks and Open Space	P	P	P	P
Wholesale and Retail Trade				
Wholesale Trade and Assembly	P	P	P	P
Eating and Drinking Establishments (Sit-down/Carry-out) in multi-tenant buildings ³	P	P	P	C
Eating and Drinking Establishments (Sit down/Carry-out) in a convenience commercial cluster or accessory to a Transit Center ⁴		P		
Convenience retail commercial uses ^{4, 20}	P	P		
Retail Vehicle Fuel Sales (with or without Mini-marts) ⁵	C	C	C	
Manufacturing and Assembly Uses ⁵				
Food and Kindred Products		C	P	P
Factory Outlets ⁵		P	P	



In SE Redmond only with Development Agreement

(Footnote 24)

Insert: Membership Wholesale/Retail Warehouse, with "P" under MP column

EXHIBIT 1

Section 2

Proposed language to be contained in a footnote to RCDG 20C.60.20.Permitted Uses:

This language would be added to that proposed for footnote:

“In Southeast Redmond only with a Development Agreement. The Development Agreement shall further the goals and policies of the Redmond Comprehensive Plan and meet or exceed all requirements of the Redmond Community Development Guide. In addition, the Development Agreement shall contain, at a minimum, consideration of specific implementation of these goals, policies and regulations within the following categories: Land Use and Design, including sustainable building practices, Utilities, Environmental Issues, Transportation, Parks and Open Space and Community Character”.

A neighborhood meeting shall be held for the purpose of obtaining public input early in the creation of the Development Agreement and prior to the City Council establishment of a public hearing date. The purpose of the neighborhood meeting shall be to specifically identify those issues/impacts which may be specifically associated with development of a Membership Wholesale/Retail Warehouse as well as possible mitigation strategies. A minimum 14 day notice prior to the neighborhood meeting shall be sent to all owners and tenants of properties within 1,000 feet of a parcel for which a complete application has been received by the city. In addition, notice shall be sent to all homeowner’s associations and residential properties that are adjacent to the specific Manufacturing Park zoned area in question.

EXHIBIT 1

Section 2

20C.60.15-030

Manufacturing Park (MP) Zone – Purpose.

The Manufacturing Park (MP) zone is intended to provide areas for primarily manufacturing, and related research and development, wholesale, membership wholesale/retail warehouse (limited to Southeast Redmond), and assembly and distribution uses. Uses that require significant space for indoor and outdoor storage of materials and equipment are also allowed. Offices are limited to those that support the primary uses noted above. Residential uses, except secure community transition facilities, are not allowed. Secure community transition facilities may be permitted in the Manufacturing Park zone through a Type III conditional use approval, subject to the criteria and standards in RCDG 20R.40.80, Essential Public Facilities, and RCDG 20D.170.55, Secure Community Transition Facilities. Retail sales of goods, materials, resources and products are allowed, given that they are mined, extracted, assembled or processed on the property, or are sold through a membership wholesale/retail warehouse use. (Ord. 2152; Ord. 2027)

EXHIBIT 1

Section 3

Definition

RCDG 20A. Definitions:

Membership Wholesale/Retail Warehouse

A warehouse type facility where shoppers are required to obtain membership status and must show proof of membership prior to entry and purchase of all items. Products consist of discounted or wholesale goods such as a wide variety of food, clothing, tires and appliances. Many items are sold in large quantities or bulk. This use occupies no less than 75,000 square feet of gross floor area and has somewhat higher parking ratios than typical of standard warehouse uses.

EXHIBIT 1

Section 4

Business and Manufacturing Park Requirements

Site Requirement	Zoning Districts			
	BP	OW	MP	I
Minimum Tract Area For Development	1.5 acres	1.5 acres	1 acre	1 acre
Minimum Lot Frontage (in feet)	30'	30'	30'	30'
Minimum Building Front, and All Street Setbacks (in feet)	30' ¹	10' ²	30'	30'
Minimum Building Rear Setbacks (in feet)	20' ¹	20' ¹	10' ²	10' ²
Minimum Building Side Setbacks (in feet)	40' ¹	20' ¹	10' ²	10' ²
Minimum Building Separation (Except for Accessory Structures) ⁴	NS	NS	NS	NS
Maximum Lot Coverage of Structures and Other Impervious Surfaces ⁵	75%	80%	80%	80% ⁶
Minimum Landscaped Area/Landscaping Requirements ⁷	See RCDG 200.60.10-070(2)	20% of site area	NS	NS
Maximum Height (in feet) ⁸ for Non-Residential Buildings	45'	4 stories or 56' ⁹ whichever is less	45' ¹⁰	80' ¹¹
Maximum Height (in feet) ¹² for Mixed Use Buildings that include Residential Uses in at least Two Floors where allowed	55' ¹²	60' ¹²	NS	NS
Maximum Floor Area Ratio (FAR) without TRPs ^{13, 14} for Non-Residential Uses	0.45	0.4	0.50	0.50

Footnote to denote 0.25 FAR maximum for Membership Wholesale/Retail Warehouse in SE Redmond

REDMOND COMMUNITY DEVELOPMENT GUIDE

Chart of Site Requirements RCDG 20C.60.25-020(4)

Amend Maximum Floor Area Ratio (FAR) for MP

**Footnote 18 to denote 0.25 FAR maximum for Membership Wholesale/Retail Warehouse in SE Redmond only

EXHIBIT 1

Section 5

Parking Issues

20D.130.10-038

Table 20D.130.10-020(2) Required Off-Street Parking-(Continued)

Zoning District	Number of Parking Spaces On-site		
	Minimum Required	Maximum Allowed	
Minor Retail	2.8/1,000 sq. ft. gfa	3.5/1,000 sq. ft. gfa	
Minor Use Shopping Center	3.5/1,000 sq. ft. gfa	5.0/1,000 sq. ft. gfa	
Corporate Business and Advanced Technology District Park Manufacturing Park Industry Planned Residential or Commercial Developments	CV	2.8/1,000 sq. ft. gfa	3.0/1,000 sq. ft. gfa***
	DP	2.8/1,000 sq. ft. gfa	3.0/1,000 sq. ft. gfa***
	MP	2.8/1,000 sq. ft. gfa	3.0/1,000 sq. ft. gfa***
	I	2.8/1,000 sq. ft. gfa	3.0/1,000 sq. ft. gfa***
	PR1 or PR2	2.8/1,000 sq. ft. gfa	3.0/1,000 sq. ft. gfa***

Notes
 ds - Dwelling Unit gfa - Gross Floor Area NR - No Requirement

* The number of spaces must be adequate to accommodate the peak shift or maximum number of users as determined by the Code Administrator after considering the probable number of employees, users, attendees, etc.

** Bonus structure for in-lieu parking fund per RCDG 20D.130.10-040(2)

*** The Technical Committee may consider parking at a ratio as low as 1.8 per 1,000 sq. ft. covered if it is located within the property which limits the users to maximum class and/or limits the number of employees permitted in a building or project. Parking at ratios greater than 3.0 per 1,000 sq. ft. covered is generally not permitted unless the employer/building owner can document that single-occupancy vehicle trips can be reduced better through the employer/building owner's parking/mobility program than they would be reduced through better parking standards (1.8 per 1,000 sq. ft. covered).

**** Plus one guest space per four units for projects with 50 units or more.

† Bedrooms shall include all rooms that can be used as permanent sleeping quarters.

‡ The maximum number of parking stalls allowed may be increased to 5.0 stalls per 1,000 sq. ft. gfa for the retail components of mixed-use developments.

(Ord. 2105, Ord. 2027, Ord. 1954, Ord. 1756 (Ord. 1734 formerly 20D.130.10-010))

§ The maximum number of parking stalls may be increased to 5.0 stalls per 1,000 sq. ft. gfa for 20D.130.10-038 Design Requirements for Parking Facilities.

- (1) Minimum Parking Space and Aisle Dimensions. Refer to table entitled "Minimum Parking Space and Aisle Dimensions".
- (2) Surface of Parking Facilities. Parking facilities for commercial and industrial establishments shall be paved. Other facilities shall have a gravel or other surface at the discretion of the Technical Committee.
- (3) Markings for Parking Spaces and Traffic Flow. Parking facilities shall have a permanent means of showing entrances and exits, traffic direction and parking spaces, except where the Code Administrator finds such requirements are inapplicable.
- (4) Vehicle Circulation Between Adjoining Property Required. Parking lots shall be designed to provide for off-street vehicle circulation in adjoining property and parking areas where physically infeasible, except that driveways and parking aisles may not cross into pedestrian walkways within 75 feet of a street front in the City Center; see RCDG

20D.130.105 City Center Pedestrian System. The Technical Committee may, at their discretion, modify the minimum separation between a vehicle and the street through the Site Plan Review Process. See figure on next page.

*Membership, Wholesale/Retail
uses in SE Redmond*

RCDG 20D.130.10-020(2) Required Off Street Parking

Manufacturing Park (MP) use would have footnote 2:

"The maximum number of parking stalls shall be increased to 5.0 stalls per 1,000 square feet of gross floor area (gfa) for Membership Wholesale/Retail Warehouse uses in Southeast Redmond."

EXHIBIT 1

Section 6