

Memorandum

To: Planning Commission

From: Lori Peckol, Policy Planning Manager, 556-2411, lpeckol@redmond.gov
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Date: June 26, 2013

Subject: **Amendments to allow: 1) drive-through facilities for health and personal care uses in the General Commercial (GC) zone; and, 2) extended hours for eating and drinking establishments in the Manufacturing Park (MP) zone**

BACKGROUND

Drive-through facilities in General Commercial (GC)

The applicant for the proposed amendment applied for a Zoning Code text amendment as part of the 2012-2013 Comprehensive Plan Amendment docketing period. The applicant requests an amendment to the Redmond Zoning Code (RZC) to allow drive-through facilities for drug stores in the General Commercial (GC) zone to allow that use on his property in Southeast Redmond.

The Technical Committee recommends that the amendment apply to health and personal care uses, which includes drug stores, within the General Commercial zone citywide. Drive-through facilities for these uses are allowed in several areas of Downtown. In addition, 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 drugstores) 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 percent of the City's overall area of 10,150 acres (not including the Redmond Watershed). This proposal is a legislative proceeding, as the larger GC area recommended by staff is not property specific.

Extended hours for eating and drinking establishments in the Manufacturing Park (MP) zone

The hours of operation allowed for eating and drinking establishments in the Manufacturing Park (MP) zone are currently 6 a.m. to 10 p.m. daily. These uses are allowed in the MP zone with limitations on seating capacity or as a percent of the total combined area of a primary and secondary use. For example, small delis may locate in MP to serve employees that work in the general vicinity or a dining room or tasting room may be combined with the manufacture of food and beverages. These are limited in size as a percentage of the food manufacture, assembly or distribution use. The proposal is to extend the evening hours from 10:00 p.m. to 12:00 a.m. (midnight) daily for eating and drinking establishments in the MP zone. Currently, there are less than ten businesses within the MP zone that either engage in retail sales of food or have an associated dining room, tasting room or brew pub. This amendment would also apply to Manufacturing Park zones throughout the City.

PREPARATION FOR JULY 10th STUDY SESSION

Please review the enclosed Technical Committee Reports and exhibits. Exhibit A for both amendments shows excerpts from the Redmond Zoning Code with existing and proposed language. Exhibit B for each amendment is the SEPA Threshold Determination of Non-Significance. For the July 10 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 July 10th, with the public hearing and second study session on July 17, 2013. Please contact Sarah Stiteler with questions or concerns.

ENCLOSURES

Technical Committee Reports with exhibits