

Planning Commission Report

To:

City Council

From:

Planning Commission

Staff Contacts:

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Date:

July 18, 2013

File Number:

LAND-2013-00885, SEPA-2013-00886

Title:

Amendment to allow drive-through facilities for health and personal care

retail uses in the General Commercial (GC) zone.

Planning

Commission

Recommendation:

Approval

Recommended

Adopt amendments to the Redmond Zoning Code as shown in

Action:

Attachment A.

Summary:

This proposal will allow health and personal care retail uses (e.g. drug

stores) to have drive-through facilities within all General Commercial

zones in the City.

Reasons the Proposal should be Adopted:

The recommended amendments should be adopted because:

- Drive-through facilities are allowed with other uses in the General Commercial (GC) zone, including banking services and the purchase of food
- Expanding the allowance for drive-through facilities in the GC zone is consistent with the purpose of the GC zone, and
- Drive-through purchase of health and personal care items may provide convenience to those with mobility issues in obtaining items such as prescription drugs and refills.

Recommended Findings of Fact

1. Public Hearing and Notice

a. Public Hearing Date

The Planning Commission held a public hearing on July 17, 2013. Stuart Anderson, who owns property located at 17950 Redmond Way had initially requested an amendment to allow a drive-through facility for drug stores on his property which is zoned General Commercial (GC). The Technical Committee recommended that the amendment regarding drive-through facilities for health and personal care retail uses, which includes drug stores, apply to all General Commercial zones in the City.

At the public hearing, Mr. Stuart testified that he would like to have the flexibility of allowing drug stores with a drive-through for future businesses interested in his property. He noted that other businesses in General Commercial zones could have drive-through facilities, such as a McDonald's restaurant. Mr. Anderson stated that he believed the possible impacts of a drug store with a drive-through would be substantially less than that of a drive-through for a fast-food type of use.

Larry Calvin, of Northwest Development Advisors, LLC, represents Mr. Anderson and stated that he supported the Technical Committee's recommendation to allow drive-through facilities for drug stores in all GC zones. He further stated that he believed that permitting drive-through facilities for drug stores is consistent with the City's intent for General Commercial areas and is a detail that could have been overlooked in the most recent update of the Redmond Zoning Code.

Dorothy Brown, 6308 East Lake Sammamish Parkway NE, Apt. 112 Redmond, stated that she is a resident in the vicinity of Mr. Anderson's

property and is opposed to additional traffic and congestion at the intersection of Redmond Way and East Lake Sammamish Parkway. She expressed concern that an additional business with a drive-through facility could make traffic worse.

b. Notice

The public hearing was published in the <u>Seattle Times</u>. Public notices were posted in City Hall and at the Redmond Library. Letters and notice were sent to all property owners and businesses within all General Commercial areas in the City. Notice was also provided by including the hearing in Planning Commission agendas and extended agendas that are distributed to various members of the public and various agencies, and posted on the City's web site.

Recommended Conclusions

1. Key Issues Discussed by the Planning Commission

The Commission supports the proposal as it is consistent with the purpose of the General Commercial (GC) zone and allowed GC land uses. The Commission discussed whether allowing additional drive-through facilities was contrary to the City's goal of increased walkability. They determined that the General Commercial zone's purpose statement speaks to the vehicle orientation of the zone, with uses that tend to attract vehicle trips from locations beyond surrounding neighborhoods and that GC zones are not located near urban centers. They noted also that the purchase and refill of prescription drugs from drive-through facilities is an aid to those with mobility challenges.

The Commission did not identify any topics for an issues matrix for this code amendment.

2. Recommended Conclusions of the Technical Committee

The recommended conclusions in the Technical Committee Report (*Attachment B*) should be adopted as conclusions.

3. Planning Commission Recommendation

The Commission approved a motion to recommend approval of the proposed Zoning Code Amendment by a vote of 5-0 at its July 17, 2013, meeting.

John Marchione, Mayor

Date

ATTACHMENT A Proposed RZC Text Amendment For GC Zone

9	Health and personal care	3	0.70	1,000 sq ft gfa (4.0, 5.0)	COPY HERE
10	Finance and insurance				Drive-through facilities permitted. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street.
11	Real estate services				
12	Professional services				
13	Administrative services				
14	Full-service restaurant	imited urant 1	1,000 sq ft gfa (9.0, 9.0)	Drive-through facilities permitted. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street.	
15	Cafeteria or limited service restaurant		1,000 sq ft gfa (10.0, 10.0)		
16	Bar or drinking place				3. Type II landscaping shall screen drive-through lanes.