

TO: Mayor Marchione and City Council

FROM: Rob Odle, Director, Planning and Community Development, 425-556-2417
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DATE: November 1, 2010

SUBJECT: STAFF REPORT: PLANNING COMMISSION RECOMMENDED GATEWAY DESIGN DISTRICT COMPREHENSIVE PLAN AND DEVELOPMENT GUIDE AMENDMENT (L100154) AND RELATED SEPA (L100155)

On October 13, 2010, the Planning Commission completed a recommendation for the Gateway Design District Comprehensive Plan and Development Guide Amendment. City Council received copies of the Planning Commission's report on October 15, 2010.

REQUESTED DIRECTION

At your meeting on November 1, 2010, staff would like direction on any topics the Council would like to discuss and whether there is any additional information you would like concerning the proposed amendment. This topic is included as New Business on the Council's November 16, 2010, meeting agenda for discussion as needed; Council action is scheduled for December 7, 2010.

OVERVIEW AND BACKGROUND

The applicant, The Madison Development Group, requested the amendment to allow smaller retail uses in the Gateway Design District (GDD) because certain smaller retail uses are complementary to regional retail/wholesale uses. These uses each attract customers that will likely shop at the other and both require parking and access for vehicles. Also, these are smaller retail uses that are not appropriate for Downtown or Overlake and are unlikely to locate in these urban centers. These uses generally require a freestanding store rather than space located in strip centers or smaller-footprint retail spaces.

The Planning Commission's recommended amendment would change the regulations for the GDD to permit retail uses in the GDD that are smaller than regional retail/wholesale uses under specific conditions.

The proposed changes to the GDD regulation would permit smaller retail uses provided that these uses are on the same development site as a regional retail/wholesale use and share common parking and access with the regional retail/wholesale use. No driveways would be added to an existing development site containing a regional retail/wholesale use with the development of one of these uses.

Mayor and Council

RE: STAFF REPORT: PLANNING COMMISSION RECOMMENDED GATEWAY DESIGN DISTRICT
COMPREHENSIVE PLAN AND DEVELOPMENT GUIDE AMENDMENT (L100154) AND RELATED
SEPA (L100155)

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Only one of these uses, composed of a single commercial establishment, would be allowed in conjunction with a regional retail/wholesale establishment. An existing development site containing a regional retail/wholesale use would not be permitted to add land area in order to develop one of these uses.

The Planning Commission recommends adopting the amendments because:

- The changes provide opportunity for other retail uses in the GDD without compromising the existing policy objectives of the GDD or other Comprehensive Plan policies
- The changes provide opportunity to better utilize land that is already developed in the GDD

If you have any questions as you review the report and recommendations, please contact Eric McConaghy at 425-556-2414 or emcconaghy@redmond.gov .