

TO: Mayor Marchione and City Council

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

SUBJECT: STAFF REPORT: PLANNING COMMISSION RECOMMENDED DEVELOPMENT GUIDE AMENDMENT – LOCATION REQUIREMENTS FOR RELIGIOUS INSTITUTIONS IN THE MANUFACTURING PARK ZONE (L100310 SEPA)

On September 29, 2010, the Planning Commission recommended approval of the proposed Development Guide Amendment to allow religious institutions on parcels not adjacent to an arterial in the Manufacturing Park (MP) zone so long as traffic impacts can be mitigated. The City Council received copies of the Planning Commission's report on October 15, 2010.

REQUESTED DIRECTION

Staff requests direction on any aspects the Council would like to discuss, and any follow-up information needed. 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

In summary, the Planning Commission's recommended amendment would:

- Increase flexibility for siting uses within the MP zone by allowing religious institutions on parcels not adjacent to arterials;
- Ensure resultant development does not conflict with local traffic;
- Apply new evaluation criteria equally across the zone, strengthening and clarifying the development regulation; and
- Establish consistent expectations for future applicants in terms of traffic analysis, while matching level of detail with project scope and location.

The proposal was prompted by a recent development application to construct a church in the Manufacturing Park zone. The project proponent wanted to construct a facility with seating

Mayor and Council

RE: STAFF REPORT: PLANNING COMMISSION RECOMMENDED DEVELOPMENT GUIDE
AMENDMENT – SEATING CAPACITY FOR WINERIES AND BREWERIES IN THE
MANUFACTURING PARK ZONE (L100307, L100308 SEPA)

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between 500 and 7,500, on a site near – but not adjacent to – an arterial. Since code requires religious institutions of that size to be located immediately adjacent to an arterial, the applicant was required to scale back the proposed facility to 499 seats in order to move ahead with the project.

Because the proposed project did not appear to conflict with surrounding land uses or overwhelm local access roads, this scenario prompted staff to re-evaluate the current code. Current location requirements are intended to minimize negative traffic impacts, but if the applicant can sufficiently demonstrate how traffic impacts will be avoided, then a minor code revision may allow greater flexibility in land use. The traffic analysis completed for the recent development application indicates that the proposal will not have negative traffic impacts.

The downside of the current regulation is that parcels not adjacent to arterials, which may be otherwise suitable for facilities of this magnitude, are deemed ineligible. The proposed amendment would therefore make parcels not adjacent to arterials eligible for this land use, so long as traffic impacts can be mitigated.

If you have any questions as you review the recommended amendment, please contact Pete Sullivan at (425) 556-2406, psullivan@redmond.gov.