

**TO:** Mayor Marchione and City Council

**FROM:** Rob Odle, Planning Director, 425-556-2417  
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**DATE:** November 16, 2010

**SUBJECT: STAFF REPORT: PLANNING COMMISSION RECOMMENDED DEVELOPMENT GUIDE AMENDMENT – LOCATION REQUIREMENTS FOR RELIGIOUS INSTITUTIONS IN THE MANUFACTURING PARK ZONE, (L100309, L100310 SEPA)**

This memo is follow-up to the staff report on November 1, 2010, AM No. 10-224, regarding the Planning Commission's recommended amendment. The attached issue table addresses the issue Council identified for discussion and staff response.

**OVERVIEW**

On September 29, 2010, the Planning Commission recommended approval of a Development Guide Amendment to allow religious institutions on parcels not adjacent to an arterial in the Manufacturing Park zone. 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.

**SCHEDULE AND REQUESTED DIRECTION**

This topic is included under staff reports on the Council's November 16, 2010, meeting agenda for Council discussion and direction; Council action is scheduled for December 7, 2010. If you have any questions as you review the recommended amendment, please contact Pete Sullivan at (425) 556-2406, [psullivan@redmond.gov](mailto:psullivan@redmond.gov).

**ATTACHMENT:** Council Issue Table

Issue/Commissioner	Discussion Notes	Issue Status
<p>1. How does the City account for unanticipated traffic impacts caused by changes in land use or operating hours? (Stilin, Allen)</p>	<p><b>Staff Comment/Recommendation</b></p> <p>The approved permit is based and conditioned on the applicant’s description of the proposed use. At the time of initial development application, the City would require that the applicant identify the number of seats, planned times and frequencies of service and the full range of land uses planned for the site. Traffic impacts, parking needs and other impacts would be analyzed and mitigated based on this description. If the applicant later proposes accessory uses or wants to change the times of service, further development review and approval may be necessary depending on the extent of the change.</p> <p>In the past, a proposed change most often has been the result of interest by representatives of the religious institution in expanding or modifying the facility and it would be subject to further development review and approval. Staff is notified when they contact the City as part of the development review process. Overall, this has not been an issue to date and staff is not aware of complaints arising from changes in service schedule or uses.</p> <p><b>Council Comments:</b></p> <p>Councilmembers Stilin and Allen asked how the City can ensure that traffic generated by a religious institution will be mitigated if the religious institution later adds accessory uses, such as a school or day care, or changes its primary service time to a weekday afternoon. To what extent does an approved permit prescribe operating days/hours for services and events associated with the primary facility? Further, if a change occurs, how would the City be notified, or would it come back as a code enforcement complaint if traffic associated with the religious institution cause conflicts with operation of a neighboring manufacturing use?</p>	<p>Opened 11/1</p>