Memorandum

To: Planning Commission

From: Lori Peckol, Policy Planning Manager, 556-2411, lpeckol@redmond.gov
Sarah Stiteler, Senior Planner, 556-2469, sstiteler@redmond.gov

Date: June 29, 2011

Subject: **Redmond Car Care Comprehensive Plan and Zoning Code Amendment**

BACKGROUND

The applicant for the Redmond Car Care proposal has applied for a Comprehensive Plan and Zoning Code amendment as part of the 2010-2011 Comprehensive Plan Amendment Package, which was carried over from the 2009-2010 docket. The proposal affects approximately 2.58 acres of land in the Southeast Redmond neighborhood at 18410 Redmond Way NE. The parcel is currently designated Manufacturing Park and zoned MP. The applicant requests to rezone the property and change the land use designation to General Commercial (GC).

Planning staff have recommended an alternative which would not change the land use designation and zoning, but would allow additional uses within a larger area of 8.5 acres inclusive of the applicant's property. This proposal is a legislative proceeding, as the larger area recommended by staff is not property specific.

PREPARATION FOR JUNE 29th STUDY SESSION

Please review the enclosed Technical Committee Report and exhibits. The exhibits include the existing and requested land use designation and zoning maps, amendment application form and environmental documentation. At the June 29th meeting, staff will introduce the request to the Commission in advance of the July 13th public hearing. Staff anticipates that the Commission will also identify issues for discussion and questions at the June 29th meeting.

REVIEW SCHEDULE

The Commission will conduct its initial review of this proposal on June 29th, with the public hearing opening on July 13, 2011. Please contact Sarah Stiteler with questions or concerns.

ENCLOSURES

Technical Committee Report with exhibits

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