

MP/BP/I STUDY - PHASE I RECOMMENDATIONS

Proposed Changes to Permitted Land Uses Chart: 20C.60.20-030 Permitted Land Uses in Business, Manufacturing and Industry Zones and 20C.60.25-020 Chart of Site Requirements

Note: Numbers below correspond to handwritten numbers on Permitted Land Uses Chart.

1. Corporate Conference Centers accessory to primary business activity:

Now proposed to be allowed as a “P” within MP zones, previously only allowed as “P” in BP.

Rationale: Corporate Headquarters and Regional Offices associated with other permitted uses are now allowed (“P”) in both BP and MP. If the corporate conference center use is allowed only when accessory to a primary business activity, as is a corporate headquarter and regional office use, the two uses are likely to have similar impacts. Further, a Corporate Conference similar may have *less* impact, than a Corporate Headquarters/Regional Offices use in that it may not be used on a daily basis.

2. “Wholesale Trade” category is now expanded to read, “Wholesale Trade, Warehousing and Distribution”:

This category encompasses all forms of wholesaling, distribution, etc. Footnote 5 allows some retail trade to also occur along with any uses within this category, and is limited to that which is “manufactured goods produced on the premises, or associated with and accessory or secondary to the primary manufacturing, assembly wholesaling or distribution activity”. The display and sales areas shall not exceed 25% of the gfa of the combined areas. The display and sales activities are associated with, or ancillary to the permitted MP activity. As such, they are not allowed as separate businesses, nor are they in a separately addressed space, nor with individual signage.

Rationale: The combining of the Wholesale Trade category with Warehousing and Distribution makes sense, as it can all be considered some form of trade. The allowed area for retail sales (when limited as described above) is recommended to be expanded from the now permitted 10% of gross floor area of combined uses to 25%. This was

strongly recommended by Stakeholders during several meetings, and will allow for showrooms and some sales within distribution centers.

3. Eating and Drinking Establishments (Sit-down/Carry-out) in multi-tenant buildings:

This category has been expanded to refer the reader to two footnotes: the first, footnote 3, is the existing footnote which describes the limitation of the Eating and Drinking Establishment use, to be within a multi-tenant building and with limited seating capacity, hours of operation, etc.

The second, or footnote 3a, was formerly part of footnote 3, and created with the Pomegranate Development Guide Amendment. The change in the footnote that resulted from that amendment allows an expansion of an eating and drinking establishment, provided it is secondary to a Food and Kindred Products use and occupies no more than 25 percent of the combined gross floor area of both uses. Footnote 3a also states further that if an eating and drinking establishment is associated with a Food and Kindred Products use, there is no requirement that it be within a multi-tenant building.

Rationale: The two footnotes are related, thus the proposed numbering of 3 and 3a. Dividing them in this manner allows for description of specific circumstances in which Eating and Drinking Establishments may be located.

4. Retail Vehicle Sales:

The retail sales of new and used vehicles is a use formerly not allowed within the MP zone. It is recommended that a specific area be designated within the MP zone that allows the sales of vehicles: The proposed area is the NE 90th Street Corridor between Willows Road on the west and 152nd Avenue NE on the east, the NE 95th Street Corridor from Willows Road to 151st (west to east) and along 151st Avenue NE from NE 90th Street to NE 95th. The area is described in footnote 23.

Rationale: Currently, there is little opportunity for retail sales of vehicles unless the business conducted wholly indoors, with no outdoor storage of vehicles allowed. The General Commercial zone does allow retail sales of vehicles, but there is very little acreage zoned GC (about 34 acres total) with most of the area developed. This is one means to allow retail sales of vehicles within a limited area of the MP zone, in an area that has good access and visibility.

5. Spa uses as a permitted use within MP zones:

Recommend that spa type uses be allowed as a permitted use in the MP zone, limited to when they are associated with a permitted use such as an Athletic Club or Fitness Center. A minimum size of 1,000 square feet is defined. This use is permitted with the

assumption that spa facilities requiring large floor plates and significant water usage would be more appropriate in MP areas than in the urban center areas.

Rationale: “Spa” facilities can vary greatly: smaller, “personal services” such as massage, pedicure/manicure or beauty salons should not be located within MP zones. If a larger spa use wished to locate within MP, and had a need for large, or water-related therapies for example, an MP area would better accommodate the use than in urban center areas.

6. Kennels, Animal Shelters:

This is an existing defined use that previously has not been allowed in MP zoned areas. It is proposed that this use is appropriate within the MP zones, with a Special Development Permit, and with specific conditions identified in RCDG 20C.170.15 for this purpose.

Rationale: The purpose statement for the MP zone acknowledges that there are other associated or secondary uses within MP areas that serve the primary manufacturing uses. For example, Day Care is currently allowed within MP zones with a special development permit. Uses which would provide day care for domestic animals could be similarly considered, also with specific conditions.

7. Auto and Boat Repair:

The proposed change is for these uses to become permitted “P” instead of the current “S”. However, it is also recommended (by footnote 12) that the specific special development criteria be applied in consideration of these uses. Legally the city may require this – the only difference being the cost of obtaining a permit.

Rationale: With the P, it would be a less costly permit, which could be helpful to existing auto and/or boat repair businesses that may wish to re-locate. The City would retain the ability to review according to Special Use criteria.

8. Auto Repair/Auto Body – with sales:

The sale of vehicles is currently not allowed in the MP area, either associated with auto repair/auto body or as stand alone businesses. Staff recommends that auto repair and/or auto body shops that have a limited number of cars for sale should be allowed in the MP zone, subject to limits on the number of cars and not to exceed 25% of the gfa of the combined uses.

Rationale: This provides some flexibility with this type of use, to allow a specified portion of the repair or collision business to sell vehicles.

9. Medical: Diagnostic and short-term care facilities:

There may be the need to accommodate a major medical facility that is not well suited to existing land use categories. This would be a diagnostic, short term (less than 24 hour) medical facility which is likely to have the need for a large site or large floor areas. A new definition will need to be created for this use.

10. Removal of Story Limit for Buildings in MP Zones: (Chart of Site Requirements, RCDG 20C.60.25-020)

This is proposed to be removed both from the purpose statement within the Comprehensive Plan for MP Designated Areas, along with footnote 8 on the site requirements chart for MP. The existing height limit for buildings will remain the same, at 45 feet.

Rationale: This footnote was created at the time of the Southeast Redmond Plan and was used to restrict the intensity of use of buildings within the MP zone. Since the mid 1990's when the Southeast Redmond Plan was adopted, the types of uses within the MP area has evolved with different space needs. Limits on intensity or types of uses are more appropriately and effectively done through the identification of allowed uses, other site requirements and parking limits. Further, the height limit of buildings within the MP area will remain the same, only that there will be no differentiation between uses that are allowed two stories versus three.

11. Clarification of Use of TDRs in BP, MP and I Zones: (Chart of Site Requirements, RCDG 20C.60.25-020)

A footnote is proposed to be added to the Site Requirements Chart to direct the reader to Chapter 20D.200 RCDG, Transfer of Development Rights (TDR) Program. The chapter on TDRs provides further information on how the TDRs may be calculated and applied in various zones of the City, including BP, MP and I.

Rationale: The footnote will provide clarification on what is presently allowed regarding the use of TDRs in BP, MP and I zones.