



Annual Docket of Comprehensive Plan Amendments

Privately Initiated Amendments Package 1

Planning Commission

April 14, 2021

20-21 Annual Docket of Comprehensive Plan Amendments



- General Wastewater Plan
- **Retail Marijuana BP, MP, and I**
- **Economic Vitality Element - Affordable Commercial Space**
- **Housing Element - Affordable Housing**
- Public Safety Plan
- Land Use Designation Change SF Urban to MF Urban



Retail Marijuana

1. Alternative 1-
Applicant Proposal: BP,
MP, and I
2. Alternative 2 – Staff
Proposal: BP and MP
3. Other Considerations -
Marymoor Design
District



Retail MJ | Alternative 1 (BM, MP, I)

Comprehensive Plan LU-61 Business Park Designation

Purpose: Provide for attractively designed and efficiently used areas for business and manufacturing employment opportunities that complement commercial activities typically found in the Downtown, involve limited outdoor storage and include a high level of amenities.

Encourage a mix of compatible uses to internalize vehicle trips and provide needed support services within close proximity to business park uses. Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities, such as **retail marijuana sales**, restaurants and fitness centers, that serve employees and residents in the immediate areas.

Allowed Uses

- research and development,
- software development,
- advanced technology industries,
- wholesale businesses,
- certain manufacturing businesses,
- uses, that do not compete with the Downtown, do not serve the general public, and will not create adverse impacts on the environment or surrounding uses....

Retail MJ | Alternative 1 (BP, MP, I)

Comprehensive Plan LU-62 Manufacturing Park Designation

Purpose: *Provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors).*

*Consider allowing other limited supportive uses, including but not limited to day care centers, retail vehicle fuel sales, **retail marijuana sales**, and technical colleges.*

Examples of allowed uses in the Industry zone include those allowed in the Manufacturing Park zone and those industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.

Allowed Uses

- manufacturing; research and development;
- light industry;
- wholesale, assembly and distribution businesses;
- and essential public facilities.
- Limit office and other secondary uses to those that support these primary uses.

Retail MJ | **Alternative 2** (BP, MP)

Comprehensive Plan LU-62 Manufacturing Park Designation

Purpose: Provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors).

Consider allowing other limited supportive uses, including but not limited to day care centers, retail vehicle fuel sales, retail marijuana sales, and technical colleges.

Examples of allowed uses in the Industry zone include those allowed in the Manufacturing Park zone that are subordinate to ~~and those existing~~ industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.

Allowed Uses

- manufacturing; research and development;
- light industry;
- wholesale, assembly and distribution businesses;
- and essential public facilities.
- Limit office and other secondary uses to those that support these primary uses.

Redmond Zoning Code Amendments

Alternative 1: Applicant Proposal

- Amendments to RZC 21.04.030B Comprehensive Allowed Uses Chart to permit marijuana retail sales in Business Park, Manufacturing Park, and Industry.
- Amendments to RZC 21.14.030 A Business Park Purpose.
- Amendments to RZC.21.040 A Manufacturing Park Purpose.
- Amendments to RZC 21.050 Industry Purpose.
- Amendments to Allowed Uses and Basic Development Standards for BP, MP, and I

Alternative 2: Staff Recommendation

- Amendments to RZC 21.04.030B Comprehensive Allowed Uses Chart to permit marijuana retail sales in Business Park and Manufacturing Park.
- Amendments to RZC 21.14.030 A Business Park Purpose.
- Amendments to RZC.21.14.040 A Manufacturing Park Purpose.
- Amendments to Allowed Uses and Basic Development Standards for BP and MP

Retail MJ | Other Considerations (MDD Districts)

Comprehensive Plan - MDD

- LU-52.1 Marymoor Design District Designation Purpose. Encourage the development of the Marymoor Design District as a place that:
- Provides a walkable area that develops in a way that leverages investment in light rail and supports Bear Creek, Lake Sammamish and Redmond's drinking water aquifer and other natural features;
- Provides opportunities for transit-oriented housing, services and employment at and near the planned light rail station;
- Supports business growth and adaptation, and allows general retail and service uses;
- Allowed Uses. In MDD zones 1, 2, 4 and 5, permit compatible manufacturing and wholesale; certain sales and service uses; education, health care, public administration and other institutions, and arts, entertainment and recreation. In MDD zones 1, 2, 3 and 5, also permit multifamily residences (located in either mixed-use or single-use structures)

Proposal	Zones Proposed	Comprehensive Plan Compatibility	Zoning Code Use Chart Compatibility	Zoning Code Purpose Amendment Required
Alternative 1 Applicant Proposal	BP MP I	BP- Moderate MP/I -No	BP- Moderate (<i>Convenience Use - limited to Willows/Rose Hill north of NE 95th</i>) MP- No (<i>Bar or Drinking Place in multi-tenant situation; MP Overlay more compatibility</i>) I - No	BP- Yes MP- Yes I- Yes
Alternative 2 Staff Proposal	BP MP	BP- Moderate MP-No I- No	BP- Moderate (<i>Convenience Use - limited to Willows/Rose Hill north of NE 95th</i>) MP- No (<i>Bar or Drinking Place in multi-tenant situation; MP Overlay more compatibility</i>)	BP- Yes MP- Yes
Marymoor	MDD1 MDD2 MDD4	MDD1 - Yes MDD2- Yes MDD4- Yes	MDD1 - Yes MDD2- Yes MDD4- Yes	MDD1 - No MDD2- No MDD4- No

Housing

C. Housing Diversity

Innovative Housing

...

Affordability

- ...
- HO-40 Allow manufactured homes in all zones where residential development is permitted in the city.
- HO-41 Craft regulations and procedures that encourage the private sector to create more affordable housing, acknowledging that housing affordability is a crisis.

Economic Vitality

EV-12 Evaluate development regulations periodically to:

- Ensure that uses not previously contemplated and that are consistent with the intent of the Comprehensive Plan can locate within the city; and
- Review development standards, timelines and fees to promote predictability and consistency; and
- Support the retention of local businesses by creating opportunities for more affordable commercial space.

Review Timeline for Planning Commission Annual Docket of Comprehensive Plan Amendment

Docket Item	March	April				May				June			
General Sewer Plan	Briefing 3/31			SS 4/21					PH 5/26			RA 6/9	
Retail Marijuana\ BP, MP, and I			SS 4/14				SS 5/12				PH 6/9	SS 6/16	RA 6/30
EV - Affordable Commercial Space			SS 4/14								PH 6/9	SS 6/16	RA 6/30
H- Affordable Housing			SS 4/14								PH 6/9	SS 6/16	RA 6/30
Public Safety Plan Phase 1					SS 4/28				SS 5/26			PH 6/16	RA 6/30
LU Designation SF Urban to MF Urban					SS 4/28				SS 5/26			PH 6/16	RA 6/30



Thank You



Any Questions?

Beverly Mesa-Zendt AICP

