



# 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

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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 MDD5	MDD1 - Yes MDD2- Yes MDD4- Yes MDD5 - Yes	MDD1 - Yes MDD2- Yes MDD4- Yes MDD5 - Yes	MDD1 - No MDD2- No MDD4- No MDD5 - 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.

# RZC 21.76.070 Criteria for Evaluation and Action

Consistency with the [Growth Management Act \(GMA\)](#), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);

Consistency with the Comprehensive Plan policies and the designation criteria;

Whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;

Consistency with the preferred [growth](#) and development pattern of the Land Use Element of the Comprehensive Plan;

The capability of the land, including the prevalence of [critical areas](#);

The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;

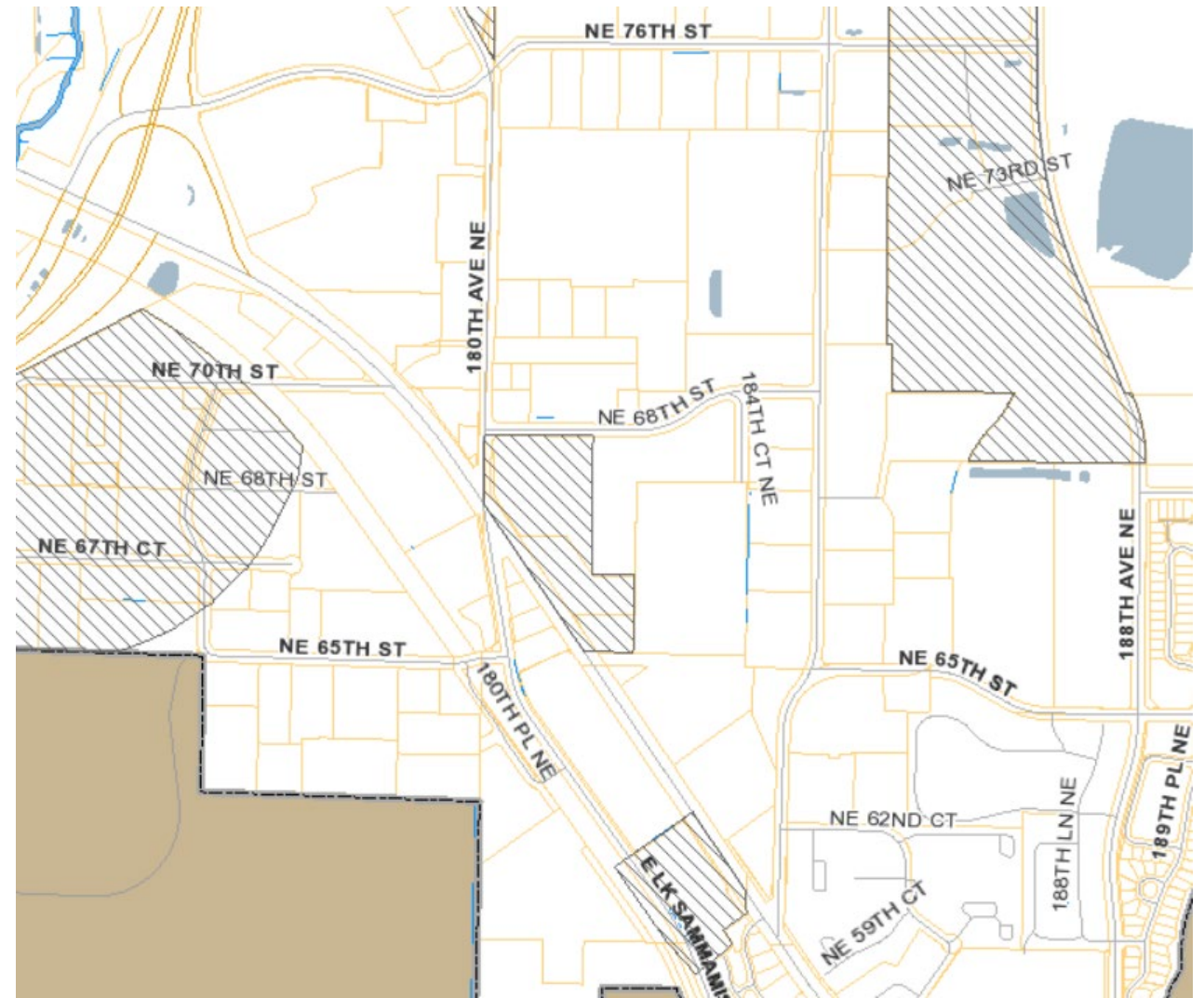
The proposed amendment addresses significantly changed conditions. *Unanticipated consequences of an adopted policy, or changed conditions on the subject property or the surrounding area, changes to the map or text; where such a change of conditions creates conflicts with the Comprehensive Plan of a magnitude that would need to be addressed...*

## 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					<b>PH</b> 5/26		RA 6/9		
Retail Marijuana\ BP, MP, and I			SS 4/14				SS 5/12				<b>PH</b> 6/9	SS 6/16	RA 6/30
EV - Affordable Commercial Space			SS 4/14								<b>PH</b> 6/9	SS 6/16	RA 6/30
H- Affordable Housing			SS 4/14								<b>PH</b> 6/9	SS 6/16	RA 6/30
Public Safety Plan Phase 1					SS 4/28				SS 5/26			<b>PH</b> 6/16	RA 6/30
LU Designation SF Urban to MF Urban					SS 4/28				SS 5/26			<b>PH</b> 6/16	RA 6/30

# Questions Regarding Alternative 2

- Business Park
- Manufacturing Park
- Industry
- Manufacturing Park Overlay
- Marymoor Design District





# Thank You

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Any Questions?

Beverly Mesa-Zendt AICP

