

## MEMORANDUM

**To:** Planning Commission

**From:** Beverly Mesa-Zendt, Deputy Director 425-556-2423  
Planning and Community Development

**Date:** April 28, 2021

**Subject:** 2020-21 Annual Docket of Comprehensive Plan Amendments |  
Private Proposals Package 2

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### PURPOSE

Staff will review the second package of privately initiated Comprehensive Plan amendments approved as part of the 2020-2021 Annual Docket of Comprehensive Plan amendments.

### BACKGROUND

On June 16, 2020, the City Council adopted ordinance 3002, establishing the scope of the proposed 2019-20 Comprehensive Plan amendment docket. The following items were recommended for review and consideration as amendments to the Comprehensive Plan.

- Amendments to the Comprehensive Plan and Zoning Code to expand retail marijuana uses (Privately Initiated Package 1)
- Affordable Workforce Housing Policy (Privately Initiated Package 1)
- Affordable Commercial Policy (Privately Initiated Package 1)
- General Wastewater Plan Update
- **Amendment to the Comprehensive Plan for a property in the Education Hill neighborhood**
- Public Safety Master Plan
- Policy Amendments Related to Americans with Disabilities Act (ADA) Accessibility (completed)
- Policy Amendments related to Parks, Arts, Recreation, Conservation, and Culture (PARCC) Plan (completed)
- Amendments related to Redmond Tree Canopy (completed)

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- Policy Amendments related to City Facilities (completed)
- Amendments to the Comprehensive Plan to Expand the Overlake Mixed Use and Overlake Urban Center Boundaries (withdrawn)

**PRIVATELY INITIATED AMENDMENTS | PACKAGE 2**

Staff will review proposed updates identified as Package 2:

**1. Avondale Map and Text Amendment - Land Use Map Designation Change**

The applicant is proposing an amendment to the both the Land Use Element and the Neighborhoods Element. Specifically, the applicant is requesting the following amendment.

Page 28 of Chapter 13 of the RCP shall be amended to include the following neighborhood policy:

Maintain Multifamily Urban land uses on the west side of Avondale Road NE in the area north of NE 104th Street and approximately south of NE 106th Street, if extended.

- The current land use designation is Single Family Urban and the zoning is R-4. The desired land -use designation is Multifamily Urban. .

The following amendments have been identified to address the applicant's request:

- Amendment to the Neighborhood Element: The addition of N-EH 20A to include the language above.
- Amendment to the Land Use Element Map LU-1 to change the land use designation from Single-Family Urban to Multi-Family Urban for parcels 3126069055 and 3126069049

**Due to timing considerations, the following privately initiative Comprehensive Plan amendments have been moved to Package 2.**

**2. Affordable Commercial**

The applicant is proposing an amendment to the Economic Vitality Element to add language that supports the retention of local businesses by creating more affordable commercial space.

**3. Affordable Housing**

The applicant is proposing an amendment to the Housing Element to add language that supports regulations and procedures that encourage the private section to create more affordable housing.

### **CRITERIA FOR EVALUATION**

The applicable criteria for evaluation are provided in

1. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);
2. Consistency with the Comprehensive Plan policies and the designation criteria;
3. If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and 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;
4. Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;
5. The capability of the land, including the prevalence of critical areas;
6. The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;
7. The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered:
  - i. Unanticipated consequences of an adopted policy, or
  - ii. Changed conditions on the subject property or its surrounding area, or,
  - iii. Changes related to the pertinent plan map or text; and
  - iv. Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole.

Staff will provide a preliminary evaluation at the April 28, 2021 meeting.

### **ATTACHMENTS:**

- A. Redmond Comprehensive Plan Amendments | Avondale Map and Text Amendment - Land Use Map Designation Change
- B. 20-21 Annual Docket of Comprehensive Plan Amendments | Avondale Map and Text Amendment Presentation