

MEMORANDUM

To: Planning Commission

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

Date: June 16, 2021

Subject: Education Hill Text Amendment and Land Use Designation Change

PURPOSE

The Planning Commission will hold a public hearing and consider amending the Comprehensive Plan Land Use Element to change a land use designation from Single Family Urban to Multifamily Urban and a text amendment to the Education Hill Neighborhood Plan.



BACKGROUND

On June 16, 2020, the City Council adopted Ordinance No. 3002, establishing the scope of the proposed 2020-21 Comprehensive Plan amendment docket. The following items were recommended for review and consideration as amendments to the Comprehensive Plan.

1. General Wastewater Plan Update
2. Amendments to the Comprehensive Plan and Zoning Code to expand where retail marijuana sales are allowed
3. Affordable Workforce Housing Policy amendment to Housing Element
4. Affordable Commercial Policy amendment to the Economic Vitality Element
5. Land Use Designation Change and policy amendment for property in Education Hill Neighborhood
6. Public Safety Master Plan (withdrawn and requested placement on 2022 Docket) (withdrawn)
7. Policy Amendments Related to American Disability Act (ADA) Accessibility (completed)
Policy Amendments related to Parks, Arts, Recreation, Conservation, and Culture (PARCC) Plan (completed)
8. Amendments related to Redmond Tree Canopy (completed)
9. Policy Amendments related to City Facilities (completed)

City Hall

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10. Amendments to the Comprehensive Plan to Expand the Overlake Mixed Use and Overlake Urban Center Boundaries (withdrawn)

RCW 36.70A.130 provides that comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the city that adopted them and that proposed amendments may be considered by the city no more frequently than once every year so that the cumulative effect to the environment and to city plans and infrastructure can be ascertained.

PROPOSAL AND STAFF ANALYSIS

Applicant : Pier 67 Capital Partners

Site Address: 10431 Avondale Road NE Redmond, WA 98052

Parcels : 3126069055 and 3126069049

- Land Use Designation Change from Single Family Urban to Multi-Family Urban
- Amendment to the Neighborhood 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.

Based on the compliance review set for in RZC 21.76.070 Criteria for Evaluation and Action, and more fully provided in Exhibit A to the Technical Committee Report, **staff recommends denial.**

TECHNICAL COMMITTEE RECOMMENDATION

On June 9, 2021 the Technical Committee reviewed the applicant’s proposal and found the amendments to be inconsistent with applicable review criteria. The Technical Committee recommended denial. **See Attachment A : Technical Committee Report**

ATTACHMENTS

Attachment A: Technical Committee Report

Exhibit A to the Technical Committee Report: Staff Compliance Review and Analysis

Exhibit B to the Technical Committee Report: Proposed Comprehensive Plan Amendments

Exhibit C to the Technical Committee Report: SEPA Threshold Determination

Attachment B: Presentation