



PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

July 7, 2021

Project File Number:	LAND-2021-00348
Proposal Name:	Education Hill Land Use Designation Change and Text Amendment
Applicant:	Pier 67 Capital Partners
Staff Contacts:	Beverly Mesa-Zendt

FINDINGS OF FACT

Public Hearing and Notice

a. City of Redmond Planning Commission Study Sessions and Public Hearing Dates

- i. Planning Commission study sessions were held on the following dates.
 - April 28, 2021
 - May 26, 2021
- ii. The Planning Commission held a public hearing on the proposed amendments on June 16, 2021 and continued the hearing until June 30, 2021 for written comments. Public comments and applicant testimony are provided in **Attachment B**. The Planning Commission closed the public hearing on June 30, 2021.

b. Notice and Public Involvement

The public hearing notice was published in the Seattle Times on May 26, 2021 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

- i. Email to Code Clean-Up Parties of Record;
- ii. Notice sent to property owners within 500' of the subject site;
- iii. Posting on the City Comprehensive Plan Docket webpage;
- iv. Notice of the Public Hearing sent through city E-News; and
- v. Notice of the Public Hearing sent through City Social Media.

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The applicant is seeking the following Comprehensive Plan amendments:

1. Amend the Education Hill Neighborhood Element (Page 28 of Chapter 13) 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.

2. Land Use Designation Change for Parcels 3126069055 and 3126069049. The current land use designation is Single Family Urban, and the zoning is R-4. The desired land use designation is Multi-Family Urban. A future rezone application will be submitted if the plan amendments are approved.

Recommended Conclusions of the Technical Committee

On June 9, the Technical Committee **reviewed amendments** to the Comprehensive Plan, identified in Attachments B to the Technical Committee report, and found the **amendments to be inconsistent** with applicable review criteria and therefore recommended **denial**.

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed :

- A. Planning Commission Issues Matrix (**Attachment A**)
- B. Public Comments & Applicant Testimony (**Attachment B**)
- C. Technical Committee Report (**Attachment C**)
- D. Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and RZC 21.76.AE Zoning Code Amendment -Text- Compliance Review and Analysis (**Attachment D**)
- E. Proposed Amendments to the Comprehensive Plan and to the Zoning Code (**Attachment B to the Technical Committee Report**)

Recommendation

The Planning Commission finds proposed amendments to the Comprehensive Plan and the Redmond Zoning Code, identified in **Attachments C Technical Committee Report** , to be **inconsistent** with applicable review criteria and therefore **recommends denial**.

Carol Helland
Planning and Community Development Director

Sherri Nichols
Planning Commission Chair

Attachments

- A. Planning Commission Issues Matrix
- B. Public Comment Matrix & Applicant Testimony
- C. Technical Committee Report
- D. Staff Review and Analysis
- E. Public Notice