



MEMORANDUM

To: Redmond Planning Commission

From: Kimberly Dietz, Principal Planner 425-556-2415
Glenn Coil, Senior Planner 425-556-2742
Planning and Community Development

Date: January 11, 2023

Subject: **Redmond Zoning Code Text Amendments: Town Center Zone (LAND-2022-00254/SEPA-2021-00452) - Study Session**

PURPOSE

The purpose of this agenda item is for the Planning Commission to review, and vote to approve, its report on its recommendation to the City Council concerning the proposed Redmond Zoning Code (RZC) text amendments for the Town Center (TWNC) zoning district.

BACKGROUND

Staff introduced this topic on August 31, 2022 and held a study session on October 26. A public hearing and study session were held November 2, with another study session on November 16. At its December 7, 2022 meeting, the Planning Commission voted to recommend the proposed text amendments, with revisions, to the City Council.

PREPARATION FOR JANUARY 11 REPORT APPROVAL

Please review Attachment A, Planning Commission report, and its exhibits for accuracy. This includes:

- Planning Commission recommended text amendments to the RZC (Exhibit A)
 - Staff clarified that requirements apply to new buildings in Table 21.10.050#
 - Review sustainable development standards (Table 21.10.050.#, section 4), including use of “or equivalent” in language
 - Staff recommends adding a minimum retail requirement for projects not using development agreements (Table 21.10.050B, page 3)
- Final issues matrix (Exhibit B)

City Hall

15670 NE 85th Street
PO Box 97010
Redmond, WA
98073-9710

Report Approval - Redmond Zoning Code Text Amendments : Town Center (TWNC) Zone

- Minority reports by Commissioners Aparna and Weston (Exhibit C)

PROPOSED REVIEW SCHEDULE

The Planning Commission’s final step is approving its report to the City Council. The City Council review schedule is:

Date	Meeting
January 3, 2023	Committee of the Whole briefing
January 17, 2023	Staff report

Remaining schedule TBD depending on outcome of staff report.

ATTACHMENT

- A. Planning Commission Report with attachments -
 - Exhibit A: Recommended Amendments to the Redmond Zoning Code
 - Exhibit B: Planning Commission Final Issues Matrix
 - Exhibit C: Minority Reports
 - Exhibit D: Public Comment Matrix
 - Exhibit E: Planning Commission Meeting Minutes for November 2, 2022
 - Exhibit F: Written Public Testimony
 - Exhibit G: Public Hearing Notice
 - Exhibit H: Technical Committee Report with Attachments