Land Use (1 of 2)

Key Ideas:

- Focus development outside of environmentally critical areas
- . Consider neighborhood commercial uses
- Consider multi-family uses immediately east of Avondale Road

Draft policy language

- Focus urban development outside the Bear and Evans Creek Valley by clustering development outside the 100-year floodplain. Preserve undeveloped portions of the Bear and Evans Creek Valley for habitat enhancement or stream- and aquifer-friendly agriculture.
- Support the buildout of the PARCC Plan and East Redmond Corridor Master Plan to ensure a definite transition from urban to rural along the eastern edge of the neighborhood.
- Maintain predominantly Multi-Family Urban land uses west of Avondale Road, except on steep slopes and in other environmentally critical areas, where the land use designation should be Single-Family Constrained.
- Maintain Single-Family Urban land uses east of Avondale Road beginning at Avondale Green east to the east edge of Friendly Village and north to the City limit.
- Encourage successful commercial enterprise in the commercial area south of the "Y" of Avondale Way and Avondale Road.

Land Use (2 of 2)

Key Ideas:

- Focus development outside of environmentally critical areas
- . Consider neighborhood commercial uses
- Consider multi-family uses immediately east of Avondale Road

Draft policy language

- 6 Consider allowing neighborhood commercial zoning on a site that meets the following criteria:
 - . Is at least 2.5 acres;
 - . Has direct access to a principal arterial;
 - . Is located outside of the 100-year floodplain; and,
 - . Meets additional criteria specified in LU-40 and LU-41
- Consider approving rezones from Single-Family Urban or Bear Creek Design District Performance Area 1 to Multi-Family Urban on the east side of Avondale Road between NE 88th Place and the entrance to the Avondale Green development when the following conditions are met:
 - At least 2.5 acres of land outside the 100-year floodplain are owned or controlled by one entity and are part of a single development proposal;
 - . The applicant submits a conceptual site plan for approval concurrently with the rezoning application;
 - The site plan shows a single vehicular access point to Avondale Road or to another single ingress/egress;
 - The development provides a way for future adjacent redevelopment to use the same single vehicular access point to Avondale Road or another single ingress/egress; and,
 - The rezone application meets all other criteria for Comprehensive Plan and Development Guide amendments.

The rezone becomes effective upon approval of the site plan.