

CODE

**CITY OF REDMOND
ORDINANCE NO. 2786**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND ZONING CODE TO REVISE THE ZONING FROM R-5 TO R-18 FOR A 0.65-ACRE PORTION OF PARCEL 0125059114 LOCATED ADJACENT TO DOWNTOWN REDMOND AND AMENDING REDMOND ZONING CODE SECTION 21.20.060 TO ESTABLISH THE AFFORDABLE HOUSING REQUIREMENT FOR THIS PROPERTY; PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Mr. Barry Margolese, representing the ownership of parcel 0125059114, located at 8420 167th Avenue NE, has requested that the City amend its Comprehensive Land Use Map and Zoning Map for a 0.65 portion of said property; and

WHEREAS, the remainder of parcel 0125059114 has been designated as a sending area through the City's Transfer of Development Rights (TDR) program, recorded by King County recording number 20141216000570; and

WHEREAS, Redmond Comprehensive Plan Policy HO-38 encourages a portion of the dwelling units to be affordable to low and moderate income households as part of any rezone that increases residential capacity; and

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, through Ordinance No. 2749 effective September 27, 2014, the City Council set the content of Redmond's 2014-2015 Annual Comprehensive Plan Amendment Package, which includes the amendment proposed by Mr. Margolese; and

WHEREAS, the Planning Department held three open house sessions in November 2014 for interested persons to gain additional information on the proposed amendment; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on November 7, 2014, for the proposed amendment; and

WHEREAS, state agencies received 60-day notice of Redmond's proposed amendment on December 2, 2014; and

WHEREAS, the Planning Commission held study sessions on the proposed amendment on December 3, 2014, and December 10, 2014, and conducted a public hearing on December 10, 2014, to receive public comment on the proposed amendment; and

WHEREAS, the City Council held a public meeting on February 3, 2015, to review the recommended amendment; and

WHEREAS, the City Council desires to amend the Zoning Map as it pertains to the subject property and to amend the Redmond Zoning Code, RZC 21.20.060 to establish the affordable housing requirement for this property.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Findings, Conclusion, and Analysis. In support of the proposed amendment to rezone said property from R-5 to R-18, the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Committee Report dated November 21, 2014, including all related attachments and exhibits to that report, and the Planning Commission Report (City file LAND-2014-01869) dated January 9, 2015, including the related attachments and exhibits to that report.

Section 2. Zoning Map Amended. The Zoning Map of the City of Redmond is amended to rezone from R-5 to R-18 the portion of parcel 0125059114 that remains after excepting the portion that is encumbered by the Transfer of Development Right (TDR) easement as recorded as King County recording number 20141216000570, as shown in Exhibit 1, incorporated herein by this reference as if set forth in full to this ordinance.

Section 3. Zoning Code Amended. The Zoning Code (RZC 21.20.060 Affordable Housing) is amended as shown in Exhibit 2, incorporated herein by this reference as if set forth in full to this ordinance.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 7th day of April,
2015.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

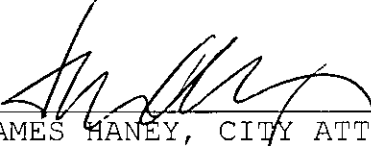
ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

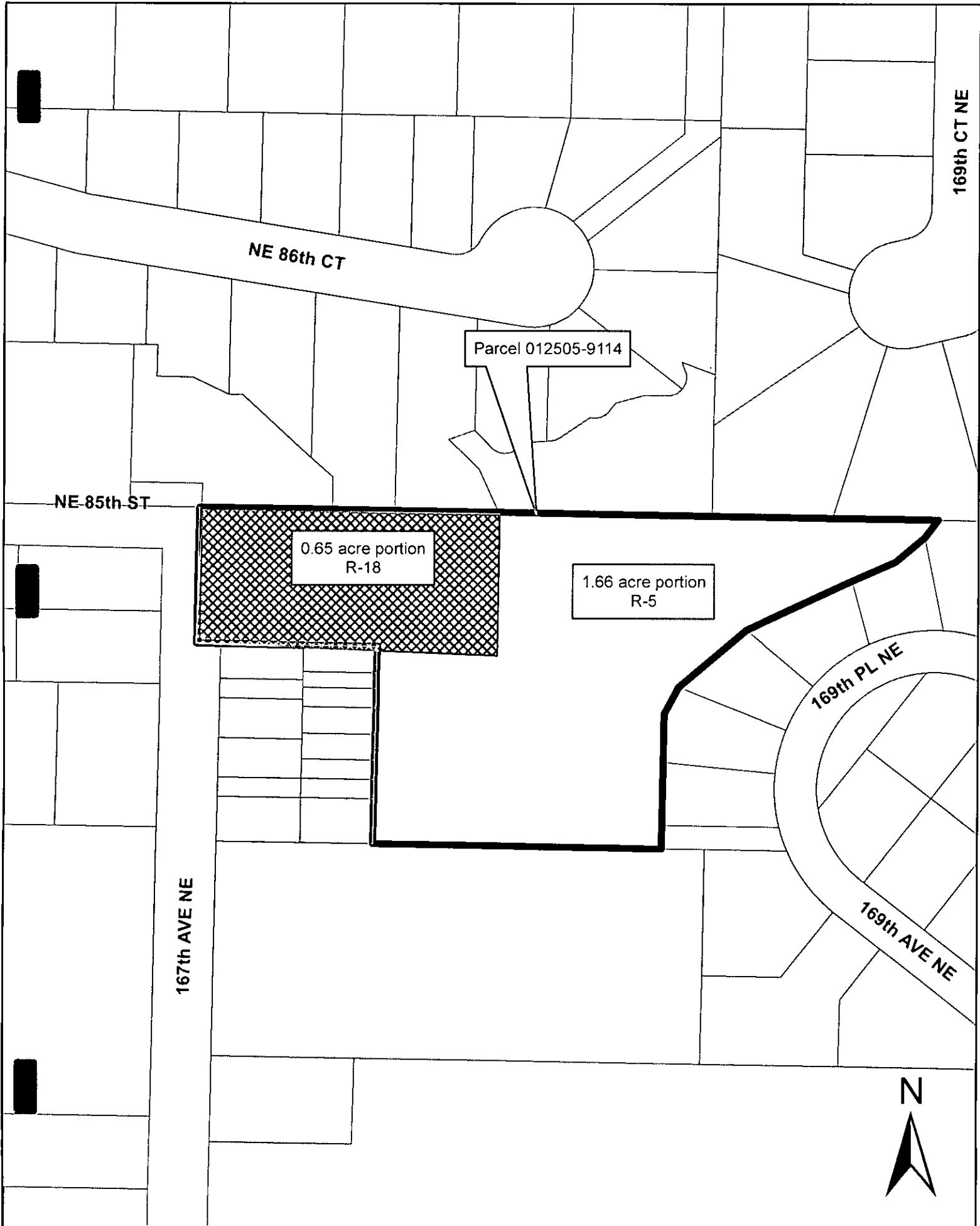


JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: March 17, 2015
PASSED BY THE CITY COUNCIL: April 7, 2015
SIGNED BY THE MAYOR: April 10, 2015
PUBLISHED: April 13, 2015
EFFECTIVE DATE: April 18, 2015
ORDINANCE NO. 2786

YES: Allen, Carson, Flynn, Margeson, Myers, Stilin

Exhibit 1



REDMOND ZONING CODE

Section 21.20.060 Supplemental Requirements

C. Education Hill Neighborhood.

- 1. Consistent with policies HO-38 and N-EH-15, properties rezoned from R-5 to R-18 shall be required to provide 10% of units as affordable housing units if eight or fewer homes are developed. If more than eight homes are developed, 10% of units shall be low-cost affordable units. The bonus provisions of RZC 21.20.030D shall not apply.**