AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE. TO ADOPT **UPDATES** TO PARKING REOUIREMENTS FOR THE GATEWAY DESIGN DISTRICT, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, Johnson Braund Design Group requested an amendment to the Redmond Community Development Guide related to hotel/motel parking requirements in the Gateway Design District; and

WHEREAS, the Comprehensive Plan directs the City to establish minimum and maximum parking standards consistent with the adopted land-use and transportation objectives in the Comprehensive Plan; and

WHEREAS, state agencies received 60-day notice of Redmond's proposed Comprehensive Plan amendment on April 2, 2008; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on April 23, 2008, for the proposed amendment; and

WHEREAS, the Planning Commission conducted a public hearing on May 21, 2008, to receive public comment on the proposed amendment; and

WHEREAS, the City Council held a public meeting on June 17, 2008, to review the proposed update and receive public comment; and

WHEREAS, the City of Redmond desires to amend the Redmond Community Development Guide to improve regulatory clarity, precision, and consistency with respect to hotel/motel parking requirements in the Gateway Design District and parking requirements for associated uses.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. <u>Findings, conclusion, and analysis</u>. In support of the proposed amendments to regulations pertaining to hotel/motel and associated uses parking requirements in the Gateway Design District, the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Committee Report dated May 1, 2008, including all related attachments and exhibits to that report, and the Planning Commission Report dated May 28, 2008, including the related attachments and exhibits to that report.

Section 2. <u>Parking regulations amended</u>. Title 20C Chapter 70 of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended as described in Exhibit 1 to this ordinance, incorporated herein by this reference as if set forth in full to this ordinance.

Section 3. <u>Severability.</u> 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 4. Effective date. This ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

ATTEST/AUTHENTICATED:

CITY CLERK

(SEAL)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. 2405

June 11, 2008

June 17, 2008 June 17, 2008

June 23, 2008

June 28, 2008

## Exhibit 1: Planning Commission Recommended Amendments to the Redmond **Community Development Guide**

## **Gateway Design District Parking Regulations**

20C.70.55-060(7) Parking Requirements Chart

| Use  | Minimum<br>Required               | Maximum<br>Allowed                |
|--|-----------------------------------|-----------------------------------|
| Research and Development/Other Manufacturing or Assembly,<br>Professional, Business & Governmental Services, Office,<br>Wholesale Trade <sup>3</sup> | 2.0:1,000 gsf                     | 3.0:1,000 gsf                     |
| Corporate Headquarters and Regional Office <sup>3</sup>  | 3.0:1,000 gsf                     | 4.0:1,000 gsf                     |
| Regional Retail/Wholesale  | 4.0:1,000 gsf                     | 5.0:1,000 gsf 1                   |
| Other Service/Personal Services <sup>3</sup>   | 2.0:1,000 gsf                     | 3.0:1,000 gsf                     |
| Hotel/Motel (per rental room)  | 1.0                               | 1.0                               |
| Assembly uses associated with hotel/motel  | 10.0:1,000 gsf or 1/5 fixed seats | 10.0:1,000 gsf or 1/5 fixed seats |
| Restaurant   | 9.0:1,000 gsf                     | 9.0:1,000 gsf                     |
| Other Uses 2,3   |                                   |                                   |
|  | <u></u> t                         | 5                                 |

## Notes:

- The maximum allowed parking for one regional retail/wholesale use located in Performance Area 2 shall be 8.0:1,000 gsf. The parking requirement for uses not specifically listed will be determined by the Technical Committee based on the
- 2. adopted parking section in the Redmond Community Development Guide for the BP zone. See Comprehensive Plan Policy N-SE-73 for TMP requirement.