Memorandum

To: Planning Commission

From: Lori Peckol, Policy Planning Manager, 425-556-2411
Kimberly Dietz, Senior Planner, 425-556-2415

Date: December 15, 2010

Subject: **Amendments to Neighborhood Commercial portions of Redmond's Comprehensive Plan and Community Development Guide**

MEETING PURPOSE – DECEMBER 15, 2010

On December 15th, the Planning Commission will hold a public hearing regarding the amendments to Neighborhood Commercial portions of the Comprehensive Plan and Community Development Guide (Zoning Code). As time allows, the Commission will continue to address discussion items as listed in the table below. The focus of the study session includes confirming closure of policy items and completing recommendations regarding regulatory updates. The Planning Commission will also include in their issue table major discussion topics presented as public testimony.

COMMISSIONER PREPARATION

In preparation for the continued study session, Commissioners are asked to review the attached issues matrix and associated attachments in addition to previous items from your November 17th and December 1st and 8th packets.

The attached issue table describes the status of all items as well as the associated sections of the December 1st packet and includes three sections: policies, regulations, and questions:

Discussion Item	References
1. Access to Neighborhood Commercial sites	*LU-40, pg. 2, policies* *LU-40.1, pg. 4, policies* *LU-40.2, pg. 5, policies* *CLOSED PENDING ADDITIONAL INPUT*
2. Smaller types of Neighborhood Commercial establishments	LU-40.1, pg. 4, policies LU-40.2, pg. 5, policies

3. Ensure transparency and predictability	*20F.30.55-010 Redmond Community Development Guide, regulations, CLOSED*
4. Address the requirement for parking lot landscaping within NC zones in comparison to other zones	*10-070-020 Landscaping and Natural Screening, exhibit B, regulations* *CLOSED PENDING ADDITIONAL INPUT*
5. Address permitted uses in combination with omitting the required minimum proximity to urban centers	2010 Development Guide Amendments: Neighborhood Commercial (NC-1 & NC-2), exhibit B, regulations
6. Omit minimum parking requirements and greater promotion of walkability and bikeability	*2010 Development Guide Amendments: Neighborhood Commercial (NC-1 & NC-2), exhibit B, regulations* *CLOSED PENDING ADDITIONAL INPUT*
7. Floor Area Ratios (FAR)	*2010 Development Guide Amendments: Neighborhood Commercial (NC-1 & NC-2), exhibit B, regulations, CLOSED*
8. Sustainability such as access to fresh food as part of Neighborhood Commercial sites	Outdoor Storage, Retail Display and Garbage and Recycling Enclosures, refer to the Code Rewrite Commission's Topics Under Review, http://www.redmond.gov/common/pages/UserFile.aspx?fileId=10306
9. Implementing carts and kiosks on compact sites	Temporary Uses, refer to the Code Rewrite Commission's Topics Under Review, http://www.redmond.gov/common/pages/UserFile.aspx?fileId=8382

Staff will provide a brief presentation as part of the December 15th public hearing and study session to recap the intent of the Neighborhood Commercial amendments and to continue addressing Planning Commission's discussion items.

PROPOSED SCHEDULE AND REVIEW APPROACH

Staff Proposed Neighborhood Commercial Policies and Regulations Amendment Review Schedule and Approach	
• Presentation of proposed amendment concepts • Begin to identify major discussion issues • Review and confirm review schedule and approach	November 17

• Identify additional Commissioner major discussion issues • Discuss Neighborhood Commercial policies	December 1
• Finalize identification of Planning Commission's major discussion issues • Discussion/preliminary resolution of Neighborhood Commercial policies • Discussion of Neighborhood Commercial regulations	December 8
• **Public hearing and discussion of public input** • **Discussion/preliminary resolution Neighborhood Commercial regulations**	**December 15**
• Complete public hearing and discussion of public input including written testimony • Identify additional major discussion issues from public hearing process • Resolution of remaining issues and questions and completion and approval of Planning Commission's recommendation	January 12
• Approval of Planning Commission report	January 19

The Commissioners are asked to continue identifying those items that will be most helpful in review of the amendments to Neighborhood Commercial policies and regulations and to contact Kimberly Dietz, 425-556-2415 or kdietz@redmond.gov with these requests for additional information and with questions.

ATTACHMENTS

A. Zoning Code Definitions (to date)
B. Affordable Housing Regulations
C. Green Building and Green Infrastructure Incentive Program Regulations