Memorandum

To: Planning Commission

From: Jeff Churchill, AICP, Senior Planner, 556-2492

Date: May 18, 2011

Subject: **Zoning Code Briefing**

BACKGROUND

During 2009 and 2010 the City of Redmond comprehensively updated its development regulations. On April 5, 2011 the City Council adopted the new Redmond Zoning Code as Title 21 of the Redmond Municipal Code. The Zoning Code replaces the Redmond Community Development Guide, which was repealed on the same evening.

The purpose of the May 18, 2011 briefing is to highlight changes in format and content in the new code, review the "parking lot" of issues identified but not addressed during the code rewrite, and to answer Commissioners' questions.

PREPARATION FOR MAY 18, 2011 BRIEFING

Staff recommends reviewing the following documents in preparation for the briefing:

- Memo to the City Council recommending adoption of the Zoning Code
  - This memo provides a general overview of the rewrite effort.
- Land-based Classification System Explanation
  - This document explains how land use categories are organized in the Zoning Code. The organization is consistent with the Land-based Classification System, an approach developed by the American Planning Association, Department of Housing and Urban Development, and other federal departments and agencies.
- Zoning Code Parking Lot Items. These items will be addressed in one of the four following ways:
  - Staff work in 2011-12 on user guides
  - 2010-11 Comprehensive Plan Update
  - Neighborhood Plan Updates (such as Southeast Redmond)
  - 2012 updates to the Zoning Code
- Redmond Zoning Code online at www.redmond.gov/ZoningCode
  - In particular, take note of how topics are organized, and skim one or more of the zone-based chapters in Article I to see how use charts are now presented.

ENCLOSURES

- Memo to City Council recommending adoption of Zoning Code
- Land-based Classification System Explanation
- Zoning Code Parking Lot Items

Please contact Lynda Aparicio (556-2438, laparicio@redmond.gov) or myself with questions or comments.