

Memorandum

To: Planning Commission

From: Lori Peckol, Policy Planning Manager, 556-2411, lpeckol@redmond.gov
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Date: July 15, 2011

Subject: **Redmond Car Care Comprehensive Plan and Zoning Code Amendment**

BACKGROUND

The Planning Commission held the public hearing for the Redmond Car Care proposal on July 13, 2011. Staff provided a brief introduction to the amendment and the applicant for the Redmond Car Care amendment gave oral testimony. No other testimony was received. The Commission asked additional questions and reviewed issues identified at the previous study session as well as the public hearing, which are addressed in the updated matrix. The applicant's initial proposal was a land use change/ rezone of approximately 2.58 acres of land in the Southeast Redmond neighborhood at 18410 Redmond Way NE, from Manufacturing Park (MP) to General Commercial (GC).

Planning staff recommended an alternative which would not change the land use designation and zoning, but would allow additional uses within a larger area of 8.5 acres inclusive of the applicant's property. The applicant has withdrawn his initial request to change the land use to GC, and supports the staff recommended alternative to allow additional uses within the current MP land use designation and zone. However, the applicant requests other land uses in addition to those recommended by staff.

PREPARATION FOR JULY 20TH STUDY SESSION

The Planning Commission will continue to review the issues related to the proposed amendment at the July 20, 2011 study session. Please review the enclosed issues matrix and previous materials provided which includes lists of permitted land uses in General Commercial (GC) and the Manufacturing Park (MP) zones, as well as information related to the Manufacturing Park land use designation policies.

REVIEW SCHEDULE

The Commission will continue the review of this proposal at the study session on July 20th. Please contact Sarah Stiteler with questions or concerns.