

Memorandum

To: Planning Commission

From: Lori Peckol, Policy Planning Manager, (425) 556-2411
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Date: September 16, 2011

Subject: **Adopted Comprehensive Plan and Zoning Code Amendments to Neighborhood Commercial**

At the Commission's September 21, 2011 meeting, staff will provide a briefing regarding the recently adopted amendments to Neighborhood Commercial policies and codes.

BACKGROUND

From November 2010 through January 2011, the Planning Commission reviewed amendments concerning neighborhood commercial land use and zoning designations NC-1 and NC-2. During this time, the Commission held a public hearing on December 15, 2010 and provided recommendation to the City Council on January 26, 2011. Thereafter, the City Council continued review of the recommended amendments and held an additional public hearing on July 19, 2011. This hearing addressed additional proposed amendments that were not within the scope the Planning Commission's December 15th public hearing.

The City Council adopted amendments to neighborhood commercial policies and regulations on September 6, 2011 (effective on September 17, 2011). The following describes major components of the Neighborhood Commercial land use and zoning amendment process as well as siting and design criteria:

- Two types of Neighborhood Commercial: NC-1 provides for small-scale establishments offering daily goods and services in residential areas. NC-2 provides for medium-scale establishments offering additional goods and services and located in fewer parts of the city.
- Land use and zoning amendment process: The creation of NC-1 zones shall occur in no more than one location within each of six Neighborhood Commercial Overlay Zones. As part of the amendment process (*in advance of City official's review to consider change of the underlying land use and zoning designation to NC-1*), the applicant will hold a neighborhood-wide public meeting. Feedback from that meeting will be reviewed and discussed with the applicant by a Neighborhood Commercial Review Panel. The panel will include representatives from the community and from the neighborhood, similar to

the Innovative Housing Review Panel. Changes to land use and zoning to allow for the development of neighborhood commercial shall not occur in several underlying zones: RA-5, R-1, OBAT, BP, MP, and I (Industrial).

- Criteria for NC-1: Applications for amendment to land use and zoning designation shall meet several criteria including sites no greater than one acre in size and locations that are at least ½ mile from Redmond’s urban centers, adjacent to a collector arterial or higher classification arterial, and within ¼ mile of a public park or a concentration of residential or business uses. Parking for NC-1 establishments shall be provided on-site, on the street, or both.
- Criteria for NC-2: Applications for amendment to land use and zoning designation shall meet several criteria including sites no greater than 3 acres in size and locations that are at least 1 mile from Redmond’s urban centers, adjacent to a multimodal corridor at an intersection with a collector or higher classification arterial, and within ¼ mile of an existing non-motorized connection and a multi-family zone. Parking for NC-2 establishments shall be provided on-site.
- On-site provisions: Neighborhood commercial sites shall also provide community gathering opportunities, pedestrian amenities including a plaza or courtyard, and additional open space.
- Reevaluation: The Planning Commission recommended and the City Council directed staff to reevaluate Neighborhood Commercial policies and codes based on certain conditions and to provide a biennial report to City officials regarding community perspective and neighborhood commercial development trends.
- Design criteria and allowed uses: NC-1 and NC-2 zones shall be limited to no greater than 35 feet of building height. The floor area ratio (FAR) ranges from 0.6 to 0.66 for NC-1 and 0.6 to 0.8 for NC-2. The lower FAR demonstrates a maximum base and the higher FAR includes all possible incentives such as affordable housing and green building. Several allowed uses are common to the two zones with the NC-2 zone also allowing automobile services, health/personal care, finance/insurance, real estate, public administration, ambulatory/outpatient services, social services, and day care centers.

NEXT STEPS

To help community members and applicants learn about the new provisions for NC-1 and NC-2, staff plans to develop a policy and code guide. In addition, staff plans to include Neighborhood Commercial in the 2012 Redmond Neighborhood Network discussion topics.

QUESTIONS

Please contact Kimberly Dietz at (425) 556-2415 or kdietz@redmond.gov with questions and for additional information.

ATTACHMENT

Presentation handouts