7/2/2020
KL - BC Buffer-narrowed

Sponsor: Lambert

am

Proposed No.: 2019-0413

AMENDMENT TO STRIKING AMENDMENT S3 TO PROPOSED ORDINANCE 2019-0413, VERSION 1

In Attachment D, on page 46, strike line 461 and insert:

""In the Village at Redmond Ridge,

a. The following uses are prohibited within one thousand feet from the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or any game arcade admission to which is not restricted to persons aged twenty-one years or older:

Marijuana Retailer,
Marijuana Processor II, and
Marijuana Producer.

b. Adult entertainment businesses are prohibited within three hundred thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare centers, public parks or trails, community centers, public libraries or churches.

c. Gasoline service stations, and any associated underground fuel storage tanks, are prohibited.""

In Attachment D, on page 46, after line 477 insert:

"5. Add P-Suffix condition BC-Pxx to the following parcels:

7202250140	7202320200
7202250240	7202320220
7202320040	7202320230
7202320050	7202370010
7202320060	7202370020
7202320070	7202450010
7202320080	7202450020
7202320190	720245TRCT
720237TRCT	

P-Suffix condition BC-Pxx shall read as follows:

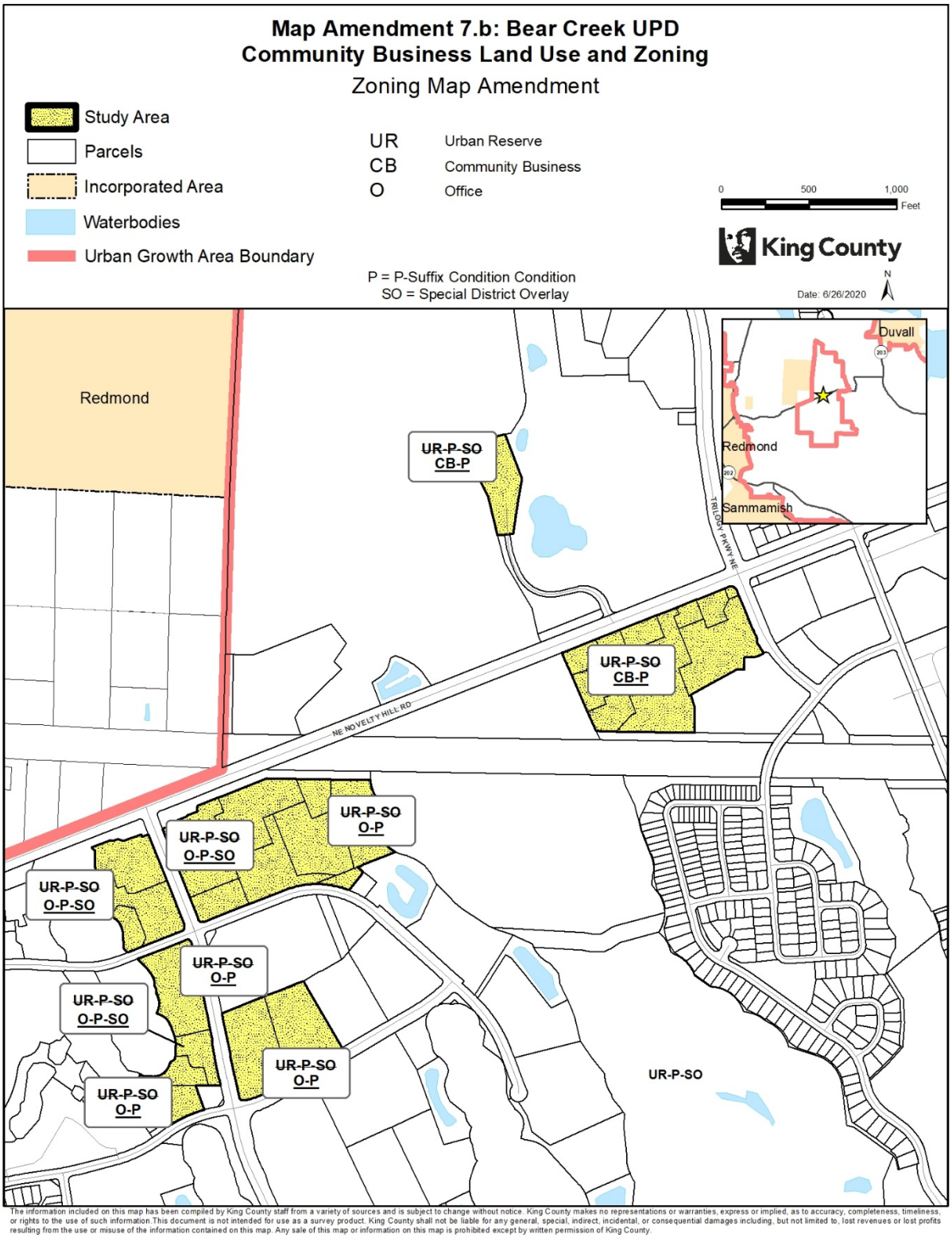
"Adult entertainment businesses are prohibited within three hundred thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare centers, public parks or trails, community centers, public libraries or churches.""

Renumber the remaining sections consecutively and correct any internal references accordingly.

In Attachment D, on page 47, line 486, after "**would**" strike "**prohibit any future development of**" and insert "**limit or prohibit marijuana-related uses, adult entertainment businesses, and**"

In Attachment D, on page 47, line 487, after "**tanks**" strike "**due to concerns with potential contamination of private water well systems in the adjacent rural area**"

In Attachment D, on page 49, strike the map on page 49 and insert: "


Map Amendment 7.b: Bear Creek UPD
Community Business Land Use and Zoning
Zoning Map Amendment
Study Area
Parcels
Incorporated Area
Waterbodies
Urban Growth Area Boundary
UR Urban Reserve
CB Community Business
O Office
P = P-Suffix Condition Condition
SO = Special District Overlay
0 500 1,000
Feet
King County
N
Date: 6/26/2020
Redmond
Duvall
Redmond
Sammamish
TRILOGY PKWY NE
NE NOVELTY HILL RD
UR-P-SO CB-P
UR-P-SO CB-P
UR-P-SO O-P
UR-P-SO O-P-SO
UR-P-SO O-P-SO
UR-P-SO O-P
UR-P-SO O-P-SO
UR-P-SO O-P
UR-P-SO O-P
UR-P-SO
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

"

In Attachment D, beginning on page 53, strike lines 533 through 580 and insert:

"**Map Amendment 7.d: Bear Creek UPD – Redmond Ridge Business Park Industrial Land Use and Zoning**

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN - LAND USE MAP and THE KING COUNTY ZONING ATLAS

Amend Sections 33 and 34, Township 26N, Range 6 as follows:

LAND USE

1. Amend the land use designation from "upd" (Urban Planned Development) to "i" (Industrial) on the following parcels:

7202320090	7202320250
7202320110	7202320260
7202320120	7202420010
7202320140	7202420050
7202320150	7202440010
7202320160	7202440020
7202320170	7202440030
7202320180	7202440040
7202320240	7202440050

ZONING

1. Amend the zoning classification on the following parcels:
    a. To remove P-Suffix conditions BC-P04 and BC-P21;
    b. To remove Special District Overlays SO-070 and SO-110. SO-070 and SO-110 are proposed to be repealed in Section 86 of Proposed Ordinance 2019-0413 (Ordinance XXXXX); and
    c. From UR (Urban Reserve) to I (Industrial):

7202320090	7202320250
7202320110	7202320260
7202320120	7202420010
7202320140	7202420050
7202320150	7202440010
7202320160	7202440020
7202320170	7202440030
7202320180	7202440040
7202320240	7202440050

2. Add P-Suffix condition BC-Pxx to the following parcels:

7202320090	7202320250
7202320110	7202320260
7202320120	7202420010
7202320140	7202420050
7202320150	7202440010
7202320160	7202440020
7202320170	7202440030
7202320180	7202440040
7202320240	7202440050

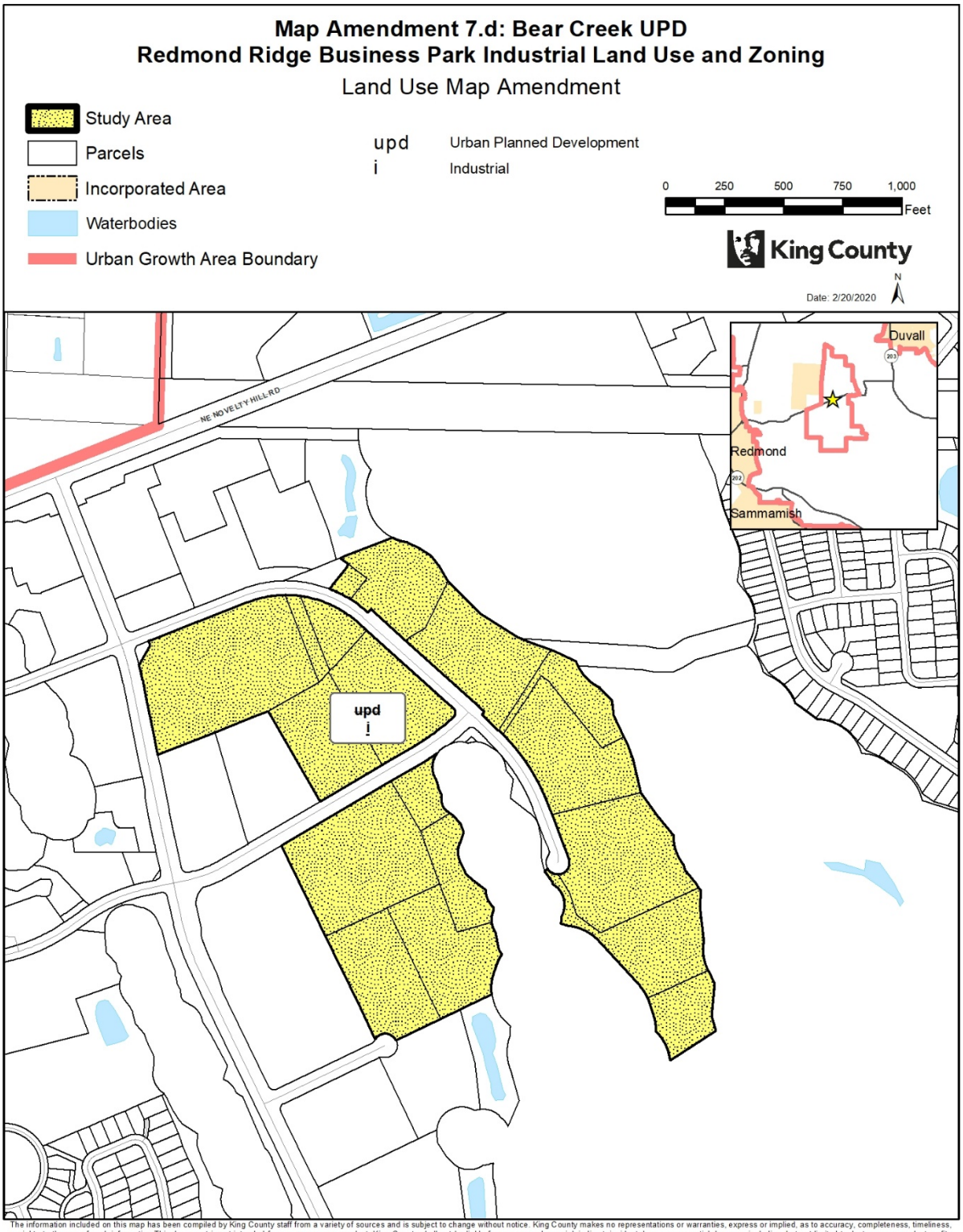
P-Suffix condition BC-Pxx shall read as follows:

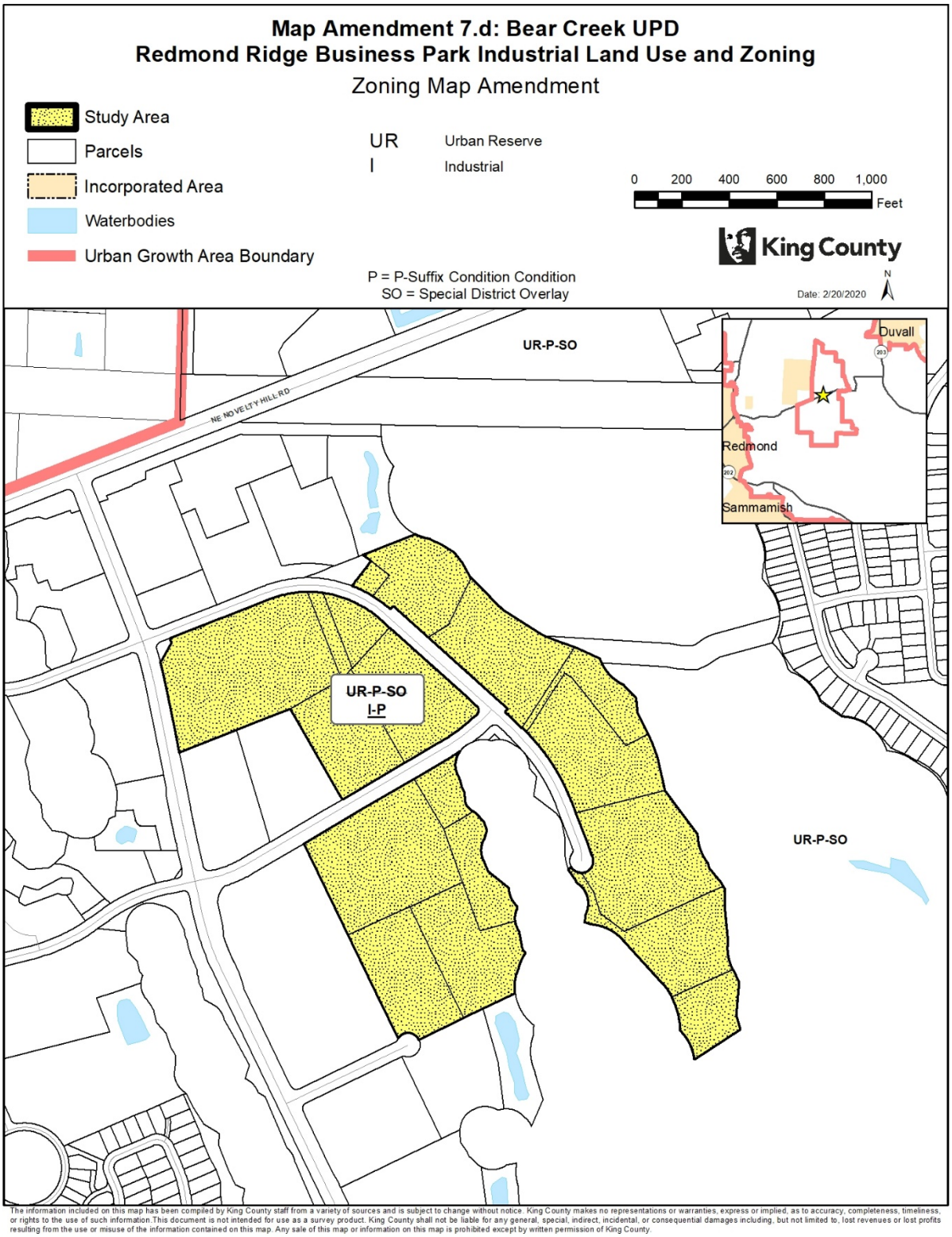
"The following manufacturing and regional land uses are prohibited in the Redmond Ridge Business Park:
SIC Industry No. 2011 - Meat and Packing Plants;
SIC Industry No. 2015 - Poultry Slaughtering and Processing;
SIC Industry No. 2911 - Petroleum Refining;
SIC Major Group 33 - Primary Metal Industries; and
Fossil Fuel Facility.

The following land uses are prohibited within one thousand feet from the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or any game arcade admission to which is not restricted to persons aged twenty-one years or older:
Marijuana Processor II, and
Marijuana Producer."

<u>Effect</u>: This change would amend the land use designation from "upd" (Urban Planned Development" to "i" (Industrial) and the zoning classification from UR-P-SO (Urban Reserve, with P-Suffix Development Conditions and a Special District Overlay) to I-P (Industrial, with P-Suffix Development Condition). The proposed P-Suffix condition would limit the land use types allowed in the business park.

The P-Suffixes and special district overlays that would be removed are BC-P04, BC-P21, SO-070, and SO-110.


Map Amendment 7.d: Bear Creek UPD
Redmond Ridge Business Park Industrial Land Use and Zoning
Land Use Map Amendment
Study Area
Parcels
Incorporated Area
Waterbodies
Urban Growth Area Boundary
upd Urban Planned Development
i Industrial
0 250 500 750 1,000
Feet
King County
Date: 2/20/2020
N
NE NOVELTY HILL RD
upd
i
Duvall
Redmond
Sammamish
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.


Map Amendment 7.d: Bear Creek UPD
Redmond Ridge Business Park Industrial Land Use and Zoning
Zoning Map Amendment
Study Area
Parcels
Incorporated Area
Waterbodies
Urban Growth Area Boundary
UR Urban Reserve
I Industrial
0 200 400 600 800 1,000
Feet
King County
P = P-Suffix Condition Condition
SO = Special District Overlay
Date: 2/20/2020
N
UR-P-SO
NE NOVELTY HILL RD
Duvall
Redmond
Sammamish
UR-P-SO
I-P
UR-P-SO
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

"

EFFECT:

1. In Map Amendment 7.b, adds a new P-suffix development condition limiting some uses in the Village at Redmond Ridge. Marijuana Retailer, Marijuana Processor II, and Marijuana Producer uses in the CB zone would be prohibited within 1,000 feet of elementary or secondary schools, playgrounds, recreation facilities, child care centers, parks, transit center, library and game arcades that allow children. Adult Entertainment Businesses in the CB and O zones would be prohibited within 330 feet of any residential or rural zoned property, schools, day care centers, parks or trails, community centers, libraries or churches.
2. In Map Amendment 7.d, adds additional uses to the proposed P-Suffix development condition that limits uses in the Redmond Ridge Business Park. Marijuana Processor II and Marijuana Producers in the I zone would be prohibited within 1,000 feet of elementary or secondary schools, playgrounds, recreation facilities, child care centers, parks, transit center, library and game arcades that allow children.