



City of Redmond Text Amendment Application

File Number TA

Development Code Text Amendment Fee **\$6072.61**

If a hearing is required, a deposit*** of \$3,310.32 is required at the time of application

Applicant Name _____ Phone ____/____/____ Fax ____/____/____

Address _____ City _____ State _____ Zip Code _____

Email _____

Property Owner _____ Phone ____/____/____ Fax ____/____/____

Address _____ City _____ State _____ Zip Code _____

Email (optional) _____

ZONE CHANGE DESCRIPTION

Property Location (address, intersection of cross street, general area) _____

Tax lot no: T15S, R13E, Section _____ Tax Lot(s) _____

Present Zoning _____ Total Land Area _____ (Square Ft.) _____ (acres)

Present Land Use _____

Proposed Zoning _____ Total Land Area _____ (Square Ft.) _____ (acres)

Attach a statement explaining evidence you plan to present to the Planning Commission to enable them to make a decision (See Attached). Applications will not be accepted without a detailed preliminary site plan drawn to scale. I understand that false statements made on this application may cause subsequent approval to be NULL AND VOID.

FOR OFFICE USE ONLY

Received By: _____

Amendment Fee Paid: _____

Receipt #: _____

Hearing Fee: _____

Hearing Fee receipt #: _____

If needed- Hearing (Specially Set); Non Hearings Officer
*****DEPOSIT ONLY- Fee May Be Higher Based on
Actual Cost of Services**

AMENDMENTS

Authorization to Initiate Amendments. An amendment to the text of these standards, or to a zoning or plan map may be initiated by either City Council or the Planning Commission. A property owner may initiate a request for a map or text amendment by filing an application with the Planning Director using the form(s) prescribed by Article II of these standards.

Zone/Plan Map Amendments. The Hearings Body shall, within 45 days after filing of a petition by a property owner for a zone change/plan amendment with the Planning Director, hold a public hearing in accordance with the provisions of Article II. Prior to the hearing the Planning Director shall refer the proposed amendment to the Planning Commission for their review and a recommendation; the recommendation of the Commission shall be made a part of the record at the hearing.

Justifying the zone change or plan amendment. The burden of proof is upon the applicant to show how the proposed zone change or plan amendment is:

- (1) In conformity with all applicable State statutes
- (2) In conformity with the State-wide planning goals where applicable
- (3) In conformity with the Redmond Comprehensive Plan, land use requirements and policies;
- (4) Needed due to a change of circumstances or a mistake in the original zoning .

Tentative Approval. Based on the facts presented at the hearing and the recommendation of the Planning Commission, if the Hearings Officer determines that the applicant has met all applicable criteria for the proposed change, the Hearings Officer shall give tentative approval of the proposed change. Such approval shall include any conditions, stipulations or limitations which the Hearings Officer determines to be necessary to meet the criteria. An appeal of the Hearings Officer's decision shall be effected in the manner provided for in Article II of these standards. Upon completion of hearings process, the council shall, by order, effect the zone reclassification of the property. Provided, however, if the applicant fails to abide by the conditions attached to the rezoning the Council may, at a later date, rezone the affected property to its original zoning by order.

Public Hearing on Amendments. If a map change is initiated by the Planning Commission or City Council, or if an amendment to the text of these standards is to be considered, the City Council shall hold a public hearing on the proposed change. Notice of the hearing shall be published in a newspaper of general circulation in the City the week prior to the hearing. Before establishing a map change, the Council shall make findings that the proposed change meets the criteria set forth in Section 8.0760. Any change affected under this section shall be by ordinance.

Limitations on Re-Applications. No application of a property owner for an amendment to the text of these standards or to the zoning map shall be considered by the Hearings Officer within the six month period immediately following a previous denial application; if in the opinion of the Hearings Officer, new evidence or a change of circumstances warrant it, however, the Hearings Officer may permit a new application.

By signing, the undersigned certifies that he/she has read and understood the requirements outlined above, and that he/she understands that omission of any listed item may cause delay in processing this application.

I (We) the undersigned acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge.

Applicant: _____ Date: _____
Signature

Owner/Agent: _____ Date: _____
(Circle One) Signature

If you are the authorized agent, please attach the letter of authorization signed by the owner.

NOTE: This may not be a complete list of information required to process and decide this request, and additional information may be required after further review by staff and/or the Hearings Body.