ORDINANCE NO. __2351

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S JUNE 4, 2007 RECOMMENDATION TO APPROVE WITH CONDITIONS THE MONDAVIO 71 PLANNED RESIDENTIAL DEVELOPMENT (FILE L070146), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Mondavio Lot 71 PRD LLC herein referred to as applicant, submitted an application to develop 108 units of housing as a planned residential development (PRD) on Lot 71 of the Mondavio plat, a 7.66 acre site, located at Redmond-Woodinville Road and NE 106th Street; and

WHEREAS, a planned residential development is a Type IV permit decision; and

WHEREAS, the Redmond Community Development Guide authorizes the Hearing Examiner to conduct an open record hearing for the planned residential development and make a recommendation with findings of fact, conclusions of law, and conditions of approval for the PRD to the City Council for consideration; and

WHEREAS, on May 14, 2007, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Mondavio 71 Planned Residential Development (File L070146) and;

WHEREAS, on June 4, 2007, the Hearing Examiner recommended approval of the Mondavio 71 PRD (File L070146) subject to conditions; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Hearing Examiner's recommendation for the Mondavio 71 PRD dated June 4, 2007.

Section 2. Approval. The City Council hereby approves the Mondavio 71 Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated June 4, 2007.

<u>Section 3.</u> <u>Duties of Planning Director.</u> The Planning Director is hereby authorized and directed to make any appropriate notations on the official zoning map of the city in order to reflect the approval of the PRD as provided in this ordinance.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City's legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MA

ATTEST/AUTHENTICATED:

MAUSA ELLES, CITY CLERK

APPROVED AS TO FORM: OFFICE OF THE CITY ATTORNEY:

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO.: 2351

June 12, 2007

June 19, 2007

June 19, 2007 June 25, 2007 June 30, 2007