ORDINANCE NO. 2134

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, APPROVING DGA-02-007 AND REZONING 3.66 ACRES LOCATED AT AVONDALE ROAD AND NOVELTY HILL ROAD FROM R-4 TO R-6 AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on March 15, 2002, Mr. Gerald Hansen of Hansen Investments, LLC submitted a request to rezone five (5) adjacent parcels, totaling approximately 3.66 acres from R-4 to R-6, and the application was deemed complete on April 2, 2002; and,

WHEREAS, the subject properties are more precisely identified by the King County Tax Assessor as Parcels No. 3126069080, 3126069081, 3126069110, 3126069090, 0625069051, as shown on the attached Exhibit 1; and,

WHEREAS, both the R4 and R-6 zones are located within and are consistent with the Low-Moderate Density land use designation on the City of Redmond's Comprehensive Plan Land Use Map; and,

WHEREAS, pursuant to appropriate mailed and published notice, the City of Redmond Hearing Examiner held a public hearing on the proposed rezone request on June 10, 2002; and,

WHEREAS, on July 1, 2002, after considering the public testimony and comments received and other data and analysis contained in the Staff Reports, the Hearing Examiner forwarded a recommendation to the City Council to approve the rezone request; and,

WHEREAS, on August 20, 2002 the City Council considered the Hearing Examiner's findings on the rezone and concurred with the recommendation to approve the request; now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES

ORDAIN AS FOLLOWS:

Section 1: Findings, Conclusions, and Analysis. In support of the proposed

rezone of the subject properties from R-4 to R-6, the City Council hereby adopts the findings,

conclusions, and analysis contained in the Staff Report to the Hearing Examiner dated June 10,

2002, including the related attachments and exhibits to that report, and adopts the findings of

fact, conclusions of law, and recommendation contained in the Hearing Examiner's report to the

City Council dated July 1, 2002.

Section 2: Rezone Approved. DGA-02-007 is hereby approved and the

official zoning map of the City of Redmond is hereby amended in order to rezone the property

legally described on Exhibit 2 to this Ordinance from R-4 to R-6.

Section 3: Severability. If any section, sentence, clause, map or phrase of this

Ordinance or any Comprehensive Plan provision or regulation adopted or amended hereby

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 or any other Comprehensive Plan provision

or regulation adopted or amended hereby.

Section 4: Effective Date. This Ordinance, being an exercise of a power

specifically delegated to the City legislative body, is not subject to referendum, and shall take

effect five days after the publication of an approved summary consisting of this title.

CITY OF REDMOND

/s/ MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

/s/ CITY CLERK. BONNIE MATTSON

Ordinance No. 2134

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APPROVED AS TO FORM: OFFICE OF THE CITY ATTORNEY /s/ JAMES E. HANEY

FILED WITH THE CITY CLERK: August 15, 2002
PASSED BY THE CITY COUNCIL: August 20, 2002
SIGNED BY THE MAYOR: August 20, 2002
PUBLISHED: August 21, 2002
EFFECTIVE DATE: August 29, 2002
ORDINANCE NO: 2134