## CITY OF REDMOND ORDINANCE NO. 2599 (AM)

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S APRIL 20, 2011, RECOMMENDATION TO APPROVE WITH CONDITIONS THE CHABLIS PLANNED RESIDENTIAL DEVELOPMENT (FILE L090097), AND PRELIMINARY PLAT (L090096), AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Baumann, herein referred to as applicant, submitted an application to develop a 20-lot, single-family development, and one lot with four cottage units, planned residential development (PRD) and preliminary plat on 4.36 acres located at 15631 NE 116<sup>th</sup> Street; and

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

WHEREAS, the Chablis PRD and Preliminary Plat is vested under the Redmond Community Development Guide regulations in effect at the time of submittal, on March 30, 2009; 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 April 6, 2011, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Chablis

Planned Residential Development (File L090097) and Preliminary .
Plat (L090096); and

WHEREAS, on April 20, 2011, the Hearing Examiner conditionally approved the Chablis Preliminary Plat (L090096) and recommended approval of the Chablis PRD (File L090097) 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 Chablis Planned Residential Development dated April 20, 2011. The City Council also adopts the following additional finding and conclusion:

<u>Finding</u>: High traffic volumes exist on Red-Wood Road and significant pedestrian facilities are not present on the east side of the road.

<u>Condition</u>: Appropriate signage should be placed at the connection of the plat to Red-Wood Road indicating

that significant pedestrian facilities do not exist on the east side of Red-Wood Road.

Section 2. Approval. The City Council hereby approves the Chablis Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated April 20, 2011.

Section 3. Duties of Planning Director. 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 shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 17<sup>th</sup> day of May, 2011.

CITY OF REDMOND

OHN MARCHIONE, MAYOR

ATTEST:

Michelle M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

JAMES HANCY, CITY ATTORNEY

FILED WITH THE CITY CLERK:

May 11, 2011

PASSED BY THE CITY COUNCIL:

May 17, 2011

SIGNED BY THE MAYOR:

May 17, 2011

PUBLISHED:

May 23, 2011

EFFECTIVE DATE:

May 28, 2011

ORDINANCE NO.2599 (AM)

Approved as Amended 7-0:

Allen, Carson, Cole, Margeson, Myers, Stilin

and Vache