

0020.150.128
LCM/crd
12/03/90

Cinnimon
DGA 90-0009

ORDINANCE NO. 1603

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
AMENDING THE COMMUNITY DEVELOPMENT GUIDE AND
OFFICIAL ZONING MAP TO REVISE THE LAND USE
DESIGNATION AND ZONING CLASSIFICATION OF THE
PROPERTY COMMONLY KNOWN AS THE CINNIMON
DEVELOPMENT, CITY FILE NO. DGA-90-0009.

WHEREAS, Cinnimon Limited Partnership, a Washington limited partnership, initiated a request to amend the land use designation from "Suburban Estate" to "Urban Residence" and zoning classification from "General" (G) to "Urban Residence" (R-12) of certain property commonly known as the Cinnimon Property and said requests were processed under City File No. DGA-90-0009, and

WHEREAS, the Planning Commission conducted a public hearing on the proposal on November 7, 1990, and after considering public testimony, issued its recommendation in favor of approving the proposed designation and classification changes, subject to execution of a concomitant zoning agreement in the form attached hereto, and

WHEREAS, the City Council has considered the recommendation of the Planning Commission and has determined that the proposed land use designation and zoning map amendment revisions should be made, subject to execution of the concomitant zoning agreement by the City and the applicant, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
HEREBY ORDAINS AS FOLLOWS:

Section 1. The Redmond Community Development Guide is hereby amended by revising the City's land use plan and land use plan map to designate the property commonly known as the Cinnamon Property, more specifically described on Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full, from "Suburban Estate" to "Urban Residence".

Section 2. The City's official zoning map is hereby amended by revising the zoning classification of the Cinnamon Property as described on Exhibit A from "General" (G) to "Urban Residence" (R-12).

Section 3. The land use plan and zoning map changes set forth above are conditioned upon complete execution and recording of that agreement entitled "Concomitant Zoning Agreement for Affordable 'Below Market Rate' Housing Units" consisting of five pages, together with Exhibits "E-1" through "E-3" thereto.

Section 4. The Findings and Conclusions of the Planning Commission set forth in its recommendation to the City Council on this matter are hereby adopted as the Findings and Conclusions of the City Council in its support of this action.

Section 5. The Director of Planning and Community Development is instructed to make the changes in the City's official land use plan and zoning map as are required in order to implement this ordinance.

Section 6. 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 (5) days after

passage and publication of the ordinance or a summary thereof consisting of the title.

APPROVED:

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schaible
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY

John C. Martin *Sam Ely*

| | |
|-----------------------------|----------|
| FILED WITH THE CITY CLERK: | 12-13-90 |
| PASSED BY THE CITY COUNCIL: | 1-08-91 |
| PUBLISHED: | 1-13-91 |
| EFFECTIVE DATE: | 1-18-91 |
| ORDINANCE NO. <u>1603</u> | |

EXHIBIT A

Cinnamon Townhomes Site

Legal Description

Beginning at a point on the South line of the Northwest Quarter of Section 31, Township 26 North, Range 6 East, W.M., being also the Southwest corner of the Southeast Quarter of said Northwest Quarter, from which the West Quarter corner of said Section 31 bears North $84^{\circ}07'42''$ West 1231.52 feet and proceeding;

thence South $84^{\circ}07'42''$ East 395.84 feet along the South line of said Northwest Quarter to the Westerly right-of-way line of Avondale Road being 30 feet Westerly of the monumented centerline and proceeding;

thence North $00^{\circ}50'08''$ East 834.12 feet along said Westerly right-of-way line to a point of curvature;

thence along a curve to the right having a radius of 1462.39 feet thru a central angle of $07^{\circ}29'42''$, an arc distance of 191.30 feet along said Westerly right-of-way line to a point;

thence North $82^{\circ}36'01''$ West 415.32 feet along the South line of the Northerly 250.00 feet of the Southeast Quarter of said Northwest Quarter to a point on the West line of the Southeast Quarter of said Northwest Quarter;

thence South $00^{\circ}30'57''$ West 1037.62 feet along the West line of the Southeast Quarter of the said Northwest Quarter to the True Point of Beginning, containing an area of 410,587 square feet of land more or less and being contained entirely within the Southeast Quarter of the Northwest Quarter of Section 31, Township 26 North, Range 6 East, W.M., King County, Washington.

