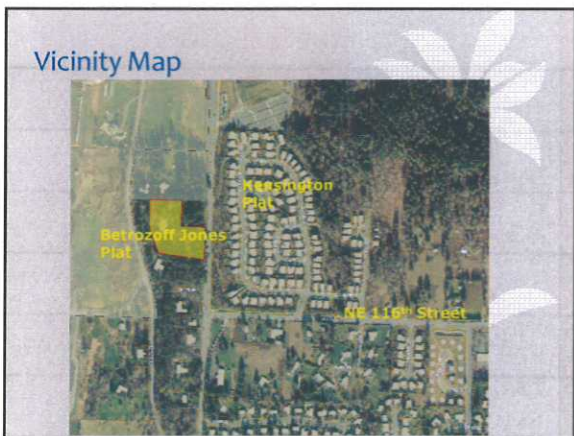
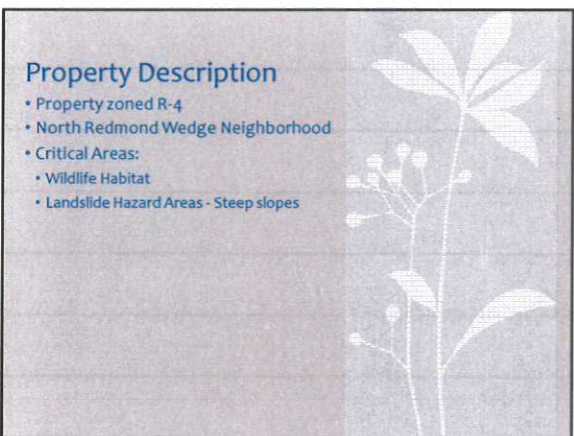










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Project Description

- Subdivide a 8.04 acre site into 31 single family lots
- Preliminary Plat – Type III Process
- Open Space – 46%



Site Plan

DEVELOPMENT STANDARDS (R-4)

DENSITY:	8.04 AC. ± 4 DU/AC ± 32 DWELLINGS
MINIMUM:	35 DU ± 4 AC ± 80 DWELLINGS
PROPOSED:	31 DWELLINGS
MIN. AVERAGE LOT SIZE:	7,000 SF
MINIMUM LOT WIDTH:	40' DIAMETER CIRCLE
BUILDING SETBACKS:	FRONT AND SIDE STREET: 10'
	SIDE WALKWAY: 5' (10')
	REAR: 10'
	CORNER: 10'
	ARTERIAL (WOOD-RED ROAD): 35'
BUILDING HEIGHT:	30' (LIMITED BY RZC 21 OR 1800002104)
OPEN SPACE:	REQUIRED: 20% OF LOT AREA (45,022 S.F.)
	PROVIDED: 91,145 S.F.
IMPERVIOUS COVERAGE:	MAXIMUM: 60% OF LOT AREA (136,269 S.F.)
	PROVIDED: 750
PARKING:	REQUIRED: 2.0 PER DU (62)
	PROVIDED: 124



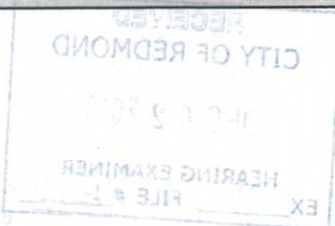
Tree Preservation Plan

TREE PRESERVATION SUMMARY TABLE

TREE TYPE	EXISTING	PROPOSED	REMOVED	TOTAL
1. LARGE TREES (DBH > 12")	1	1	1	1
2. MEDIUM TREES (DBH 8" - 12")	1	1	1	1
3. SMALL TREES (DBH < 8")	1	1	1	1
4. TOTAL	3	3	3	3

- 296 replacement trees required
- 298 replacement trees to be planted onsite





Procedural Summary

- ⊙ **Completeness**
 - 09/05/2013 – Letter of completeness issued and vested date
- ⊙ **The Notice of Application**
 - 09/13/2013 - Comment period begins
 - 10/04/2013 - Comment period ends
- ⊙ **SEPA**
 - 10/07/2013 - DNS issued
 - 10/21/2013 - Comment period ends
 - 10/22/2013 - Appeal period begins
 - 11/04/2013 - Appeal period ends
- ⊙ **Neighborhood Meetings**
 - 08/26/2013
 - 10/29/2013
- ⊙ **The Notice of Public Hearing**
 - 11/08/2013 - Issued

Vesting

- Project submitted on 09/05/2013
- Project vested on 09/05/2013
- Betrozoff Jones Preliminary Plat also required to comply with North Redmond Wedge Neighborhood Regulations; effective on 11/18/2006 – Ordinance 2308

Plat - Decision Criteria

- Conformance with the goals, policies and plans in the Redmond Comprehensive Plan.
 - Meets the goals and policies of the Comprehensive Plan
 - City-wide policies
 - Neighborhood specific policies for North Redmond
- Site Requirements for the residential zone
 - Base density allows 32 units
 - Proposed density is 31 dwelling units
- Submittal requirements
 - Meets the submittal requirements on file and deemed complete on 09/05/2013
- Providing housing types that effectively serve the affordable housing needs of the community.
 - Project meets this criteria – 10% or 3 affordable units are provided
- Streets and Sidewalks. The proposed street system conforms to the City of Redmond's Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic.
 - Five foot sidewalks to be provided along the new local streets
 - Sidewalks along Redmond Woodinville Road to connect to NE 116th Street
 - Interim walkway to be constructed along Redmond Woodinville Road

Plat - Decision Criteria (Continued)

- The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the short subdivision
 - Adequate public facilities – streets, fire protection, utilities and pedestrian access
 - New stormwater detention facility proposed
- The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the short subdivision
 - Informal recreational opportunities available throughout the site
 - Minimum open space required is 20%
 - Proposal provides 40% in open space with preservation of trees within a Native Growth Protective easement
 - Provision of recreational amenities – picnic tables, park benches & play equipment within other open space tracts
- The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the short subdivision.
 - The proposed plat has been conditioned to pay school impact fees upon issuance of building permits for each single-family lot.
- The proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school appropriate to the nature of the short subdivision.
 - The plat has been conditioned to construct a safe walking route from the development for students who walk to and from school

Plat – Decision Criteria (Continued)

- The layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots.
 - Development has been clustered to preserve trees
- Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.
 - Proposal makes provision for considerations of hazards and limitations

North Redmond Neighborhood Regulations

Neighborhood: North Redmond				
Code Citation	RZC 21.08.080	Complies	Complies as conditioned	Applies at Building Permit
Arterial Setbacks			X	
Building Heights			X	X
Low Impact Development			X	
Tree Preservation			X	
Vegetation for Common Areas			X	
Street Trees			X	
Vegetated Treatments			X	
Access to Wedge Subarea			X	
Multiplex Housing				
Applicability: Proposal includes (two, three, four unit attached dwelling units).			N/A	
Density		X		
Minimum lot size and lot division		X		
Design			X	
Affordable housing exception			X	
Location Criteria				X

Conditions of Approval

80 Staff recommends approval subject to conditions of approval contained in the Technical Committee Report with modifications as outlined in revised Technical Committee Report to the Hearing Examiner.
