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CITY OF REDMOND
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HEARING EXAMINER
EX-2013 FILE # 2013
00814

Benjamin Preliminary Plat

LAND 2013-0814 &
SEPA – 2014-0281

Hearing
Examiner

PUBLIC HEARING –
May 5, 2014

Vicinity Map



Property Description

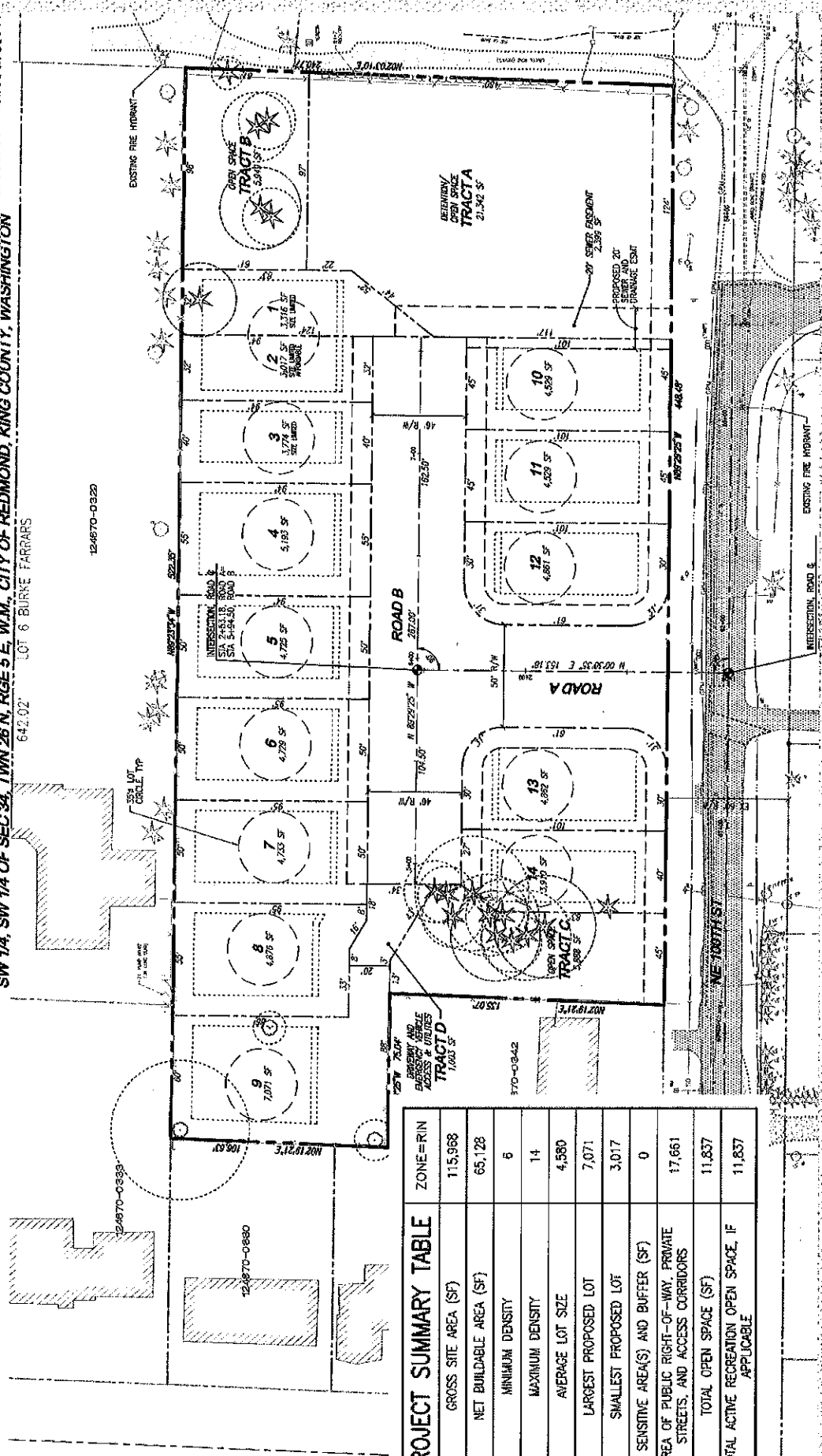
- Property zoned RIN
- Willows Rose Hill Neighborhood
- Critical Areas:
 - No on-site critical areas

Project Description

- Subdivide a 2.7 acre site into 14 single family lots
- Preliminary Plat – Type III Process
- Open Space – 21%
- Affordable Housing – 1 unit
- 20% of homes required to be size limited

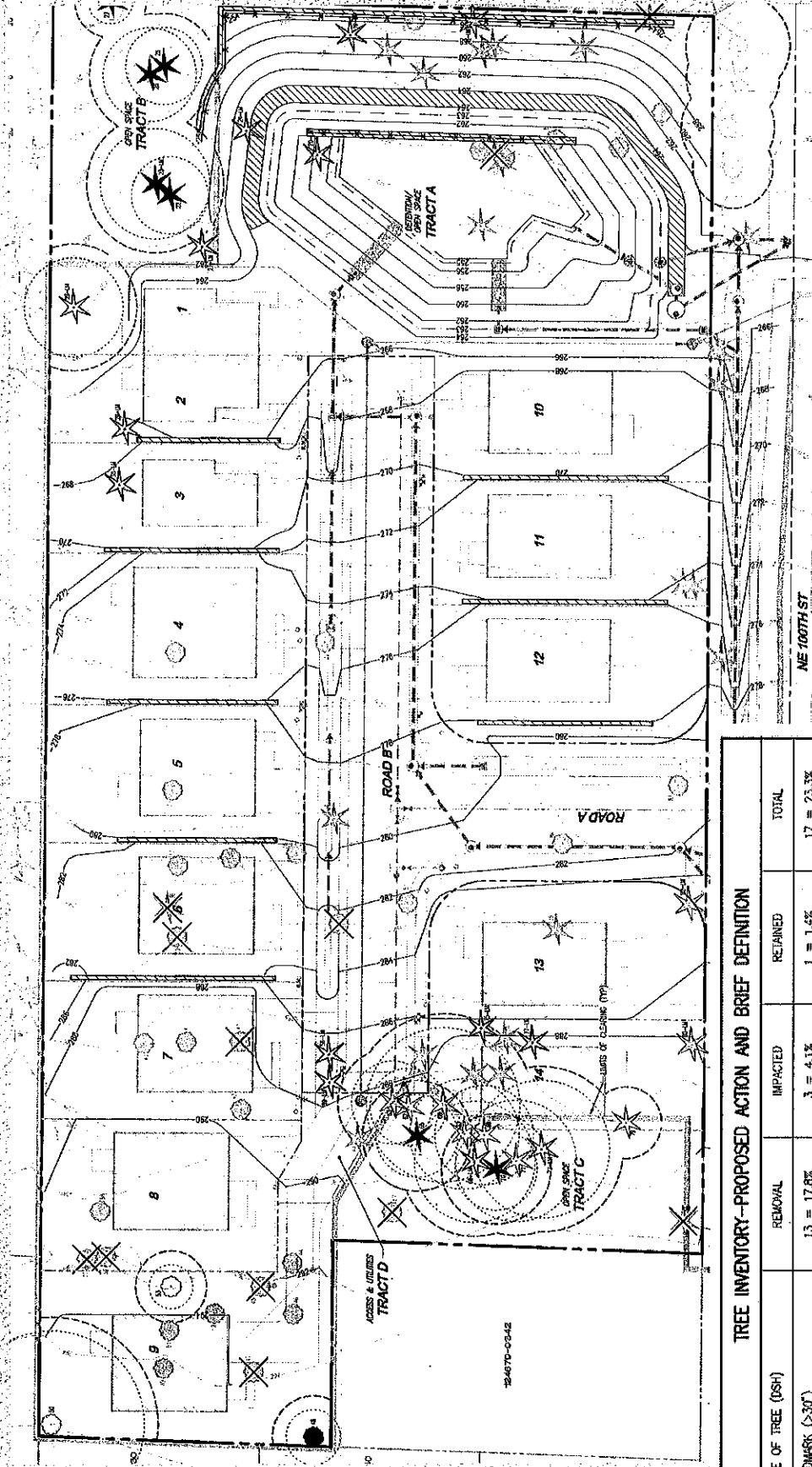
Site Plan

SW 1/4, SW 1/4 OF SEC 34, T4N 26 N, R1E 5 E, W1M, CITY OF REDMOND, KING COUNTY, WASHINGTON
642.02' LOT 6 BURKE FARRAR



PROJECT SUMMARY TABLE		ZONE=RIN
GROSS SITE AREA (SF)	115,968	
NET BUILDABLE AREA (SF)	65,128	
MINIMUM DENSITY	6	
MAXIMUM DENSITY	14	
AVERAGE LOT SIZE	4,580	
LARGEST PROPOSED LOT	7,071	
SMALLEST PROPOSED LOT	3,017	
SENSITIVE AREA(S) AND BUFFER (SF)	0	
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	17,661	
TOTAL OPEN SPACE (SF)	11,837	
TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE	11,837	

Tree Preservation Plan



Procedural Summary

● Completeness

- 01/30/2014 – Letter of completeness issued and vested date

● The Notice of Application

- 02/18/2014 - Comment period begins
- 03/11/2014 - Comment period ends

● SEPA – Exempt

● The Notice of Public Hearing

- 04/14/2014 - Issued

Vesting

- Project submitted on 01/30/2014
- Project vested on 01/30/2014
- Benjamin also required to comply with Willows Rose Hill

Neighborhood Regulations

Neighborhood Comments

- Neighborhood meeting held on **October 15, 2013**
- Comments and concerns related to sewer connection, landscaping proposed, tree retention and off-site storm drainage
- Notice of Application comments:
 - Safe walk route improvements

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 Willows Rose Hill*
- Site Requirements for the residential zone
 - *Base density allows 13 units*
 - *Proposed density is 14 dwelling units*
- Submittal requirements
 - *Meets the submittal requirements on file and deemed complete on 01/30/2014*
- Providing housing types that effectively serve the affordable housing needs of the community.
- *Project meets this criteria – 10% or 1 affordable unit is 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 street*
 - *Sidewalks to connect to NE 100th Street*
 - *Streets designed to meet the City's Rustic street standards*
 - *Interim walkway to be constructed to connect to closest public facility or constructed sidewalk*

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 21% in open space with common open space areas and recreational amenities*
- 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 designed to take into account topography and vegetation and consider least disruption of the site*
- 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*

Willows Rose Hill Neighborhood Regulations

Neighborhood: Willows Rose Hill				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
Arterial Setbacks		X		
Building Height		X		
Low Impact Development		N/A		
Tree Preservation		X		
Vegetation for Common Areas		X		
Street Trees		X		
Vegetated Treatments		X		
Access to Wedge Subarea		N/A		
Multiplex Housing		N/A		
Applicability		N/A		
Density		X		
Minimum lot size and lot division		X		
Design		X		
Affordable housing exception		N/A		
Location Criteria		X		

Conditions of Approval

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