

FRIENDLY VILLAGE OF REDMOND  
Planned Development  
(PD-11-1) - Final Plan Approval

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 254

A RESOLUTION, relating to zoning and approving the final plan of Friendly Village of Redmond, a mobile home Planned Development (PD-11-1) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on March 4, 1970, to consider the preliminary plan for a mobile home Planned Development by AMC Corporation, designated PD-11 and submitted under Chapter 10, Ordinance 310, as amended by Ordinance 447, which Commission thereafter submitted its recommendations thereon to the City Council; and

WHEREAS, following approval of the preliminary plan by the City Council, an application was filed on May 13, 1970, for the approval of the final plan of said Planned Development, and the Council has examined the same and deems it in the public interest and for the public welfare and in harmony with the Comprehensive Plan for Redmond that the final plan for Friendly Village of Redmond, designated PD-11-1, be approved; NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, as follows:

Section 1. Approval of Final Plan. The final plan for PD-11-1 known as Friendly Village of Redmond, submitted on May 13, 1970, by AMC Corporation, is hereby approved, subject to the conditions and provisions of this Resolution.

Section 2. Property Description. The real property comprising Planned Development PD-11-1 is described as follows:

In section 6, township 25 north, range 6 east W.M.:

That portion of the southeast quarter of the northwest quarter of said section 6, lying south of the south margin of N. E. 95th Street as established by deed recorded under Auditor's File No. 5737719, less the north 410 feet of the east 156 feet thereof and less a tract described as follows:

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Beginning at a point on the south margin of N. E. 95th Street 486.00 feet west of the east line of said northwest quarter of section 6;

Thence west along said south margin 110.00 feet;

Thence south 1°26'08" west 125.00 feet;

Thence east parallel to said south margin of N. E. 95th Street, 110.00 feet;

Thence north 1°26'08" east 125.00 feet to the point of beginning.

ALSO, that portion of government lot 5 in said section 6 described as follows:

Beginning at a point on the east line of said government lot 5, 638.82 feet north of the south line of said government lot 5;

Thence north 89°15'47" west 352.97 feet;

Thence north 1°15'53" East, 212.50 feet;

Thence north 75°36'50" west to the southeasterly margin of Avondale Road;

Thence northeasterly along said southeasterly margin to the south margin of N. E. 95th Street as established by deed recorded under Auditor's File No. 5737719;

Thence east along said south margin to said east line of government lot 5;

Thence south along said east line to the point of beginning.

Situated in the City of Redmond, King County, Washington.

Section 3. General Description of Planned Development. The

general description of the Planned Development PD-11-1 and the

improvements to be made is described as follows:

Friendly Village of Redmond, designated PD-11-1 is a mobile home park with mobile home spaces 50 feet wide and from 65 feet to 80 feet long, giving areas of from 3250 square feet to 4000 square feet. The park area is 41 acres, with 224 lots. All utilities will be underground. All streets will remain private. They will be surfaced with curbing. Light standards will be placed throughout the park. There will be sight screening buffer strips around the periphery using largely natural growth trees. Trees and walkways with additional plantings will be scattered throughout the park. Bear Creek meanders through one corner and will be left in a natural state. There will be a recreation center including a recreation building, swimming pool and other features. All mobile home spaces will be rented. None will be sold. There will be a resident manager. Overnight, transient or short term tenants will not be accepted.

Section 4. Approval of Plans. Planned Development No. PD-11-1

shall be developed in accordance with the plans and specifications

submitted with the application for approval of final plan, con-

sisting of the following:

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Designation	Description
General	
Gen-1-1.2	Plot Plan
Gen-1-2.0	Boundary Map
Gen-2-1.2	Grading Plan
Gen-3-1.2	Recreation Building - Elevation
Gen-3-2.2	" " Plan
Gen-3-3.2	" " Sections
Gen-3-4.1	Recreation Facilities
Gen-3-5.2	" "
Gen-3-6.2	" "
Gen-3-7.2	" "
Gen-3-8.2	" "
Gen-3-9.0 through 15.0	Recreation Details
Special	
Spec-1-1.1	Bridge

Section 5. Conditions of Approval. The approval hereby given shall be subject to compliance with the following:

- (1) The total number of mobile home spaces is not to exceed 224.
- (2) A Hydraulics Project Approval must be secured before construction commences in accordance with RCW 75.20.100 and the requirements of that statute are to be implemented.
- (3) Stream Work (on Bear Creek) must be accomplished between June 1 and September 1.
- (4) A permanent natural area extending a minimum of 35 feet on each side of the stream through the length of the stream within the project is required.
- (5) A pipe arch culvert with open bottom which is properly protected from erosion by the placement of riprap shall be provided at the stream crossing.
- (6) All storm drains emanating from the site shall be furnished with settling basins and their outlets riprapped to minimize erosion.
- (7) Drainage from the swimming pool in the recreation area shall be directed into the city sewer line rather than be discharged into Bear Creek.
- (8) Sight screening of the storage area adjacent to N. E. 95th Street shall be required and shall meet with approval of the Planning Director.
- (9) Access to the storage area shall be from the interior street system and not from N. E. 95th Street.

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- (10) Both access streets from N. E. 95th Street shall be widened to at least 40 feet.
- (11) The streets shown on the drawings as 28 feet wide shall be 24 feet wide from curb to curb, and the streets shown as 35 feet wide shall be 34 feet wide curb to curb.
- (12) Eighty guest parking stalls shall be provided off-street in addition to two stalls per mobile home space. Guest parking shall be oriented so as best to serve the units.
- (13) Twenty feet of right-of-way shall be dedicated to the city along the easterly side of Avondale Road, since it is designated as a major arterial and will require 100 foot wide right-of-way, 50 feet on each side of the centerline.
- (14) A well site in the northwest corner of the property shall be made available to the city. A fair market value will be paid by the city.
- (15) Grading and fill work shall be subject to approval by the city and shall approximate natural contours.
- (16) The minimum buffer at all site boundaries shall effectively screen the mobile homes from view from outside the site. Such buffers shall be equal to the screening afforded by evergreen plant material as follows:
- |                       |         |
|-----------------------|---------|
| Avondale Road         | 80 feet |
| Along school property | 10 feet |
| All other boundaries  | 20 feet |
- Plantings within the site shall be adequate to provide screening from the hillsides.
- (17) The mobile home colors permitted shall be subdued and rooftops will be non-glare producing. ~~Colors used will be subject to Planning Department approval.~~
- (18) Swimming Pool:
- (a) Minimum dimensions shall be 28 feet by 48 feet.
  - (b) Shape shall be rectangular
  - (c) Maximum depth shall be eight feet.
  - (d) Deep end shall be furthest from the recreation building.
  - (e) There shall be no provision for diving.
  - (f) Shallow end shall be a minimum of thirty inches deep.
  - (g) Two-thirds of the pool length shall be under six feet deep.
  - (h) There shall be two entrances to the pool with at least three steps, with a handrail at each entrance.
  - (i) There shall be a six foot high fence around the pool and adjoining area but excluding the tot lot shown on the recreation center plan drawing.
  - (j) Proper Red Cross equipment shall be provided.
  - (k) The dressing room facilities in the recreation building shall be available to those using the pool.
  - (l) There shall be a storage area as required for water purification equipment.
  - (m) The pool shall meet all King County health requirements.
- (19) The recreational complex shall be completed before more than 25 per cent of the mobile home spaces are occupied by tenants.

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(20) The permanent identifying sign for the project shall meet with approval of the Planning Director.

Section 6. Duration of Approval. This resolution shall take effect and be in force immediately upon its passage and approval and shall continue in force subject to the conditions of Chapter 10, Ordinance 310, as amended by Ordinance 447. Upon satisfactory compliance with the conditions required herein, application shall be made for the adoption of an ordinance giving final approval to the Planned Development.

PASSED by the Council of the City of Redmond, Washington at a regular meeting thereof, and APPROVED by the Mayor this 7th day of July, 1970.

CITY OF REDMOND  
*Selwyn L. Young* *Mayor pro-Tem.*  
SELWYN L. YOUNG  
MAYOR  
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*Eleanor J. Hayden*  
ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:  
*John D. Lawson*  
JOHN D. LAWSON  
CITY ATTORNEY

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