

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 398

A RESOLUTION, relating to land use districts (zoning) and giving conceptual approval to the granting of Zoning Change Petition No. 72 to amend the Redmond Zoning Plan by providing for the reclassification of a certain portion of the City of Redmond.

WHEREAS, the owners of the below-described real property, located in the City of Redmond, King County, Washington, petitioned the Planning Commission and the City Council for a change in the zoning classification of said property from Commercial Complex (C-C) and Professional and Commercial Office (P-C) to Light Commercial (C-L); and

WHEREAS, said Petition was duly filed with the City Clerk and transmitted to the Planning Commission, which Commission duly held a public hearing on said Petition on March 10, 1976, in the manner required by law, and thereafter reported the results of such hearing together with its recommendations on said Petition to the City Council; and

WHEREAS, the City Council has duly considered and held a public hearing on said Petition on April 20, 1976, and request for rezoning and deems it in the best interest of the City of Redmond and in harmony with the Comprehensive Plan to give conceptual approval for the reclassification of said property from Commercial Complex (C-C) and Professional and Commercial Office (P-C) to Light Commercial (C-L), upon obtaining the agreement of the property owners thereto; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND DO RESOLVE AS FOLLOWS:

Section 1. Conceptual approval granted - Conditions. That conceptual approval is hereby given to Zoning Change Petition No. 72 to rezone and reclassify the following described property from Commercial Complex (C-C) and Professional and Commercial Office (P-C) to Light Commercial (C-L) by an amendment to the Redmond Zoning Plan subject to the following conditions and criteria:

- (a) The concept shall include a landscape plan that provides for the incorporation of a significant amount of existing tree cover.
- (b) Building and sign features shall be of a coordinated architectural style that is compatible with the adjoining development north of 24th Street.
- (c) Circulation and parking shall be coordinated to avoid left turn conflicts with existing driveways on N.E. 24th Street and to minimize the number of curb cuts.
- (d) The development concept plan shall be submitted for approval within 18 months of the date of the resolution to reclassify.

said property being described as follows:

Lot 7 and the west quarter of lot 8, Bellevue Gardens Third Addition, according to plat thereof recorded in volume 21, page 72 of Plats, in King County, Washington.

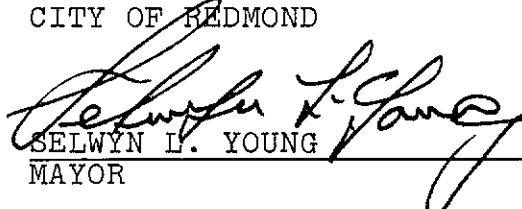
Section 2. Agreement with property owner. That the applicant under Zoning Change Petition No. 72 shall acknowledge and accept in writing

the provisions of this ^{resolution} ordinance and shall comply fully with the requirements of Section 1 hereof before the rezoning will be granted.

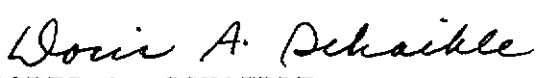
Section 3. Effective date. This resolution shall take effect and be in force five (5) days after the date of its publication as provided by law.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 4th day of MAY, 1976.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


DORIS A. SCHAIBLE
DEPUTY CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

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