

# ORIGINAL

Conditional Use Permit No. 26  
(Cascade Plaza Addition)

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 413

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 26 for an addition to Cascade Plaza in an area zoned as Multiple Family Residential No. 2 (RM-2)

WHEREAS, Conditional Use Petition No. 26 was filed on November 12, 1976, by Barnes-Campbell-Smith, requesting permission to construct an addition to an existing retirement facility on property therein described; and

WHEREAS, the Planning Commission duly held a public hearing on said Petition on December 8, 1976, and thereafter recommended to the City Council that the Petition be granted subject to certain conditions and the City Council has considered the Petition, the recommendations of the Planning Commission, and has determined the same should be granted, subject to conditions as stated herein, Now, Therefore,

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

Section 1. Approval granted. Conditional Use Petition No. 26, filed November 12, 1976, by Cascade Plaza to construct an addition to an existing retirement facility on the property described in Section 2 as a conditional use under Title 17 of the Redmond Municipal Code in an area zoned and classified as Multiple Family Residential No. 2 (RM-2) is hereby granted and approved, subject to the conditions and provisions of this resolution.

Section 2. Property description. The real property included in C.U.P. No. 26 is described as follows:

That portion of the southeast of the southwest quarter of Section 2, Township 25 north, range 5 E.W.M., in King County, Washington and of the northeast quarter of the northwest quarter of Section 11, Township 25 north, Range 5 E.W.M., lying easterly of Willows Road, north-easterly of Redmond Way, southwesterly of the Northern Pacific Railroad right of way and northwesterly of the following described line: Beginning at the northwest corner of said Section 11; thence south  $88^{\circ}06'37''$  east along the section line common to sections 2 and 11, a distance of 1873.72 feet, thence south  $46^{\circ}23'23''$  west 158.22 feet to the northeasterly margin of Redmond Way and the true point of beginning of this line, thence north  $46^{\circ}23'23''$  east 400.25 feet to the southwesterly margin of the Northern Pacific Railroad right of way and the terminus of said line.

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

Section 3. General description of authorized use. The general description of the facilities and use authorized is as follows:

This conditional use concerns an addition to an existing retirement facility, sometimes called an intermediate care facility, known as Cascade Plaza, located at 7900 Redmond Way. The present retirement facility is a 175-bed intermediate care facility and was authorized by Conditional

Resolution No. 413

Use Permit No. 16, approved by Resolution No. 289, passed March 7, 1972. These retirement facilities lie to the North of and compliment an existing nursing home and convalescent center which was authorized by conditional use permit No. 3 on February 8, 1966. The proposed development is similar to an apartment complex, although the parking demand is less. The addition under this conditional use permit is to expand the existing retirement apartment complex by forty (40) units.

Section 4. Approval of plans and specifications. The additional approved under Conditional Use Petition No. 26 shall be made in accordance with the plans, specifications and drawings received in connection with the Petition consisting of the following, provided the Director of Planning may authorize and approve minor modifications therein:

- Exhibit "A" - Elevations of the New Addition
- Exhibit "B" - Plot & Land Use Plan (Site Plan)

Section 5. Conditions of approval. The proposed addition to the existing retirement facility shall be constructed in accordance with the plans and specifications referred to in Section 4 and in accordance with the construction and development codes of the City of Redmond. The approval shall be subject to the following conditions and requirements.

STREETS:

1. Curb, gutter and sidewalk shall be required for that portion of the site along Willows Road from Redmond Way to the North Driveway.
  - a) Curb, gutter and pavement shall match existing highway improvements and be extended to the north driveway.
  - b) A sidewalk shall be provided at a location to be approved by the Public Works Department.
2. A L.I.D. covenant shall be required for the remaining portion of land along Willows Road, extending from the north driveway to the north property boundary to assure that future street improvements will be completed.

SITE PLAN:

1. Shall be in compliance with Clearing and Grading Ordinance #649.
2. Soils Analysis shall be conducted and submitted to the Public Works Department before building permits can be issued.

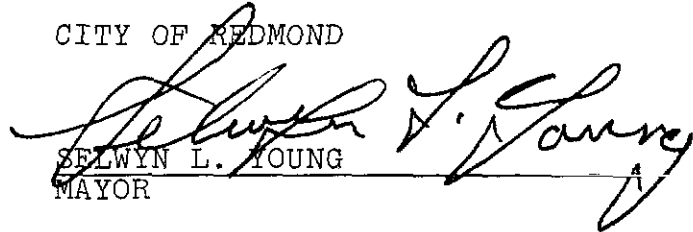
Section 6. Duration of approval. This resolution shall take effect immediately upon its passage and the conditional use herein approved shall continue in force subject to provisions of Chapter 17.68 of the Redmond Municipal Code and continued compliance with the requirements and conditions of this resolution.

Resolution No. 413

Section 7. Approval subject to review. The conditional use hereby granted shall be subject to review by the City Council in the event any of the requirements of this resolution or Chapter 17.68 of the Redmond Municipal Code are not met. The City Council, in its discretion, may revoke or modify the conditional use herein granted upon such review, after giving the owners and users of the subject property an opportunity to be heard.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 4 day of January, 1977.

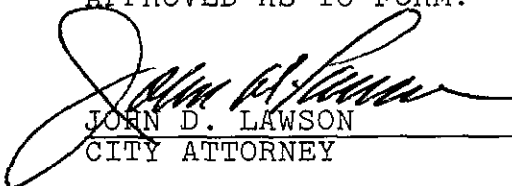
CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
DORIS A. SCHAIBLE  
DEPUTY CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY

Resolution No. 413