

ORIGINAL

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 426

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 28 for an expansion of an existing day care home in an area zoned as Single-Family Residential 9600 (RS 9.6)

WHEREAS, Conditional Use Petition No. 28 was filed on March 14, 1977, by Jo Ann Parrish, requesting permission to expand the use of the property therein described for a day care home; and

WHEREAS, the Planning Commission duly held a public hearing on said Petition on April 27, 1977, and thereafter recommended to the City Council that the Petition be granted subject to certain conditions and the City Council has considered the Petition 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. 28, filed March 14, 1977, by Jo Ann Parrish, to expand the use of the following described property for a Montessori Pre-School as a conditional use under Title 17 of the Redmond Municipal Code in an area zoned and classified as Single-Family Residential 9600 (RS 9.6) 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. 28 is described as follows:

Those portions of Lots 2 and 12, Block 1, Miravista, according to plat thereof as recorded in Volume 28 of Plats, Page 35, Records of King County, Washington, described as follows: The south 70 feet of the westerly 200 feet of said Lot 2 as measured at right angles to the south and westerly lines thereof. Together with the north 30 feet of the westerly 200 feet of said Lot 12 as measured at right angles to the north and westerly lines thereof.

Together with:

Portion of Lot 12, Block 1, Miravista, according to plat thereof as recorded in Volume 28 of Plats, page 35, Records of King County, Washington, described as follows: The north 120 feet of the westerly 200 feet of said Lot 12 as measured at right angles to the north and westerly lines thereof, less the north 30 feet.

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 expansion of an existing Montessori pre-school, located on approximately .87 acres in a residential area at 4244 Bellevue-Redmond Road. This existing use was authorized by Conditional Use Permit No. 22, approved by Resolution No. 345, passed August 20, 1974, which permitted a maximum number of twenty (20) children. The

school has had an excellent service record with no apparent conflicts with surrounding property uses. The expansion allows for an increased enrollment of fifty (50) children and four (4) adult teachers, morning and afternoon, Monday - Friday, during the school year.

Section 4. Conditions of approval. The approval hereby given shall be subject to compliance with the following conditions, restrictions and performance standards:

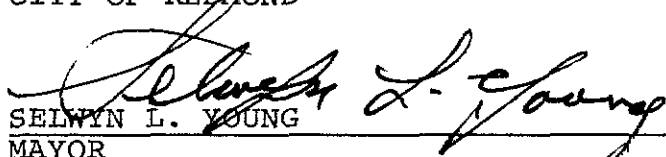
- A. The maximum number of students allowed shall be fifty (50).
- B. Expand existing driveway/parking to accommodate additional cars.
- C. Stagger classroom times to reduce traffic conflicts.
- D. The Conditional Use Permit shall be reviewed two (2) years after the date of approval or if the subject property is ever subdivided.
- E. The Public Works Department shall review the impacts due to the traffic that would be generated by the preschool prescribing, if necessary, any traffic pattern, driveway or parking changes needed.
- E. An official no left turn sign shall be placed on the exist from the school.

Section 5. 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.

Section 6. 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 17 day of May, 1977.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:



PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:



JOHN D. LAWSON
CITY ATTORNEY