

ORIGINAL

Special Development Permit No. SDP-79-2
St. Jude's Parish

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 510

A RESOLUTION, relating to zoning and granting Special Development Permit No. SDP-79-2 for church facilities in an area zoned for residential use.

WHEREAS, Special Development Permit No. SDP-79-2 was filed on July 2, 1979, requesting permission to use the property therein described for church facilities.

WHEREAS, the Planning Commission duly held a public hearing on said Petition on September 12, 1979, 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. SEPA Determination. The Final Declaration of No Significant Impact was issued on August 28, 1979.

Section 2. Approval granted. Special Development Permit No. SDP-79-2, under application filed July 2, 1979, to use the following described property for a church and related purposes as a special use under Section 20F.20.160 of the Community Development Guide in an area zoned and classified as Suburban Residence District (R6), is hereby granted and approved subject to the conditions and provisions of this resolution.

Section 3. Property description. The real property included in SDP-79-2 is described as follows:

That portion of the southeast quarter of the northwest quarter of the southwest quarter of Section 26, Township 26 North, Range 5 East, W.M., in King County, Washington. Lying easterly of Perrigo Road No. 1808, also known as 166th Avenue Northeast: EXCEPT the south 30 feet deeded to the City of Redmond for road by deed recorded under Auditor's File No. 5446196.

Situate in the City of Redmond, King County, Washington

Section 4. General description of authorized use. The general description of the facilities and use authorized is as follows:

The conditional use concerns construction of a church and relate facilities at the northeast corner of 166th Avenue N.E. and N.E. 104th Street, for religious purposes. The site consists of approximately eight (8) acres in a residential area (Suburban Residence District (R6)). The proposed 27,354 square foot church facility includes a two story parish center with sanctuary on the upper level and social hall and classrooms on the lower level. There will be a small building to house offices for religious education personnel. Also proposed is a two story rectory with living facilities for pastor and assistant pastor. The structures appear to be in scale and of an architectural design appropriate for a church facility as a special use in a residential area, provided the transitional landscaping and screening is installed to assure minimal impacts on the abutting residential uses.

Section 5. Conditions of approval. The approval hereby given shall be subject to compliance with the following conditions, restrictions and performance standards:

I. STREETS AND UTILITIES

- A. Full half street improvements for 166th Avenue N.E. consistent with Redmond's transportation improvement plans (Project #5) shall be required. Street improvement plans shall be submitted and approved by the Public Works Department prior to building application approval.
- B. Installation of water and sanitary sewer utilities shall be in accordance with City of Redmond standards. Details of the street and utility improvements shall be shown on and engineering drawing, scale 1:50.

II. STORM DRAINAGE

- A. A storm drainage study shall be conducted and the provisions made to maintain existing runoff rate. All data provided by the Applicant shall be reviewed and approved by the Public Works Department prior to construction.
- B. Total on-site retention of the storm water runoff using dry wells or similar facilities is acceptable, provided that the soil conditions are suitable for this use.
- C. Control of lot drainage, installation of a positive drain system is required. Downspouts, footing drains, yard drainage, etc., shall be shown to connect to a (piped/ditched) system. No splash blocks are allowed.

III. CLEARING AND GRADING

- A. All cuts and fills shall be stabilized by seeding or other acceptable methods.
- B. Clearing of trees and grading shall be limited to those areas necessary for installation of walkways, utilities, building sites and parking lots.
- C. A clearing and grading plan shall be approved by the Public Works Department.

IV. SITE PLANNING/DESIGN

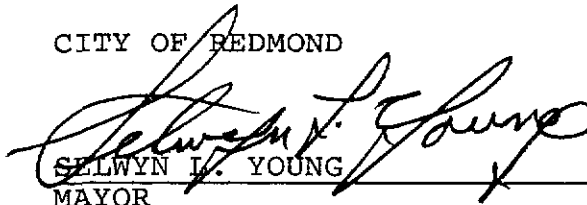
- A. A complete landscape plan shall be provided at the time of building permit application. The plan shall include supplemental evergreen trees along the east, north and west property lines where existing vegetation is sparse. These trees shall be at least six (6) to twelve (12) feet in height.
- B. Detailed plans for mechanical and trash dumpster cans shall be submitted at the time building application is made.

Section 6. Duration of approval. This resolution shall take effect immediately upon its passage and the special use herein approved shall continue in force subject to provisions of Sec. 20F.20.160 of the Community Development Guide and continued compliance with the requirements and conditions of this resolution.

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 Sec. 20F.20.160 of the Community Development Guide 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 16th day of October, 1979.

CITY OF REDMOND


SELWYN I. YOUNG
MAYOR

ATTEST:


PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY