

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 518

A RESOLUTION relating to zoning and approving the final plan of Patricia Harris Manor Planned Unit Development, PUD-32, within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on October 24, 1979, to consider the preliminary plan submitted for Patricia Harris Manor, a planned unit development designated PUD-32, under Section 20C.20.160 of the Community Development Guide and the Commission then submitted its recommendation thereon to the City Council; and

WHEREAS, following approval of the preliminary plan by the City Council, an application was filed on November 27, 1979, for the approval of the final plan of PUD-32, and the Council has examined the same and deems it in the public interest and for the public welfare and in harmony with the Land Use Plan that the final plan for Patricia Harris Manor, PUD-32, be approved, 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 October 5, 1979.

Section 2. Approval of final plan. The final plan for PUD-32, a planned development known as Patricia Harris Manor, submitted on November 27, 1979, is hereby approved, subject to the conditions and provisions of this resolution.

Section 3. Property description. The real property comprising PUD-32 is depicted on the sketch or map attached as Exhibit "A" and is described as follows:

All that portion of the south 664.55 feet, as measured along the east line, of the west 156.50 feet of the east 395.20 feet, as measured along the south line, of the southeast quarter of the southeast quarter of Section 2, township 25 north, range 5 east, W.M., in the City of Redmond, County of King, State of Washington, lying northerly of N.E. 81st Street (aka Fir Street) conveyed to the Town of Redmond by deed recorded under A.F. No. 923720, records of said county.

Situate in the County of King, State of Washington.

Section 4. General description of PUD-32. The general description of PUD-32 is as follows:

Patricia Harris Manor is a 1.47-acre commercial and residential development. The commercial building contains approximately 6,400 square feet and the multiple family building 41 dwelling units for elderly housing.

Section 5. Approval of Plan. Patricia Harris Manor, PUD-32, shall be developed in accordance with the plans and specifications received on November 27, 1979, consisting of the following:

- Sheet 1 - PUD-32 Site Plan
- Sheet 2 - PUD-32 Elevations (East, North, West & N.E. 81st Street)
- Sheet 3 - PUD-32 Elevations (N.E. 85th Street, East Entry & South from Parking)

Section 6. Conditions of Approval. The approval of PUD-32 hereby given shall be subject to compliance with the following:

I. STREETS/PARKING/UTILITIES

- A. Full improvements to the south half of N.E. 83rd Street shall include asphalt street, concrete curb and gutter, concrete sidewalk, storm sewer, street lights and other underground utilities shall be required in front of the proposed project.
- B. The parking lot cross section shall consist of a minimum of 2 inches of asphalt Class "B". Four inches crushed rock, subgrade compacted to 95% maximum density.
- C. The developer shall furnish a performance bond in the amount of planned improvements including: sidewalks, driveway approaches and street restoration.
- D. The developer shall furnish a one (1) year bond for the three (3) parking stalls to assure their installation if a parking problem arises.

II. STORM DRAINAGE

- A. The control of lot drainage and 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.
- B. Oil and silt separation devices are required in parking lot catch basins.

III. CLEARING AND GRADING

- A. A clearing and grading plan shall be approved by the Public Works Department.
- B. The fir and maple trees along the west property line shall be retained wherever possible.

IV. SITE PLAN/DESIGN

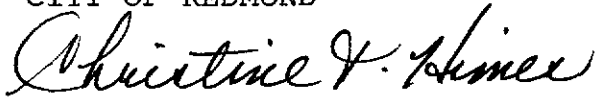
- A. Walkway and landscape plans shall be approved by the Technical Committee consistent with guidelines set forth in the Development Guide. Issuance of building permits is subject to special development approval.
- B. Building plans for the multi-family structure shall provide soundproofing along the west property line.

Section 7. Duration of approval. This resolution shall take effect immediately upon its passage and shall continue in force subject to provisions of Section 20C.20.160 of the Community Development Guide and continued compliance with the requirements and conditions of this resolution.

Section 8. Approval subject to review. The planned unit development approved shall be subject to review by the City Council in the event any of the requirements of this resolution or Section 20C.20.160 of the Community Development Guide are not met. The City Council in its discretion, may revoke or modify the planned unit development approval 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 2nd day of January, 1980.

CITY OF REDMOND



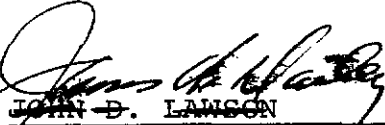
CHRISTINE T. HIMES
MAYOR

ATTEST:

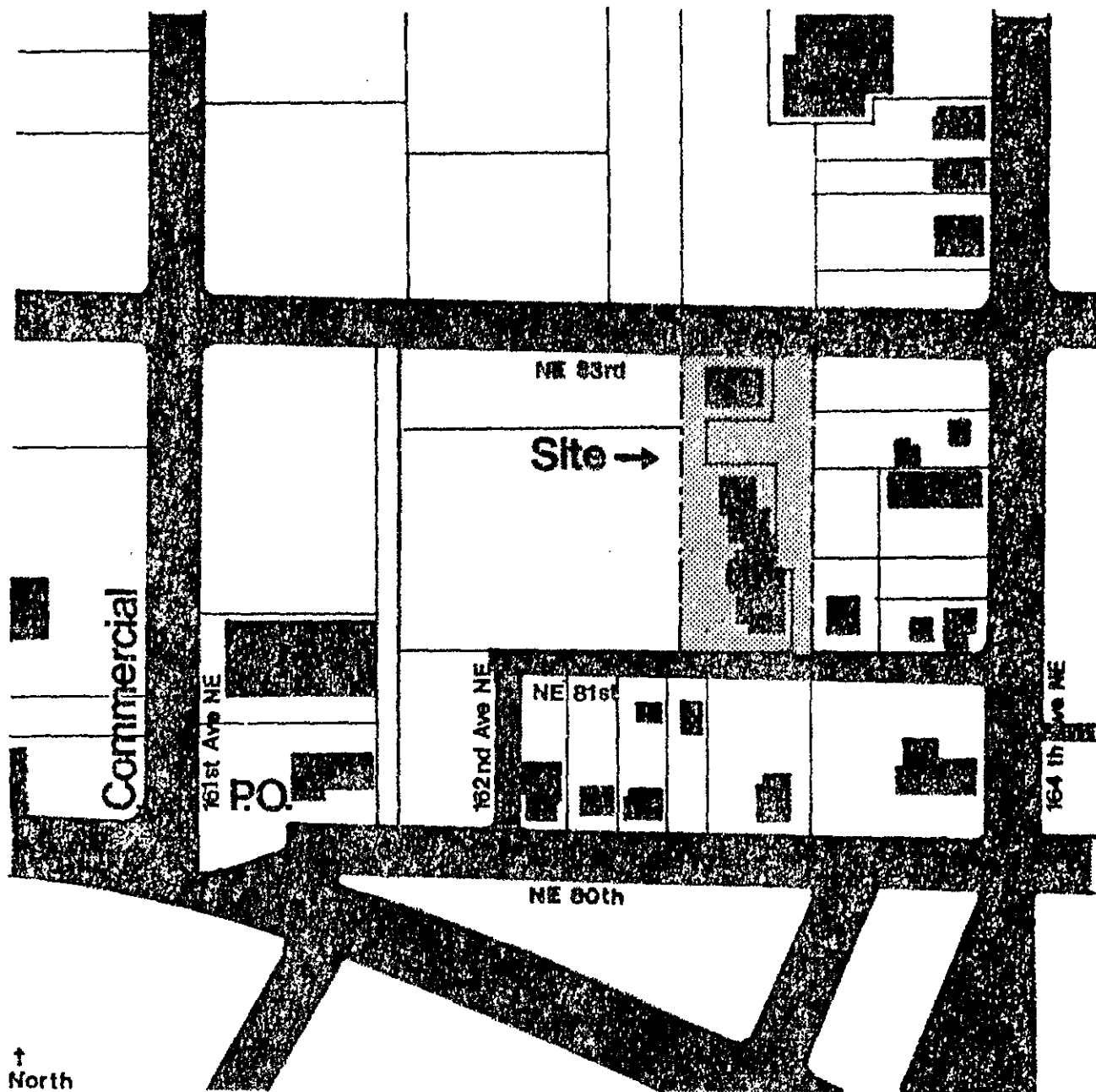


PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:



JOHN D. LAWSON
CITY ATTORNEY



**Vicinity Map
Patricia Harris Development**

Redmond, Washington

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Exhibit "A"