

ORIGINAL

Special Development Permit No. SDP-79-9
School Facilities

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 530

A RESOLUTION, relating to zoning and granting Special Development Permit No. SDP-79-9 for school facilities in an area zoned for residential use.

WHEREAS, Special Development Permit No. SDP-79-9 was filed on November 20, 1979, requesting permission to use the property therein described for school facilities.

WHEREAS, the Planning Commission duly held a public hearing on said Petition on January 23, 1980 and found that the proposal was consistent with the goals, policies and standards of the Development Guide 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 December 26, 1979.

Section 2. Approval granted. Special Development Permit No. SDP-79-9, under application filed November 20, 1979, to use the following described property for a school 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-79-9 is described as follows:

That portion of the north half of the southeast quarter of the northeast quarter of Section 35, Township 26 North, Range 5 East lying westerly of 162nd Avenue N.E.

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

The special use concerns construction of a school and related facilities at the southwest corner of 162nd Avenue N.E. and N.E. 110th Street. The site consists of approximately thirteen (13) acres in a residential area (Suburban Residence District (R6)). The proposed 50,000 square foot facility will include athletic fields. The structures appear to be in scale and of an architectural design appropriate for a school facility as a special use in a residential area.

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Section 5. Conditions of approval. The approval hereby given shall be subject to compliance with the following conditions, restrictions and performance standards and be generally consistent with attachment "A" (site plan).

I. STREETS AND UTILITIES

- A. Half street improvements including concrete curb and gutter, concrete sidewalks, storm drainage, street lights, underground power and asphalt paving (to a width of seventeen (17) feet from center line) are required in 162nd Avenue N.E.
- B. Concrete driveways shall be installed in accordance with City of Redmond Standards.
- C. The sixteen (16) inch water main in 162nd Avenue N.E. must be extended to the north boundary of the site.

II. STORM DRAINAGE

- A. A storm drainage study shall be conducted and plans developed to maintain existing runoff rate and acceptable water quality during and after construction. All data provided by the applicant shall be reviewed and subject to approval by the Department of Public Works prior to construction.
- B. All downspouts, footing drains, etc. shall be shown to connect to the storm drainage system. No splash blocks are allowed.

III. DESIGN

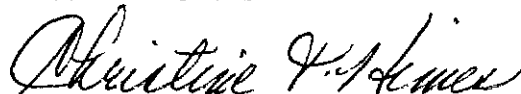
- A. A Clearing and Grading plan shall be provided and approved by the Public Works Department.
- B. A landscape plan shall be provided at the time of building permit application. The plan shall include:
 - 1. Areas to be left natural; and
 - 2. Type, size and location of plants to be installed.

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 Section 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 special use hereby granted shall be subject to review by the City Council, in the event any of the requirements of this resolution or Section 20F.20.160 of the Community Development Guide are not met. The City Council, in its discretion, may revoke or modify the special 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 special meeting thereof, and APPROVED by the Mayor this 8th day of April, 1980.

CITY OF REDMOND


MAYOR

ATTEST/AUTHENTICATED:

Paul F. Kusakabe
PAUL F. KUSAKABE, CITY CLERK

APPROVED AS TO FORM:

John D. Walker
CITY ATTORNEY

