

ORDINANCE NO. 2162

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, APPROVING DGA-02-014; AMENDING THE REDMOND COMMUNITY DEVELOPMENT GUIDE LAND USE MAP AND REZONING 2.68 ACRES LOCATED AT NE 116TH STREET AND 169TH COURT NE FROM LARGE LOT RESIDENTIAL TO LOW-MODERATE DENSITY RESIDENTIAL AND FROM R-1 TO R-4; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on October 14, 2002, Mr. and Mrs. Willard Zill, owners of the property located at 16859 NE 116th Street in Redmond submitted a request to change the Comprehensive Plan Land Use Map and Official Zoning Map for said property, totaling approximately 1.67 acres from Large Lot Residential to Low-Moderate Density Residential and R-1 to R-4 zoning; and,

WHEREAS, the City of Redmond has determined that the parcel which abuts the Zill property on the east located at 17007 NE 116th Street, consisting of 1.01 acres, and which is owned by the City, is appropriate to include with the Zill application for a change in land use designation and zoning in order to maintain logical land use and zoning boundaries; and,

WHEREAS, the subject properties together consist of 2.68 acres and are more precisely identified by the King County Tax Assessor as Parcels No. 3626059005 and 3626059062, as shown on the attached Exhibit 1; and,

WHEREAS, the Low-Moderate Density Residential land use designation and R-4 zone is compatible with the Low-Moderate Density land use designation and R-4 zoning, which is the predominant land use pattern in the NE 116th Street Corridor on the City of Redmond's Comprehensive Plan Land Use Map and official Zoning Map; and,

WHEREAS, pursuant to appropriate mailed and published notice, the City of Redmond Planning Commission held a public hearing on the proposed land use change and rezone request on March 26, 2003; and,

WHEREAS, on April 26, 2003, after considering the public testimony and comments received and other data and analysis contained in the staff reports, the Planning Commission forwarded a recommendation to the City Council to approve the change to the Comprehensive Plan Land Use Map and zoning; and,

WHEREAS, on May 20, 2003 the City Council considered the Planning Commission's findings on the change to the Comprehensive Plan Land Use Map and official Zoning Map, and concurred with the recommendation to approve the request; now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1: Findings, Conclusions, and Analysis. In support of the proposed change in land use designation and rezone of the subject properties from Large Lot Residential to Low-Moderate Density Residential and from R-1 to R-4 zoning, the City Council hereby adopts the findings, conclusions, and analysis contained in the staff report to the Planning Commission dated February 18, 2003, including the related attachments and exhibits to that report, and adopts the findings of fact, conclusions of law, and recommendation contained in the Planning Commission's report to the City Council dated April 16, 2003.

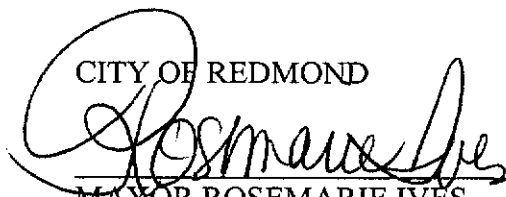
Section 2: Change in Land Use Designation Approved. DGA-02-014 is hereby approved, and the City of Redmond Comprehensive Plan Land Use Map is

hereby amended in order to change the land use designation on the subject properties legally described in Exhibit 2 to this Ordinance from Large Lot Residential to Low-Moderate Density Residential.

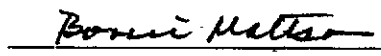
Section 3: Rezone Approved. DGA-02-014 is hereby approved, and the official zoning map of the City of Redmond is hereby amended in order to rezone the property legally described on Exhibit 2 to this Ordinance from R-1 to R-4.

Section 3: Severability. If any section, sentence, clause, map or phrase of this Ordinance or any Comprehensive Plan provision or regulation adopted or amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance or any other Comprehensive Plan provision or regulation adopted or amended hereby.

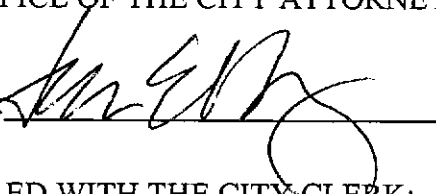
Section 4: Effective Date. This Ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five days after the publication of an approved summary consisting of this title.

CITY OF REDMOND

MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO: 2162

May 14, 2003
May 20, 2003
May 20, 2003
May 23, 2003
May 28, 2003



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City of Redmond
Planning Department
Geographic Information System

EXHIBIT 2

LEGAL DESCRIPTION

The two following described properties:

PARCEL 3626059005:

THE NORTH 290.00 FEET OF THE WEST 652.63 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF THE EAST 945.52 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36. TOGETHER WITH THAT PORTION OF THE SOUTH 30 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE EAST AND WEST LINES OF THE HEREINABOVE LEGALLY DESCRIBED LAND.

(situs address: 16859 NE 116th Street, Redmond WA 98052)

Together with:

PARCEL 3626059062:

THE EAST 170 FEET OF THE WEST 822.63 FEET OF THE NORTH 290 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT PORTION LYING WITHIN THE EAST 495 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 36. TOGETHER WITH THAT PORTION OF THE SOUTH 30 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE EAST AND WEST LINES OF THE HEREINABOVE LEGALLY DESCRIBED LAND.

(situs address: 17007 NE 116th Street, Redmond WA 98052)