

ORDINANCE NO. 2251

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S FEBRUARY 9, 2005 RECOMMENDATION TO APPROVE WITH CONDITIONS THE PORTICO PLACE II PLANNED RESIDENTIAL DEVELOPMENT (FILE L040057) AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Puget Homes, herein referred to as applicant, submitted an application to develop a nine-lot planned residential development (PRD) on 2.54 acres located at 14937 Redmond Way; and

WHEREAS, a planned residential development is a Type IV permit decision; and

WHEREAS, the Redmond Community Development Guide authorizes the Hearing Examiner to conduct an open record hearing for the planned residential development and make a recommendation with findings of fact, conclusions of law, and conditions of approval for the PRD to the City Council for consideration; and

WHEREAS, on January 31, 2005, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Portico Place II Planned Residential Development (File L040057) and Preliminary Plat (L040056); and

WHEREAS, on February 9, 2005, the Hearing Examiner conditionally approved the Portico Place II preliminary plat (L040056) and recommended approval of the Portico Place II PRD (File L040057) subject to conditions; NOW, THEREFORE,

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

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Hearing Examiner's recommendation for the Portico Place II PRD dated February 9, 2005.

Section 2. Approval. The City Council hereby approves the Portico Place II Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated February 9, 2005.

Section 3. Duties of Planning Director. The Planning Director is hereby authorized and directed to make any appropriate notations on the official zoning map of the city in order to reflect the approval of the PRD as provided in this ordinance.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance 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.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City's legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND


for ROSEMARIE IVES, MAYOR MAYOR PRO TEMPORE

ATTEST/AUTHENTICATED:

ATTEST/AUTHENTICATED:

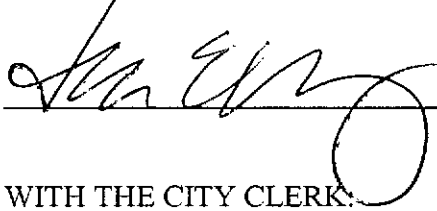
Bonnie Mattson

BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

By:



FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR: PRO TEMPORE:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO.: 2251

February 23, 2005

March 1, 2005

March 1, 2005

March 7, 2005

March 12, 2005