ORDINANCE NO. __2338_____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT A COMPREHENSIVE LAND USE MAP AMENDMENT FROM SINGLE-FAMILY CONSTRAINED TO SINGLE-FAMILY URBAN FOR A 10.04-ACRE SITE IN NORTH REDMOND CONSISTING OF PARCEL 235500-0010, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, Mr. John Harkness, representing CamWest English Hill LLC, owner of the parcel 235500-0010, located at 17619 NE 128th Street in Redmond's Potential Annexation Area, has requested that the City amend its Comprehensive Land-Use Map and Zoning Map for said property, totaling approximately 10.04 acres; and,

WHEREAS, through Ordinance No. 2300 effective September 16, 2006, the City Council set the content of Redmond's 2006-07 Annual Comprehensive Plan Amendment Package, which includes the amendment proposed by Mr. Harkness and forthcoming amendments; and

WHEREAS, state agencies received 60-day notice of Redmond's proposed Comprehensive Plan amendment on November 30, 2006; and

WHEREAS, the Planning Commission conducted public hearings December 6, 2006 and January 31, 2007 to receive public comment on the proposed amendment; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on January 25, 2007 for the proposed amendment; and

WHEREAS, the City Council held public hearings March 6, 2007 and April 17, 2007 to receive public comment on the proposed amendment; and

WHEREAS, the City of Redmond desires to amend its Comprehensive Land-Use Map as it pertains to the subject property in order to more appropriately use the subject land and increase housing opportunities in Redmond, NOW, THEREFORE,

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

Section 1. Findings, Conclusion, and Analysis. In support of the proposed amendment to re-designate said property from Single-Family Constrained to Single-Family Urban, and rezone said property from R-1P to R-4P, the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Committee Report dated November 22, 2006, including all related attachments and exhibits to that report, and the Planning Commission Report dated February 14, 2007, including the related attachments and exhibits to that report.

Section 2. Land-Use Re-Designation Approved. The Comprehensive Land-Use Map of the City of Redmond is hereby amended in order to re-designate parcel 235500-0010

from Single-Family Constrained to Single-Family Urban, as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full..

Section 3. 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 of any other section, sentence, clause, or phrase of this ordinance.

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 passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

CITY CLERK, MALISA FILES

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:

FILED WITH THE CITY CLERK:	April 18, 2007
PASSED BY THE CITY COUNCIL:	May 1, 2007
SIGNED BY THE MAYOR:	May 2, 2007
PUBLISHED:	May 7, 2007
EFFECTIVE DATE:	May 12, 2007
ORDINANCE NO. 2338	

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Exhibit 1: Comprehensive Land-Use Map Amendment

Rural

Single-Family Urban

Rural/Semi-Rural

NE 128th Street

Single-Family
Constrained to
Single-Family
Urban

173th Avenue NE

NE 124th Street

Single-Family Constrained

172nd Avenue NE

Single-Family Urban

Rural/Semi-Rural

LEGEND

—— Street

Parcel

SF Constrained to SF Urban

■■ ■■ City Limit

COMPREHENSIVE LAND-USE
MAP AMENDMENT FOR PARCEL
235500-0010

V
N

SCALE IN FEET
200   0   200   400

Ordinance No. 2338