

**CITY OF REDMOND
ORDINANCE NO. 2648**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, ADOPTING THE HEARING EXAMINER'S
JANUARY 10, 2012, RECOMMENDATION TO APPROVE
WITH CONDITIONS THE HAWTHORNE LANE PLANNED
RESIDENTIAL DEVELOPMENT (FILE L070572), AND
PRELIMINARY PLAT (L070570) AND ESTABLISHING
AN EFFECTIVE DATE

WHEREAS, Burnstead, herein referred to as applicant, submitted an application to develop a 36-lot, single-family development, with 36 detached single-family homes and one triplex unit, planned residential development (PRD) and preliminary plat on 8.1 acres located at 17241, 17249 and 17257 NE 116th Street; 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 December 19, 2011, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Hawthorne Lane Planned Residential Development (File L070572) and Preliminary Plat (L070570); and

WHEREAS, on January 10, 2012, the Hearing Examiner conditionally approved the Hawthorne Lane Preliminary Plat (L070570) and recommended approval of the Hawthorne Lane PRD (File L070572) 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 Hawthorne Lane Planned Residential Development dated January 10, 2012.

Section 2. Approval. The City Council hereby approves the Hawthorne Lane Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated January 10, 2012.

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.

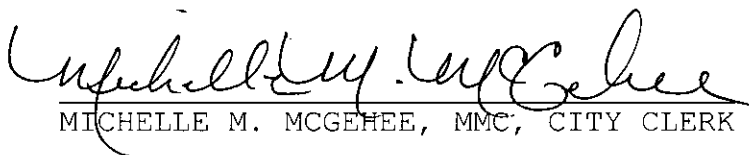
Section 5. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 21st day of
February, 2012.

APPROVED:

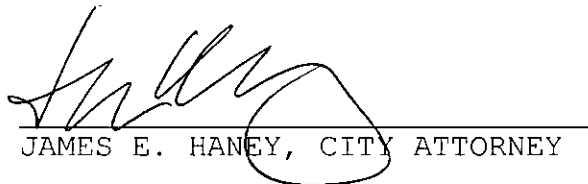

JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. MCGEHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:


JAMES E. HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	February 15, 2012
PASSED BY THE CITY COUNCIL:	February 21, 2012
SIGNED BY THE MAYOR:	February 21, 2012
PUBLISHED:	February 27, 2012
EFFECTIVE DATE:	March 3, 2012
ORDINANCE NO. 2648	

ADOPTED 7-0: Allen, Carson, Flynn, Margeson, Myers, Stilin and Vache