

0020.150.014D
LCM/ko
03/28/86

ORIGINAL

ORDINANCE NO. 1311

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE TO INCREASE THE MAXIMUM DENSITY BONUS FOR SENIOR CITIZEN HOUSING DEVELOPMENTS FROM 40 TO 50 UNITS PER ACRE FOR THE CITY CENTER AREA.

WHEREAS, the Redmond Planning Commission conducted a public hearing on March 12, 1986, for the purpose of considering an amendment to Section 20C.10.245(15) of the Redmond Municipal Code and Community Development Guide to increase the density bonus for senior citizen housing development in the City Center Area from a maximum of 40 dwelling units per acre to 50 dwelling units per acre, and

WHEREAS, at the conclusion of its hearing, the Planning Commission recommended to the City Council that the proposed amendment be adopted, and

WHEREAS, the City Council has considered the recommendation of the Planning Commission, and has determined that the proposed amendment should be adopted as recommended, now, therefore,

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

Section 1. Section 20C.10.245(15)(b) is hereby amended to read as follows:

(b) The bonus density increase shall in no case exceed 50 units per acre in the City Center. The actual density bonus shall be determined based upon but not limited to the following factors:

1. Demonstration by the applicant of the demand for housing specifically for senior citizens of low to moderate income;

2. Demonstration by the applicant of how the proposed project will benefit the housing demand for senior citizens of low to moderate income;

3. Reasonable demonstration that the project will remain as a senior citizen housing facility for a minimum specified time period;

4. The proposed size of the units and number of bedrooms;

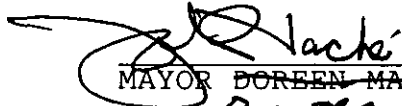
5. Proximity to services such as mass transit and commercial areas;

6. Impacts of the development and impacts upon the development including but not limited to: traffic generation, noise levels, building bulk, design and orientation and adjacent land uses;

7. Ability of the site to adequately accommodate the proposed density.

Section 2. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

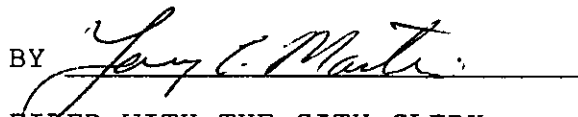
CITY OF REDMOND


MAYOR DOREEN MARCHIONE
Pro Tem, John P. Vacke

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: 3/28/86
PASSED BY THE CITY COUNCIL: 4/1/86
PUBLISHED: 4/6/86
EFFECTIVE DATE: 4/11/86
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