

0020.01024
LCI/naa
07/24/86

ORIGINAL

ORDINANCE NO. 1332

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
DELETING THE REQUIREMENT OF A CONCOMITANT
AGREEMENT TO LIMIT LAND DEVELOPMENT OF CERTAIN
PROPERTY LOCATED AT THE WEST SIDE OF AVONDALE
ROAD BETWEEN N.E. 90TH PLACE AND 180TH AVENUE
N.E. TO R-12 DISTRICT SITE REQUIREMENTS;
AUTHORIZING THE MAYOR TO ENTER INTO A REVOCA-
TION OF SUCH AGREEMENT AND THE DIRECTOR OF
PLANNING TO CHANGE THE OFFICIAL ZONING MAP
ACCORDINGLY; AND ADOPTING FINDINGS THEREFORE

WHEREAS, on August 20, 1985, the City Council of the
City of Redmond, Washington, passed Ordinance No. 1264 which
established zoning pursuant to a concomitant agreement on
property newly annexed to the City, located at the west side of
Avondale Road between N. E. 90th Place and 180th Avenue N.E., and

WHEREAS, that ordinance and concomitant agreement
imposed the land use designation of Multiple Residence (R-20) but
limited the site to Urban Residence (R-12) development standards
due to the fact amendments to the Redmond Land Use Plan were
pending at the time of adoption of permanent zoning and said
amendments called for a less intensive use of the property, and

WHEREAS, the amendments subsequently failed, and as a
result the property owner applied for a zoning map amendment
ZMA-86-3, Ramsay/Avondale Rezone, to allow the property to be
developed to Multiple Residence (R-20) standards as allowed by
the Redmond Land Use Plan, and

WHEREAS, a hearing was held before the Hearing Examiner
on June 4, 1986, and the Hearing Examiner recommended approval of
the application, and issued Findings and Conclusions in support
of the recommendation, and

WHEREAS, the City Council held a public meeting on the
matter and concurred with the recommendation of the Hearing
Examiner with certain modifications, and

WHEREAS, a concomitant agreement is no longer
necessary, NOW, THEREFORE,

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

Section 1. Section 1 of City of Redmond Ordinance No. 1264 is hereby amended by deleting the reference to a concomitant agreement as a condition of the change in land use designation to Multiple Residence (R-20) of that 7.5 acre parcel of land located at the west side of Avondale Road between N. E. 90th Place and 180th Avenue N. E., Redmond, Washington, and more particularly described in Exhibit A attached hereto and incorporated by this reference as if set forth in full.

Section 2. The Director of Planning and Community Development is hereby instructed to effectuate the change to the Official Zoning Map adopted by Section 20C.10.030 of the Redmond Municipal Code and Community Development Guide in accordance with Section 1 of this ordinance.

Section 3. The Mayor is hereby authorized to execute and the City Clerk to attest to that certain document entitled "Revocation of Concomitant Zoning Agreement for West Rezone" attached hereto as Exhibit B and incorporated by this reference as if set forth in full. The City Clerk is further directed to record said Revocation with the King County Division of Records and Elections as a covenant running with the land.

Section 4. The written Findings and Conclusions of the Hearing Examiner, City File No. ZMA-86-3, are hereby adopted by the City Council as the basis for the actions effectuated by this ordinance.

Section 5. 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 (5) days after passage and publication.

APPROVED:

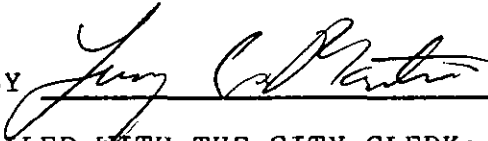

MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:


For CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY



FILED WITH THE CITY CLERK: July 28, 1986
PASSED BY THE CITY COUNCIL: August 5, 1986
PUBLISHED: August 10, 1986
EFFECTIVE DATE: August 15, 1986
ORDINANCE NO. 1332

EXHIBIT A

That portion of the Northeast quarter of the Southeast quarter and the Southeast quarter of the Northeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, more particularly described as follows:

Beginning at the East quarter of said section; thence North $0^{\circ}39'55''$ East along the East line of said section, a distance of 102.37 feet; thence South $38^{\circ}48'05''$ West, a distance of 49.50 feet; thence North $51^{\circ}11'55''$ West, a distance of 19.43 feet to a point on the Westerly line of the county road known as Avondale Road NE (county road No. 1354), said point being the True Point of Beginning of this description. Thence along said westerly line of said right of way South $33^{\circ}48'05''$ West, a distance of 200.00 feet to a point. Said point being the Northeast corner of that parcel of land conveyed to Francis L. and Idonna Fraser by deed recorded under Recording No. 7811200187; thence continuing South $38^{\circ}48'05''$ West, a distance of 300 feet; thence North $51^{\circ}11'55''$ West, a distance of 93.00 feet; thence North $38^{\circ}48'05''$ East, a distance of 135 feet; thence North $51^{\circ}11'55''$ West, a distance of 160 feet; thence North $38^{\circ}48'05''$ East, a distance of 165 feet; thence North $51^{\circ}11'55''$ West, a distance of 655.00 feet; thence North $38^{\circ}48'05''$ East, a distance of 300.00 feet; thence South $51^{\circ}11'55''$ East, a distance of 855 feet, plus or minus, to the Northeasterly corner of that certain parcel of land conveyed to William C. Dimes and Ludie M. Dimes by deed recorded under Recording No. 7110140474. Said Point also lies on the Westerly right of way line of 180th Ave. NE; thence South $01^{\circ}11'40''$ East along said right of way line to its intersection with Northwesterly right of way line of Avondale Road NE; thence South $38^{\circ}48'05''$ West along said Avondale Road NE, a distance of 39.72 feet to a point; said point being the true point of beginning.

This property is located on Avondale Road N.E. from N. E. 90th to 180th Avenue N. E.

EXHIBIT B

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REVOCATION OF CONCOMITANT ZONING AGREEMENT
FOR WEST REZONE

WHEREAS Richard West, David Meyers and George White, as owners of certain real property located within the City of Redmond, King County, Washington, legally described on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full, and the City of Redmond entered into a "Concomitant Zoning Agreement for West Rezone" dated September 30, 1985, King County Recorder's Number 8511071066, and

WHEREAS, the Ramsay Group 8, a Washington General Partnership, and Puget Power, a Washington Corporation, are currently the owners of the property described in Exhibit A, and

WHEREAS, all parties agree that the reasons for the "Concomitant Zoning Agreement for West Rezone" no longer exist, NOW, THEREFORE,

IT IS HEREBY agreed that the Concomitant Zoning Agreement for West Rezone, dated September 30, 1985, King County Recorder's Number 8511071066, is hereby revoked.

DATED this _____ day of _____, 1986.

RAMSAY GROUP 8

By: _____
JAMES RAMSAY

PUGET POWER

By: _____
Title: _____

ACCEPTED:
CITY OF REDMOND

MAYOR, DOREEN MARCHIONE

