

0020.150.103
LCM:rds
11/11/87

ORIGINAL

ORDINANCE NO. 1390

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
GRANTING FINAL PLAN APPROVAL FOR THE CEDAR CREEK
PLANNED UNIT DEVELOPMENT.

WHEREAS, the Idylwood Ridge Limited Partnership submitted an application to the City for approval of a planned unit development known as the Cedar Creek PUD, which requires a modification of the Development Plan of Sammamish Forest Manor, Division No. 2 (PD-2-2), which was approved by the City Council by adoption of Resolution No. 208 on November 19, 1968, and also requires a replat and variance which have been processed under City files PP-86-3 and VA-86-2, respectively, and

WHEREAS, the Redmond Hearing Examiner has conducted a public hearing for the purpose of considering the PUD modification, replat, and variance, and after considering public testimony, the Hearing Examiner granted the variance, subject to City Council approval of the PUD modification and replat, and recommended that the City Council approve the PUD modification and replat, and

WHEREAS, the City Council has considered the recommendations of the Hearing Examiner and public testimony presented at the hearing, and has by separate action granted preliminary plat approval for the replat, and

WHEREAS, the City Council has determined that modification of the PUD, as conditioned below, will satisfy the criteria for PUD approval, and that therefore, the modification should be granted, now, therefore

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. The request for a major modification to the approval of the final plan for PD-2-2, known as "Sammamish Forest Manor, Division No. 2," as approved by Resolution No. 208 of the Redmond City Council, is hereby granted, and final development plan approval is hereby given for the development plan of the Cedar Creek PUD, city file MM-86-6, subject to the conditions set forth in the portion of the Hearing Examiner's memorandum dated

August 11, 1987, which is entitled, "Recommendation," as modified by the document entitled, "Findings and Recommendations of the Hearing Examiner," dated September 17, 1987, which conditions are incorporated herein by this reference as if set forth in full.

Section 2. The findings and conclusions of the Hearing Examiner set forth in the memorandum to Mayor and City Council dated August 11, 1987, as revised by the document entitled, "Findings and Recommendations of the Hearing Examiner of the City of Redmond," dated September 17, 1987, are hereby adopted as the findings and conclusions of the City Council in this matter.

Section 3. The City Planning Director shall take all actions necessary to implement the Community Development Guide Section 20C.20.235(25), which provides that, upon approval, a planned unit development final plan shall be superimposed upon the underlying zoning district and shall become an exception to the regulations of the underlying district to the extent that the PUD and approved conditions modify and supercede such regulations.

Section 4. 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.

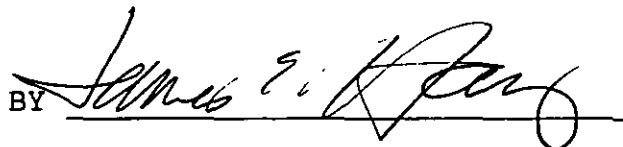
APPROVED:


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: 11-12-87
PASSED BY THE CITY COUNCIL: 11-17-87
PUBLISHED: 11-22-87
EFFECTIVE DATE: 11-27-87
ORDINANCE NO. 1390