

ORDINANCE NO. 350

AN ORDINANCE relating to land use districts (zoning) and amending Ordinance No. 310 by providing for the classification of certain portions of the City of Redmond.

WHEREAS, the below described real properties were each recently annexed to and now are located within the City of Redmond, King County, Washington, and have been included heretofore within the City's Comprehensive Land Use Plan; and

WHEREAS, the City Planning Commission has considered the classification of each of said properties into land use districts in conformity with Ordinance No. 310 as additions to the Zoning Map adopted by said Ordinance; and

WHEREAS, the City Planning Commission duly held public hearings on the proposed zoning classification of said properties in the manner required by law, and thereafter reported the results of such hearings together with its recommendations on the zoning classification of said properties to the City Council; and

WHEREAS, the City Council has duly held a public hearing on, and has considered, the zoning classifications of said properties and deems it in the best interest of the City of Redmond and in harmony with the Comprehensive Plan that Ordinance No. 310 be amended to provide for the classification of said properties and that additions be made to the Zoning Map to indicate the establishment of such zoning classifications, NOW, THEREFORE,

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

Section 1. The following described real property is hereby zoned and classified as Two Family Residential RD land use district and Ordinance No. 310 is hereby amended accordingly:

Beginning at the south quarter corner of section 1, township 25 north, range 5 east, W.M.; thence south 88°47'46" east along the south line of said section 1, 961.20 feet; thence north 00°58'07" east parallel to the north-south centerline of said section 1, 656.00 feet; thence south 88°50'27" west to the northwesterly right-of-way margin of the Redmond-Bear Creek Road No. 1354 and the true point of beginning; thence continuing south 88°50'27" west, 169 feet; thence north 01°19'15" west, 208.71 feet; thence north 02°58'37" west, 1300 feet; thence north 38°21'20" east 440 feet to the existing city limits of Redmond, Washington, as established by Ordinance No. 313, dated October 2, 1963; thence southeasterly, northeasterly and southeasterly along said city limits as established by Ordinance No. 313, to an intersection with the northwesterly right-of-way margin of said Redmond-Bear Creek Road No. 1354; thence southwesterly along said northwesterly right-of-way margin to the true point of beginning, situated in the City of Redmond, King County, Washington.

Such zoning classification shall be shown as an addition to the Zoning Map in the manner provided by Ordinance No. 310.

Section 2. The following described real property is hereby zoned and classified as Multiple Family Residential RM-2 land use district

SAUNDER-WALLACE
R-D

and Ordinance No. 310 is hereby amended accordingly:

Beginning at the south quarter corner of section 1, township 25 north, range 5 east, W.M.; thence south $88^{\circ}47'46''$ east along the south line of said section 1 to the westerly right-of-way margin of the Redmond-Bear Creek Road No. 1354 and the true point of beginning; thence northeasterly along said right-of-way margin of Redmond-Bear Creek Road No. 1354 to an intersection with a line which bears south $88^{\circ}50'27''$ west from a point which is north $00^{\circ}58'07''$ east, 656 feet and south $88^{\circ}47'46''$ east, 961.20 feet from the south quarter corner of said section 1; thence south $88^{\circ}50'27''$ west along said line 169 feet; thence north $01^{\circ}19'15''$ west, 208.71 feet; thence north $02^{\circ}58'37''$ west, 1300 feet; thence north $38^{\circ}21'20''$ east \pm 440 feet to the existing city limits of Redmond, Washington, as established by Ordinance No. 313, dated October 2, 1963; thence north $51^{\circ}11'55''$ west along said Redmond city limits 170 feet; thence south $38^{\circ}21'20''$ west, 600 feet; thence north $89^{\circ}01'53''$ west, 297.06 feet; thence south $13^{\circ}45'$ east, 123 feet; thence south $45^{\circ}15'$ east, 275 feet; thence south $18^{\circ}15'$ east, 594 feet; thence south $00^{\circ}58'07''$ west, 562 feet; thence south $17^{\circ}20'$ west, 356 feet; thence south $00^{\circ}58'07''$ west, 219 feet; thence south 16° west, 158 feet to an intersection with the south line of said section 1 at a point 420 feet east of the south quarter corner of said section 1; thence easterly along said south line of section 1 to the true point of beginning, situated in the City of Redmond, King County, Washington.

Such zoning classification shall be duly shown as an addition to the Zoning Map in the manner provided by Ordinance No. 310.

Section 3. The following described real property is hereby zoned and classified as Agricultural A land use district and Ordinance No. 310 is hereby amended accordingly:

In section 13, township 25 north, range 5 east, W.M. beginning at a point which is the intersection of the east-west centerline of said section with the centerline of State Highway No. 901 (AKA West Lake Sammamish Parkway N.E.) thence southeasterly along said centerline to an intersection with the southwesterly extension of a line which is 100 feet south of and parallel to a line described as follows: (beginning on the northeasterly right-of-way margin of the Robert Cotterill Road No. 818 at a point 150 feet southeasterly, measured along said right-of-way margin, from the west line of Government Lot 9 in said section 13; thence northeasterly in a straight line to a point on the low water shoreline of Lake Sammamish 25 feet southerly of the north line of said Government Lot 9); thence northeasterly along said southwesterly extension and said parallel line and the northeasterly extension thereof to an intersection with the centerline of Lake Sammamish; thence northerly and westerly along said centerline and the centerline of the Sammamish River to the north-south centerline of said section 13; thence southerly along said north-south centerline to an intersection with the east-west centerline of said section 13; thence westerly along the said east-west centerline to an intersection with the centerline of State Highway No. 901 and the point of beginning, situated in the City of Redmond, King County, Washington.

SAUNDER - WALLACE
RM-2

VIEWPOINT "A"

Such zoning classification shall be duly shown as an addition to the Zoning Map in the manner provided by Ordinance No. 310.

Section 4. The following described real property is hereby zoned and classified as Multiple Family Residential RM-1 land use district and Ordinance No. 310 is hereby amended accordingly:

Beginning at a point in Government Lot 9 in Section 13, township 25 north, range 5 east, W.M., which point is the intersection of the centerline of State Highway No. 901 (AKA West Lake Sammamish Parkway N.E.) with the southwesterly extension of a line which is 100 feet south of and parallel to a line described as follows: (beginning on the northeasterly right-of-way margin of the Robert Cotterill Road No. 818 at a point 150 feet southeasterly, measured along said right-of-way margin, from the west line of said Government Lot 9; thence northeasterly in a straight line to a point on the low water shore line of Lake Sammamish 25 feet southerly of the north line of said Government Lot 9); thence northeasterly along said southwesterly extension and said parallel line and the northeasterly extension thereof to an intersection with the centerline of Lake Sammamish; thence southerly along said centerline to an intersection with the easterly extension of the north line of Lot 0 of Harrison's Acreage Tracts Replat of Tracts 1 and 2, as recorded in Volume 19 of Plats, page 33, Records of King County, Washington, and located in section 24, township 25 north, range 5 east, W.M.; thence westerly along said easterly extension and north line of said Lot 0 and the westerly extension thereof, to an intersection with the centerline of Front Street as shown on said Replat (AKA 175th Avenue N.E.); thence southeasterly along said centerline to an intersection with the centerline of Short Street as shown on said Replat (AKA N.E. 38th Street); thence westerly along said centerline to an intersection with the centerline of said State Highway No. 901; thence northwesterly along said centerline to the north line of said section 24, thence continuing northwesterly in Government Lot 9 in said section 13 along said centerline to an intersection with the southwesterly extension of the aforesaid parallel line which is 100 feet south of the line described in parenthesis above, and the point of beginning, situated in the City of Redmond, King County, Washington.

VIEWPOINT
RM-1

Such zoning classification shall be duly shown as an addition to the Zoning Map in the manner provided by Ordinance No. 310.

Section 5. The following described real property is hereby zoned and classified as Multiple Family Residential RM-2 land use district and Ordinance No. 310 is hereby amended accordingly:

Beginning at a point in section 24, township 25 north, range 5 east, W.M., which point is the intersection of the centerline of State Highway No. 901 (AKA West Lake Sammamish Parkway N.E.) with the centerline of Short Street as shown in the Plat of Harrison's Acreage Tracts, Replat of Tracts 1 and 2, as recorded in Volume 19 of Plats, page 33, Records of King County, Washington (AKA N.E. 38th Street); thence easterly along said centerline to an intersection with the centerline of Front Street as shown in said Replat (AKA 175th Avenue N.E.); thence northwesterly along said centerline to an intersection with the westerly extension of the north line of Lot 0 of said Replat; thence easterly along said westerly extension and north line of said Lot 0

VIEWPOINT
RM-2

VIEWPOINT
RM-2 (cont)

and the easterly extension thereof to an intersection with the centerline of Lake Sammamish; thence southerly along said centerline to an intersection with the easterly extension of the south line of said Lot O; thence westerly along said easterly extension and south line of said Lot O and the westerly extension thereof (which is also the southerly right-of-way margin of said Short Street) to an intersection with the centerline of said State Highway No. 901; thence northwesterly along said centerline to an intersection with the centerline of said Short Street and the point of beginning, situated in the City of Redmond, King County, Washington.

Provided that in no case shall the height of any building exceed 52 feet within the Use Zone District.

Such zoning classification shall be duly shown as an addition to the Zoning Map in the manner provided by Ordinance No. 310.

Section 6. The following described real property is hereby zoned and classified as Single Family Residential RS-9.6 land use district and Ordinance No. 310 is hereby amended accordingly:

VIEWPOINT
RS-9.6

Beginning at a point in section 24, township 25 north, range 5 east, W.M. which point is the intersection of the north-south centerline of said section 24 with the centerline of N.E. 36th Street; thence easterly along said centerline of N.E. 36th Street to an intersection with the centerline of State Highway No. 901 (AKA West Lake Sammamish Parkway N.E.); thence southeasterly along said centerline to an intersection with the southwesterly extension of a line which bears south 24°16'50" west from the angle point on the Government meander line of Lake Sammamish which is the northeasterly line of Tract 3, Harrison's Acreage Tracts, as recorded in Volume 17 of Plats, page 66, Records of King County Washington; thence northeasterly along said southwesterly extension and said line to the said angle point; thence northeasterly in a straight line to the intersection of the centerline of Lake Sammamish with the easterly extension of the south line of Lot O, Harrison's Acreage Tracts, Replat of Tracts 1 and 2, as recorded in Volume 19 of Plats, page 33, Records of King County, Washington; thence southerly along said centerline of Lake Sammamish to an intersection with the easterly extension of the south line of the north one-fourth of section 30, township 25 north, range 6 east, W.M.; thence westerly along said easterly extension and said south line to an intersection with the centerline of State Highway No. 901; thence northerly along said centerline to the north line of said section 30; thence continuing northerly in section 19, township 25 north, range 6 east, W.M. along said centerline to an intersection with the north line of Government Lot 7 in said section 19; thence westerly along the north lines of Government Lots 7 and 5 respectively in said section 19 to the west line of said section 19; thence continuing westerly in said section 24 along the south line of the north half of the southeast quarter thereof to an intersection with the north-south centerline of said section 24; thence northerly along said north-south centerline to an intersection with the centerline of N.E. 36th Street and the point of beginning, EXCEPT the east half of the north half of the northeast quarter of the southeast quarter of said section 24, situated in the City of Redmond, King County, Washington.

Such zoning classification shall be duly shown as an addition to the Zoning Map in the manner provided by Ordinance No. 310.

Section 7. The following described real property is hereby zoned and classified as Single Family Residential RS-12 land use district and Ordinance No. 310 is hereby amended accordingly:

VIEWPOINT
RS-12

Beginning at a point in section 24, township 25 north, range 5 east, W.M., which point is the intersection of the north-south centerline of said section 24 with the south line of the north half of the southeast quarter of said section 24; thence easterly along said south line to the east line of said section 24; thence continuing easterly in section 19, township 25 north, range 6 east, W.M., along the north lines of Government Lots 5 and 7 respectively, in said section 19 to an intersection with the centerline of State Highway No. 901 (AKA West Lake Sammamish Parkway N.E.); thence southeasterly along said centerline to the south line of said section 19; thence continuing southerly in section 30, township 25 north, range 6 east, W.M., along said centerline to an intersection with the south line of the north one-fourth of said section 30; thence westerly along said south line to the west line of said section 30; thence continuing westerly in section 25, township 25 north, range 5 east, W.M., along the south line of the north one-fourth of said section 25 to an intersection with the north-south centerline of said section 25; thence northerly along said north-south centerline to the north line of said section 25; thence continuing northerly in said section 24 along the north-south centerline thereof to an intersection with the said south line of the north half of the southeast quarter of said section 24 and the point of beginning, situated in the City of Redmond, King County, Washington.

Such zoning classification shall be duly shown as an addition to the Zoning Map in the manner provided by Ordinance No. 310.

Section 8. The following described real property is hereby zoned and classified as Public Use P (School) land use district and Ordinance No. 310 is hereby amended accordingly:

VIEWPOINT
(AUDUBON SCHOOL)
P

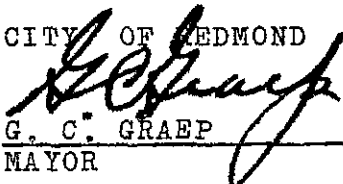
In section 24, township 25 north, range 5 east, W.M., the east half of the north half of the northeast quarter of the southeast quarter, situated in the City of Redmond, King County, Washington.

Such zoning classification shall be duly shown as an addition to the Zoning Map in the manner provided by Ordinance No. 310.


Section 9. This Ordinance shall take effect five (5) days after the date of its publication in the manner provided by law.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 10 day of NOVEMBER, 1964.

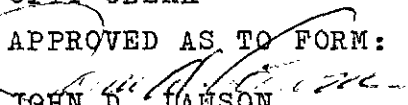
CITY OF REDMOND


G. C. GRAEP
MAYOR

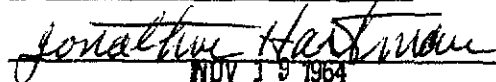
ATTEST:


R. K. RETTIG
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

Zoning Map of Redmond changed in accordance with this ordinance on November 23, 1964.


Jonathan Hartman
NOV 19 1964

Published in the Sammamish Valley News on _____