

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 587

AN ORDINANCE, relating to land use districts (zoning) and amending the Redmond Zoning Plan by providing for the re-classification of certain portions of the City of Redmond under Zoning Change Petition No. 63.

WHEREAS, the owners of the below-described real property located in the City of Redmond, King County, Washington have petitioned the Planning Commission and the City Council for a change in the zoning classification of said property from Single Family Residential RS-8.4 to Multiple Family Residential No. 2, RM-2, under Zoning Change Petition No. 63, for a group health hospital, out-patient clinic and attending facilities; and

WHEREAS, said Petition was duly filed with the City Clerk and transmitted to the Planning Commission, which Commission duly held a public hearing on said Petition in the manner required by law, and thereafter reported the results of such hearing together with its recommendations on said Petition to the City Council; and

WHEREAS, the City Council has duly considered and held public hearings on said Petition and request for re-zoning and deems it in the best interest of the City of Redmond and in harmony with the Comprehensive Plan that the Redmond Zoning Plan be amended to provide for the re-classification of said property from Single Family Residential RS-8.4 to Multiple Family Residential No. 2, RM-2, for a group health hospital and clinic, NOW, THEREFORE,

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

Section 1. The following described real property is hereby rezoned and classified as Multiple Family Residential No. 2, RM-2 Land Use District instead of Single Family Residential RS-8.4 and the Redmond Zoning Plan is hereby amended accordingly:

That portion lying in the southwest quarter of Section 11, Township 25, Range 5 East W.M., King County, Washington, described as follows:
The southwest quarter of the southwest quarter of said southwest quarter section;
The south 300 feet of the west 500 feet of the northwest quarter of the southwest quarter of said southwest quarter section;
The north 100 feet of the south 400 feet of the west 435 feet of the northwest quarter of the southwest quarter of said southwest quarter section.

Situated in the City of Redmond, King County, Washington.

Provided, That the use of the above-described property shall be restricted to that of a hospital, out-patient clinic and accessory facilities permitted as a conditional use under the RM-2 zoning classification and subject to the following conditions, which shall be acknowledged and agreed to by the applicant:

1. Limited to hospital development. The authorized development shall be limited to a hospital not to exceed 150 beds in capacity, a medical clinic for not more than 30 doctors and the associated support facilities such as labs, X-ray facilities, drug dispensary, cafeteria and flower and card shop.

2. Other facilities. The development shall include a drug dispensary, a cafeteria, and flower and card concession.
3. Zoning subject to reverting to prior classification. The zoning of such property and such conditional use permission as may be approved to permit the proposed development on the subject property shall become void and the zoning of such property shall revert to Single Family Residential RS-8.4 if the requirements for a building permit for the first stage development are not met and construction started within 18 months of the date of final approval or if the Group Health Cooperative of Puget Sound divests itself of any intent to realize such development.
4. 148th Avenue N.E. Improvement: An additional 20 feet of adjoining right-of-way shall be deeded and dedicated for the ultimate expansion of 148th Avenue N.E. to a four-lane major arterial street with necessary turning lanes and other street facilities. Street improvements and interim merging and/or turning lanes shall be provided by the developer on the basis of need as determined by the Redmond Director of Public Works and shall be constructed to applicable City standards. A public walkway or sidewalk, separated from traffic lanes by landscaping shall also be required.
5. N.E. 60th Street provisions: The south 30 feet of the site shall be reserved for a future right-of-way for N.E. 60th Street and shall be deeded and dedicated when requested by the City for street development purposes. The corridor shall be retained as a part of the south planting buffers until such time as the need for N.E. 60th Street as a through street arises.
6. County Trail System: The necessary land for the accommodation of a major Eastside trail along the "60th Street corridor" shall be made available and deeded to King County and/or the City of Redmond when the actual route and land requirements have been determined, not to exceed 20 feet in width.

Such zoning re-classification shall be duly shown on the Zoning Map in the manner provided by the Redmond Zoning Plan.

Section 2. This ordinance shall take effect and be in force five (5) days after its publication in the manner required by law.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 5 day of July, 1972. ~~15th DAY of August, 1972.~~ *J.P.P.*

CITY OF REDMOND

Selwyn L. Young
SELWYN L. YOUNG (8-17-72)
MAYOR

APPROVED AS TO FORM:

ATTEST:

John D. Lawson
JOHN D. LAWSON
CITY ATTORNEY

Eleanor J. Hayden
ELEANOR J. HAYDEN
CITY CLERK

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