

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 627

AN ORDINANCE, relating to land use districts (zoning) and amending the Redmond Zoning Plan by providing for the reclassification of certain portions of the City of Redmond under Zoning Change Initiation No. 14.

WHEREAS, the Planning Commission has initiated proceedings for a change in the zoning classification of the following described parcel owned by the City of Redmond under Zoning Change Initiation No. 14 from Public Use (P) to Commercial-Industrial (C-I); and

WHEREAS, the Planning Commission duly held public hearings on the change in zoning classification initiated by it under Z.C.I. No. 14 in the manner required by law and thereafter reported the results of such hearings together with its recommendations on the same to the City Council; and

WHEREAS, the City Council has duly considered and held public hearings on Zoning Change Initiation No. 14 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 reclassification of said property from its previous classification to Commercial-Industrial (C-I); NOW, THEREFORE,

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

Section 1. Rezoning granted. The following described real property is hereby rezoned and classified from Public Use (P) Land Use District to Commercial-Industrial (C-I) Land Use District and the Redmond Zoning Plan, Title 17, Redmond Municipal Code, is hereby amended accordingly:

Beginning at the southwest corner of the northwest quarter of the northeast quarter of section 11, township 25 north, range 5 east, W.M.; thence northerly along the centerline of said section 375 feet; thence easterly, parallel to the south boundary of the northwest quarter of the northeast quarter of said section, 335 to the true point of beginning.

From the true point of beginning, easterly and parallel to the south boundary of the northeast quarter of the northeast quarter of said section, 585 feet, more or less, to an intersection with the westerly boundary of the West Redmond Addition; thence northerly along the westerly boundary of the West Redmond Addition, 390 feet, more or less, to its intersection with the southwesterly margin of 159th Place Northwest (Rynning Road); thence north  $69^{\circ}09'51''$  west 345.5 feet along said southwesterly margin; thence south  $66^{\circ}02'00''$  west 280 feet more or less, to a point which lies north  $1^{\circ}24'06''$  east of the true point of beginning; thence south  $1^{\circ}24'06''$  west 395 feet, more or less, to the true point of beginning.

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

Such zoning reclassification shall be duly shown on the Zoning Map in the manner provided by Title 17, Redmond Municipal Code.

Section 2. Additional restrictions. Because of the particular location of the property described in Section 1 and to insure a minimum level of appearance on a par with a business park type of use, the following restrictions shall be required in addition to the provisions of the Redmond Zoning Plan applicable to the zoning classification of Commercial-Industrial (C-I):

- (1) The maximum height of all buildings and structures shall be 35 feet.
- (2) Maximum lot area coverage by all buildings and structures shall be 35%.
- (3) The minimum building setback from all rights-of-way shall be twenty (20) feet with a minimum side and rear yard setback of twenty (20) feet.
- (4) No building or structures above ground shall extend beyond the building lines and it is hereby declared that a minimum of 10% of the total land area between the building lines and the property lines must be used for open landscaped and green areas including natural growth; however, a minimum of 10 feet setback from the property line shall be part of said landscaped area. Landscaping shall be done attractively and include a substantial number of trees such as Douglas Fir. Any landscaped areas shall be properly maintained thereafter in a sightly and well-kept condition. Parking areas shall likewise be kept in a well-maintained condition.
- (5) Architectural and landscape design shall proceed simultaneously and shall result from collaborative effort on the part of the separately employed architect and landscape architect to achieve good design relationship between architecture and the landscape and maximum site efficiency.
- (6) No loading docks may be located on any street frontage unless architectural screening is provided. The loading area shall be screened with evergreen plantings and/or attractively designed architectural screens, so as to conceal the dock from view from the street and from neighboring properties.
- (7) No materials or supplies shall be stored or permitted to remain on any part of the property outside the buildings constructed thereon. Any finished products or semi-finished products stored on the property outside of said building shall be confined to permanently screened areas within building setback lines. The said finished or semi-finished products shall be stored in orderly piles not exceeding a height of six (6) feet and shall be completely screened by architecturally designed and constructed screens so as to conceal the view of the products from all sides of the property. The storage area shall be a drained and gravel surface or better. Employee parking and storage areas for official vehicles shall be subject to the screening requirements of this section.
- (8) No billboards or advertising signs other than those identifying the name, business and products of the person or firm occupying premises shall be permitted,


and in this case must be a part of the architectural treatment, except that a sign not to exceed five (5) feet by ten (10) feet in size, placed horizontally, offering the premises for sale or lease may be permitted.

- (9) Temporary buildings, other than a contractor's field office or construction shelter, shall not be permitted. Furthermore, these shelters may remain for the period of construction only, after which time they must be removed.
- (10) Any buildings erected shall be of timber, steel, or masonry construction, or their equivalents, or better. The exterior finish of the walls must be face brick, masonry or their equivalents, exclusive of trim features. Site and building plans shall meet the approval of a design review committee consisting of the Planning Commission Chairman, and the Public Works and Planning Director, or their successors.
- (11) Parking areas must be paved with a year-round surface (asphalt or concrete).

Section 3. Effective date. 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 16 day of October, 1973.

CITY OF REDMOND


  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
ELEANOR J. HAYDEN

CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY

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