

ORIGINAL

NOT ADOPTED

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 769

AN ORDINANCE, relating to land use and development; and establishing a moratorium within a certain area of the city known as Redmond Hills.

WHEREAS, the Plan for Optimum Land Use (Comprehensive Plan) adopted under Resolution No. 258, passed January 19, 1971, identifies an area of the City known as the Redmond Hills area as "Urban Residential," which envisions multiple residential density, and the Zoning Map adopted under Ordinance No. 350, passed November 10, 1964, established Land Use District Classifications (zoning) for the area of Two Family (Duplex) Residential (RD), which also allows single family residences to be constructed, and Multiple Family Residential No. 2 (RM-2); and

WHEREAS, this area has been developing at lower residential densities than that provided for by the Plan and the Zoning Map through the construction of single family residential structures allowed in the RD Classification to the extent that the character of the Redmond Hills area and actual land uses has changed greatly from that envisioned by the Plan and Zoning Map; and

WHEREAS, potential development under the existing City Plan and Zoning Map may adversely impact existing single family residential uses and the developing character of the Redmond Hills area and prove harmful to the general health, safety and welfare of this area of the City; and

WHEREAS, the City Council has initiated a study and review of the Plan and Zoning Map classifications to determine if lower or different residential dwelling densities should not be designated for this area and the Council-initiated change and review of the Plan and Zoning Map is currently under way but has not been completed or acted upon; and

WHEREAS, the City Council desires to avoid housing development to take place in the interim that might prove detrimental to the area and intensify the existing problem or that might conflict with any changes to the Plan and Zoning Map that might be made, Now, Therefore,

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

1. Declaration of Moratorium. For the reasons and purposes set forth above, a moratorium is hereby declared upon the issuance of any building or development permits in that area of the City known as the Redmond Hills area bounded on the north by Lot 32 of the plat of Redmond Gardens, unrecorded, on the west by Chalimar Division No. 2, on the south by N.E. 80th Street, and on the east by Avondale Road N.E. as shown and depicted by shading on the attached map, such moratorium to be in force and effect for a period of 150 days from March 15, 1977, or such earlier time as the study and Council-initiated changes to the Plan for Optimum Land Use (Comprehensive Plan) and Zoning Map have been acted upon and determined by the City Council.

2. Previous Council action ratified and confirmed. The previous action of the City Council taken by motion at its regular meeting on March 15, 1977, and taken by Resolution No. 425, passed May 3, 1977, to establish a moratorium on the issuance of building permits in the Redmond Hills area is hereby ratified and confirmed for the reasons stated above and as modified by this ordinance.

3. Pending application. Applications for building or development permits in this area, which were existing as of March 15, 1977, may be processed and considered as if this moratorium were not placed in effect.

PASSED by the Council of the City of Redmond, Washington, at a special meeting thereof, and APPROVED by the Mayor this 14 day of June, 1977.

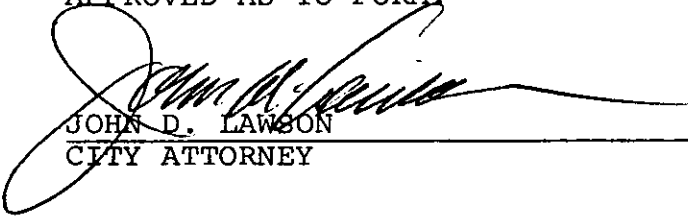
CITY OF REDMOND

SELWYN L. YOUNG  
MAYOR

ATTEST:

PAUL F. KUSAKABE  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY

*(not adopted)*

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