

ORIGINAL

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 792

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 Petition No. 72.

WHEREAS, the owners of the below described real property, located in the City of Redmond, King County, Washington, petitioned the Planning Commission and the City Council for a change in the zoning classification of said property from Commercial Complex (C-C) and Professional and Commercial Office (P-C) to Light Commercial (C-L); 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 on March 10, 1976, 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 a public hearing on said Petition and request for rezoning on April 20, 1976, and deems it in the best interest of the City of Redmond and in harmony with the Comprehensive Plan to give conceptual approval for the reclassification of said property from Commercial Complex (C-C) and Professional and Commercial Office (P-C) to Light Commercial (C-L), upon obtaining the agreement of the property owners thereto;

WHEREAS, pursuant to agreement of the property owner/applicant, the City Council passed Resolution No. 398 on May 4, 1976, giving conceptual approval of the rezoning subject to conditions stated therein and which included obtaining a development concept plan from the applicant within eighteen months thereof; and

WHEREAS, the applicant has executed an agreement with the City and has submitted a development concept plan which has been reviewed by the Planning Commission and the City Council and it appears that the conditions set forth in Resolution No. 398 have been met so that an ordinance should now be adopted approving the rezone subject to conditions, 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 Commercial Complex (C-C) and Professional and Commercial Office (P-C) to Light Commercial (C-L). Land Use District and the Redmond Zoning Plan, Title 17, Redmond Municipal Code, is hereby amended accordingly; subject, however, to the following conditions and criteria:

- (1) The concept shall include a landscape plan that provides for the incorporation of a significant amount of existing tree cover.

- (2) Building and sign features shall be of a coordinated architectural style that is compatible with the adjoining development north of 24th Street.
- (3) Circulation and parking shall be coordinated to avoid left turn conflicts with existing driveways on N.E. 24th Street and to minimize the number of curb cuts.
- (4) Development shall be consistent and in accordance with the plans submitted by the applicant and consisting of the following:
 - a. Conceptual site plan
 - b. Topography map (showing existing trees)
 - c. Elevations - Retail shops (typical)
 - d. Typical office building and restaurant
 - e. Development concept submitted by applicant, consisting of two pages, and including Internal Circulation, Landscaping, Architectural Style and Signing components.
- (5) The applicant shall sign an agreement to equitably participate in the provision of traffic signals at N.E. 24th and 152nd N.E. The agreement shall be a deed restriction to the subject property and to run with the land. The agreement shall be recorded with the King County Auditor prior to any permits being issued to develop the site.
- (6) Development plans shall be submitted to the City Council for its review prior to issuance of any building permits.

said property being described as follows:

Lot 7 and the west quarter of Lot 8, Bellevue Gardens Third Addition, according to plat thereof recorded in volume 21, page 72 of Plats, in King County, Washington

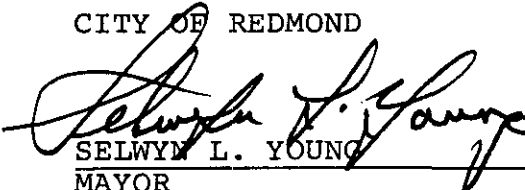
Situate in the City of Redmond, King County, Washington.

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

Section 2. 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 6TH day of December, 1977.


CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

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