

ORIGINAL

Zoning Establishment
Arthur G. Johnson Annexation (A-76-2)
Farrel-McWhirter Park Annexation (A-76-3)
Redmond Watershed Annexation (1/10/58)
Zambruski Annexation (A-77-5)
Physio-Control Annexation (A-78-6) *WJ*
Doneshvar/Lein Annexation (A-78-3, A-78-7)

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 887

AN ORDINANCE, relating to land use districts (zoning) and amending the Community Development guide by providing for the classification of properties recently annexed to the City of Redmond under Annexation Nos. A-76-2, A-76-3, A-77-5, *WJ* A-78-6, A-78-3, A-78-7 and 1/10/58.

WHEREAS, the below-described real properties have been annexed recently under Annexation Nos. A-76-2, A-76-3, A-77-5, A-78-6, A-78-3, A-78-7 and 1/10/58 and now are located within the City of Redmond, King County, Washington, and have been heretofore included within the City's Comprehensive Land Use Plan; and *WJ*

WHEREAS, the City Planning Commission has considered the classification of said properties in land use districts (zoning) in conformity with the Community Development Guide as an addition to the Zoning Map adopted by said Guide; and

WHEREAS, the City Planning Commission duly held public hearings to consider 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 classifications of said properties to the City Council; and

WHEREAS, the City Council duly held public hearings to consider 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 the Community Development Guide be amended to provide for the classifications of said properties and that appropriate 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. Arthur G. Johnson Park Annexation No. A-76-2 - Ranch Estates (RE) Zoning Established. The following described real property is hereby zoned and classified as Ranch Estates District (RE) and the Community Development Guide is hereby amended accordingly as an addition thereto:

That portion of the northeast quarter of the northeast quarter of section 7, township 25 north, range 6 east, W.M., in King County, Washington, described as follows: Beginning at the northeast corner of said section 7; thence north 88°53'21" west 1153.93 feet; thence south 40°32'21" east 167.20 feet; thence south 16°52'18" east 356.82 feet to the north line of a trach of land conveyed to the City of Redmond by deed recorded under auditor's file No. 7102240314; thence south 88°53'21" east along said north line 950.39 feet to the east line of said section 7; thence north along said east line 463.41 feet to the northeast corner of said section 7 and the point of beginning; EXCEPT that portion thereof within the right-of-way of 196th Avenue Northeast and Northeast 80th Street, together with that portion of the northeast quarter of the northeast quarter of section 7, township 25 north, range 6 east, W.M., in King County, Washington, described as follows:

Beginning at the northeast corner of said section 7; thence southerly along the east line of said section 7 a distance of 463.41 feet, to the true point of beginning of this description; thence north 88°53'21" west 950.39 feet, more or less, to the easterly boundary of lands owned by King County; thence south 16°52'18" east along said boundary 328.40 feet to the north line of the south 563 feet of said northeast quarter of the northeast quarter; thence south 88°53'21" east 319.00 feet; thence north 0°44'47" east 112.00 feet; thence south 88°53'21" east 532.00 feet, more or less, to the east line of said section 7; thence north along said east line 200.36 feet, more or less, to the point of beginning; EXCEPT that portion thereof within the right-of-way of 196th Avenue Northeast, together with, that portion of the northeast quarter of the northeast quarter of section 7, township 25 north, range 6 east, W.M., in King County, Washington, described as follows:

Beginning at the southeast corner of said northeast quarter of the northeast quarter; thence west along the south line of said northeast quarter of the northeast quarter to a point on said south line which bears south 89°13'28" east 522.83 feet from the southwest corner of said northeast quarter of the northeast quarter and the true point of beginning of this description; thence north 0°41'36" west 394.41 feet; thence north 5°50'36" west 169.86 feet to the north line of the south 563 feet of said northeast quarter of the northeast quarter; thence east along said north line to a point, said point being 801 feet westerly of the east line of said section 7; thence south, parallel to the west line of this description and the east line of lands owned by King County, 563 feet, more or less, to a point on the south line of said northeast quarter of the northeast quarter; said point being 765 feet westerly of the east line of said section 7; thence west along said south line to the true point of beginning.

Such zoning classification shall be shown as an addition to the Zoning Map in the manner provided by the Community Development Guide.

Section 2. Farrel-McWhirter Park Annexation No. A-76-3 Ranch Estates (RE) Zoning Established. The following described real property is hereby zoned and classified as Ranch Estate District (RE) and the Community Development Guide is hereby amended accordingly as an addition thereto:

That portion of the southeast quarter of the northeast quarter of Section 31, Township 26 North, Range 6 East, W.M.; except the west 30 feet thereof, except the north 200 feet thereof, and except that portion thereof lying within 196th Avenue N.E.

Also the northeast quarter of the southeast quarter; except the west 30 feet thereof and except that portion of said subdivision lying southeasterly of the northwesterly margin of Redmond Road No. 1133;

All situate in King County, Washington.

Such zoning classification shall be shown as an addition to the Zoning Map in the manner provided by the Community Development Guide.

Section 3. Redmond Watershed Annexation (1/10/58) - General (G) Zoning Established. The following described real property is hereby zoned and classified as General (G) and the Community

Development Guide is hereby amended accordingly as an addition thereto:

All of Section 28, Township 26 North, Range 6 East, W.M., and the northwest quarter of Section 33, Township 26 North, Range 6 East, W.M., and that portion of the northwest quarter of the southeast quarter of Section 33, Township 26 North, Range 6 East, W.M., lying north of the centerline of County Road, Survey Number 1450, also known as the Novelty Road, all situate in King County, Washington.

Such zoning classification shall be shown as an addition to the Zoning Map in the manner provided by the Community Development Guide.

Section 4. Zambruski Annexation No. A-77-5 - Business Park (BP) District, Ranch Estates (RE), Suburban Residence (R6) and General (G) Established. The following real property as shown and depicted on the attached map, Ord. 887, Sec. 4, is hereby zoned and classified as Business Park (BP) District, Ranch Estates (RE), Suburban Residence (R6) and General (G), with the General (G) reserved for future study, and the Community Development Guide is hereby amended accordingly as an addition thereto.

Section 5. Physio-Control Annexation No. A-78-6 - Business Park (BP) (Special Development Permit) Zoning Established. The following described real property is hereby zoned and classified as Business Park (BP) District requiring a Special Development Permit (SDP) and the Community Development Guide is hereby amended accordingly as an addition thereto:

That portion of the southeast one quarter of the northwest one quarter of Section 27, Range 26 North, Township 5 East, lying south of 124th Avenue N.E. (AKA Slater Avenue N.E.) and that portion of the northeast one quarter of the southwest one quarter of Section 27, Range 26 North, Township 5 East lying west of the east right-of-way margin 140th Avenue N.E. (AKA Willows Road).

All situate in King County, Washington.

Such zoning classification shall be shown as an addition to the Zoning Map in the manner provided by the Community Development Guide.

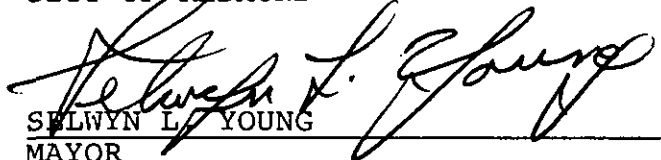
Section 6. Doneshvar/Lein Annexation Nos. A-78-3 and A-78-7 - Residential Estate District (R-I) and Suburban Estate District (R-3) Zonings. The following described real property as shown and depicted on the attached map, Ord. 887, Sec. 6, is hereby zoned and classified as Residential Estate District (R-I) and Suburban Estate District (R-3) Zonings and the Community Development Guide is hereby amended accordingly as an addition thereto.

Such zoning classification shall be shown as an addition to the Zoning Map in the manner provided by the Community Development Guide.

Section 7. Effective Date. This ordinance shall take effect and be in force five (5) days after the date of 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 16th day of October, 1979.

CITY OF REDMOND

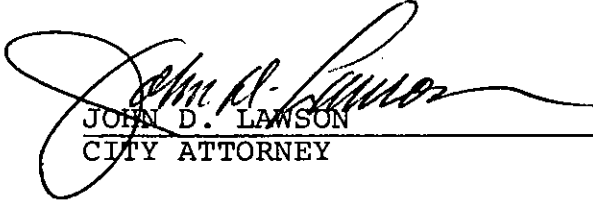

SELWYN L. YOUNG
MAYOR

ATTEST:



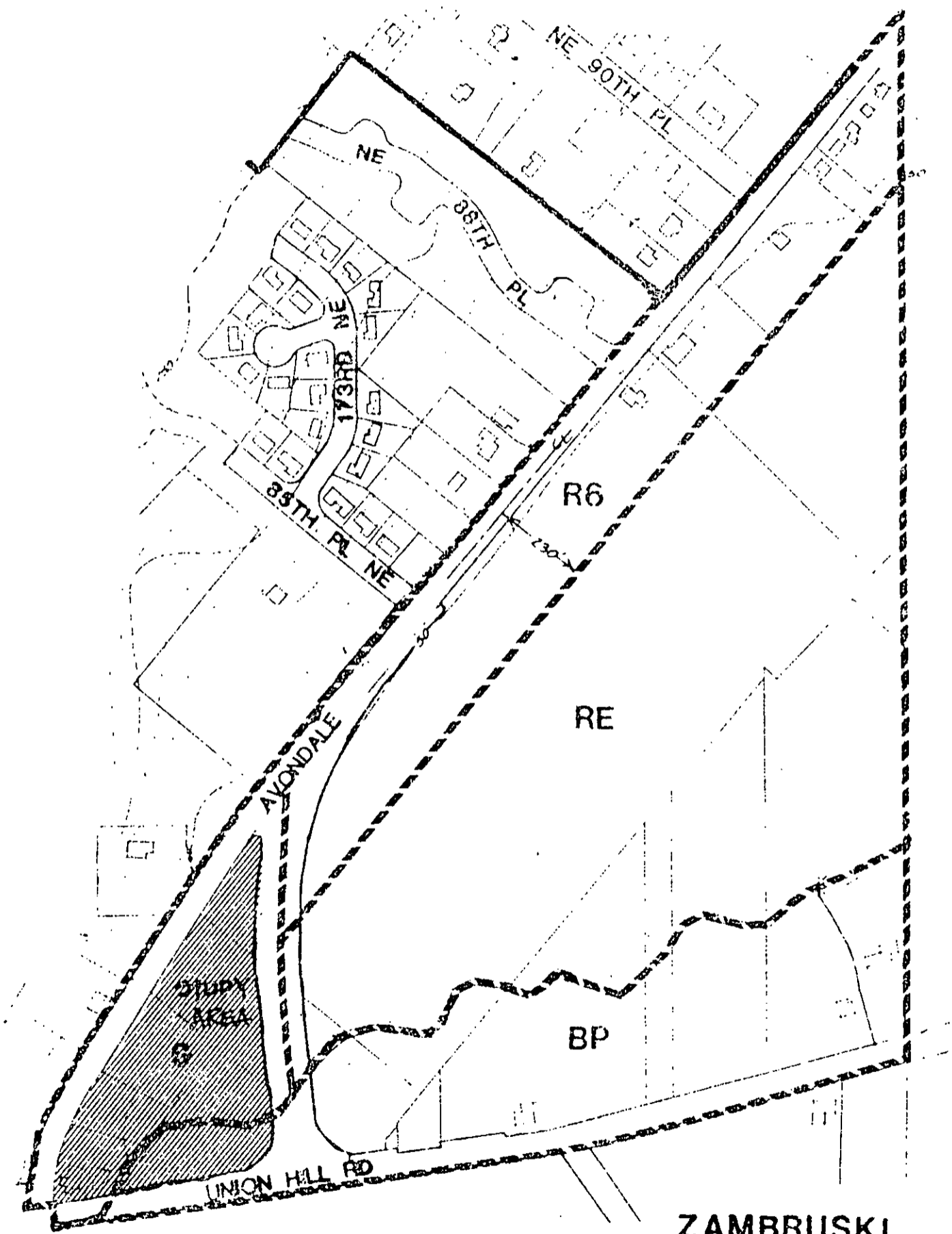
PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:




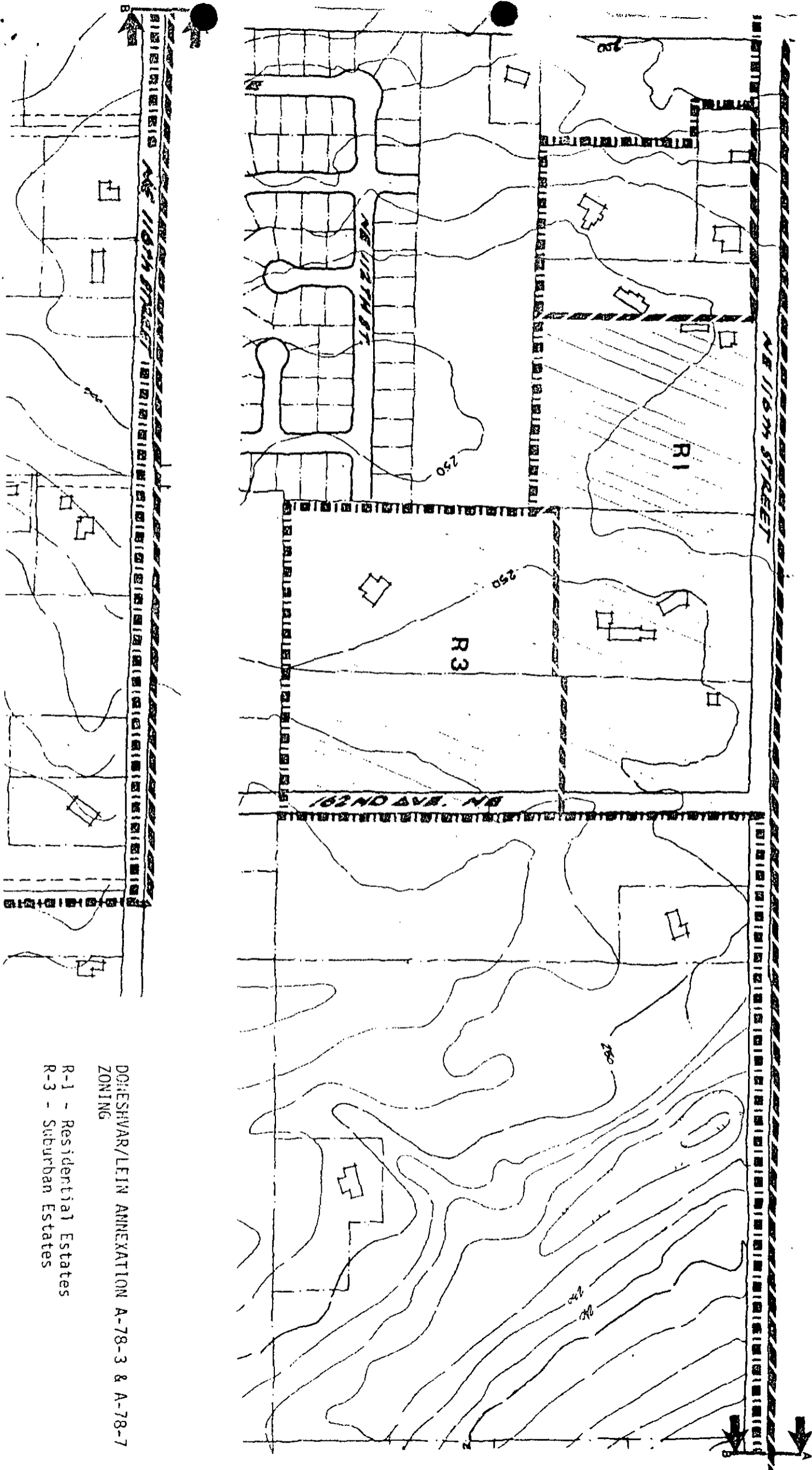
JOHN D. LAWSON
CITY ATTORNEY

Published in the Sammamish Valley News on 10-24-79



LEGEND
 G - GENERAL
 RE - RANCH ESTATE
 R6 - SUBURBAN RESIDENCE
 BP - BUSINESS PARK

ZAMBRUSKI
 A-77.5
 ATTACHMENT "A"




DGHESHVAR/LEIN ANNEXATION A-78-3 & A-78-7
 ZONING
 R-1 - Residential Estates
 R-3 - Suburban Estates