

ORIGINAL

Zoning Establishment
Kramer Annexation
(A-77-8)

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 902

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 No. A-77-8.

WHEREAS, the below-described real properties have been annexed recently under Annexation No. A-77-8 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

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. Kramer Annexation No. A-77-8 Zoning Established.
The following described real property is hereby zoned and classified as Suburban Residential (R4, R5, R12), Business Park (BP subject to Special Development Permit) as shown and depicted on the map in the attached Exhibit A and the community Development Guide is hereby amended accordingly as an addition thereto:

The northeast quarter of the southwest quarter of section 34; township 26 north, range 5 east, W.M., less the west half of the south 330 feet, together with the northeast quarter of the southeast quarter of the southwest quarter of section 34, township 26 north, range 5 east, W.M.; together with that portion of the southeast quarter of section 34, township 26 north, range 5 east, W.M.; lying west of Redmond corporate limits established by Redmond Ordinance 426; together with the northeast quarter of section 3, township 25 north, range 5 east, W.M.; less that portion incorporated by Redmond Ordinance 230; together with the west half of the northeast quarter of the southeast quarter of section 3, township 25 north, range 5 east, W.M., less the east 30 feet; together with the southwest quarter of section 3, township 25 north, range 5 east, W.M., less that portion incorporated by the City of Redmond Ordinance 278, 717, 314, the west half of the northwest quarter of the southwest quarter of said quarter and the west 30 feet of County Road; together with the following described real property: Beginning at the southwest corner of the northwest quarter of section 3, township 25 north, range 5 east, W.M.; thence S 87°47'51" east a distance of

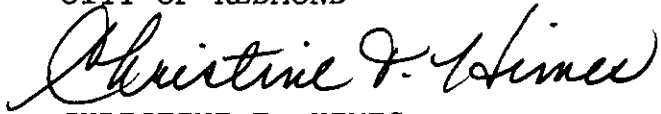
2537.16 feet; thence N 1°19'15" west a distance of 565 feet; thence S 89°27' west a distance of 210 feet; thence N 82°57'26" east a distance of 270 feet; thence N 7°02'34" west a distance of 405 feet; thence N 82°57'26" east to the centerline of 132nd Avenue N.E.; thence southeast along said centerline to the point of beginning; less the east 30 feet of County 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 2. 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 4th day of March, 1980.

CITY OF REDMOND




CHRISTINE T. HIMES
MAYOR

ATTEST:



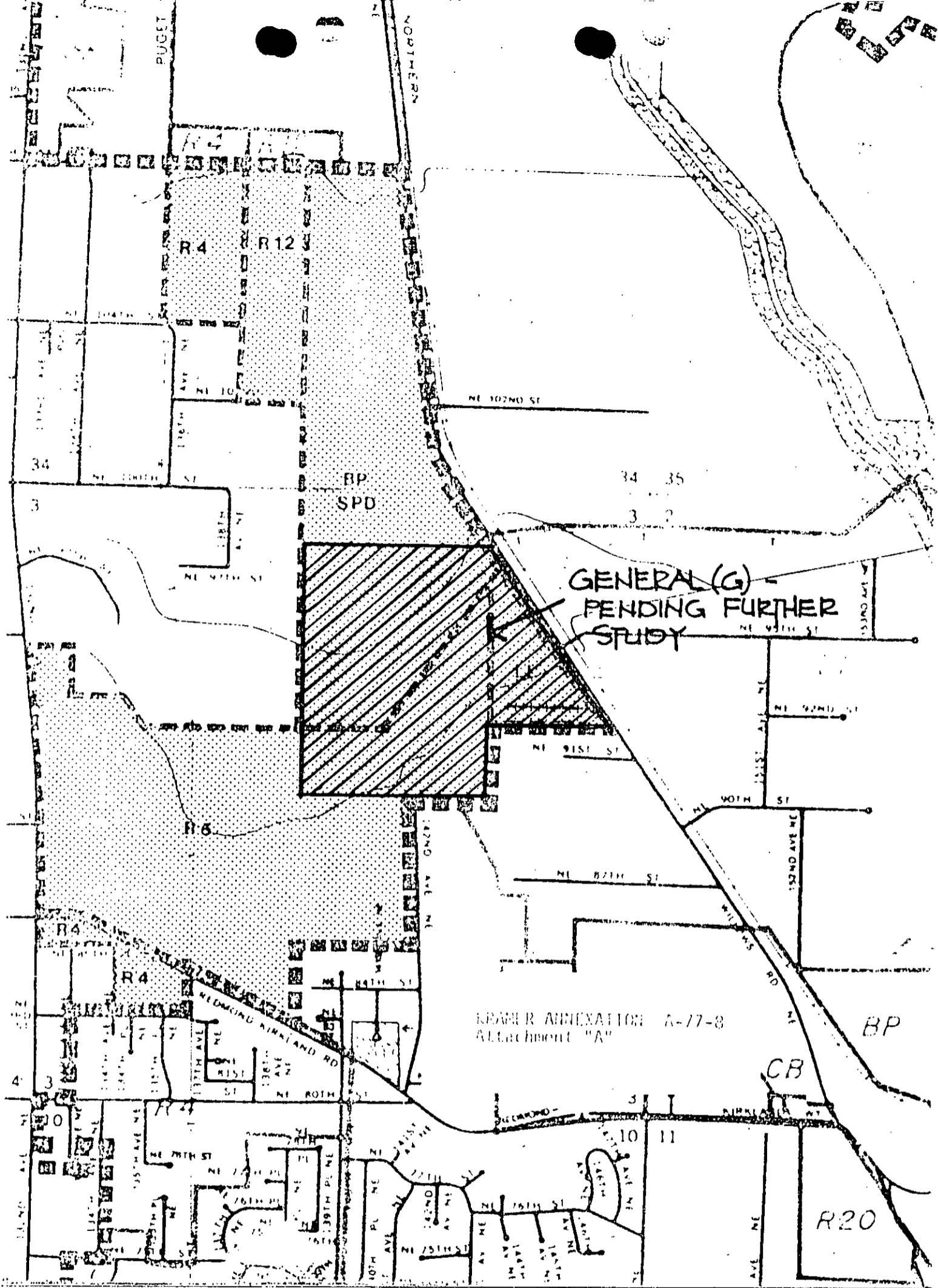
PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:



JAMES H. DAILEY
CITY ATTORNEY

Published in the Sammamish Valley News on March 12, 1980



AGREEMENT

This agreement executed by and between the City of Redmond, hereinafter called "City" and Donald M. Jasper and Donald F. Kline, d/b/a Jasper/Kline, a partnership, hereinafter called "Developer."

Whereas, the Developer is the owner of 66 acres hereinafter called the subject property the legal description of which is set forth in Appendix A attached hereto; and

Whereas, the City has heretofore annexed the subject property as a part of the Kramer Annexation (A-77-8); and

Whereas, the City and Developer mutually recognize that the immediate and total development of the 66 acres would result in an over extension of existing City and other public facilities and utilities resulting in possible adverse environmental, economical, and social impacts to the public; and

Whereas, the City and Developer mutually agree that the adverse impacts of an immediate and total development of the 66 acres can be minimized and alleviated through a process of phasing of the development upon the subject property, Now, Therefore,

IN CONSIDERATION of the City zoning the subject property of the Developer to R-5 the Developer ^{109 KVF C. K.} does hereby agree to phase its development with a maximum of ~~170~~ units in any one year.

This agreement shall be binding upon all parties hereto and the successors in interest and/or assigns.

This agreement executed on this 4th day of MARCH, 1980.


DONALD M. JASPER
As a partner of Jasper/Kline

EXHIBIT "A"
Legal Description

PARCEL A:

That portion of the North half of the southwest quarter of Section 3, Township 25 north, Range 5 east, W.M., in King County, Washington, lying north of secondary State Highway No. 2-D; EXCEPT the west 30 feet thereof and EXCEPT that portion thereof conveyed to Puget Sound Power and Light Company by deed recorded under Auditor's File No. 6568297

PARCEL B:

Lots 10 and 11, Block 1, Kirkland Redmond short line addition to the City of Seattle, according to the plat recorded in volume 30 of plats, page 21, in King County, Washington; EXCEPT that portion thereof conveyed to the State of Washington for SR 901 by Deed recorded under Auditor's File No. 6617317.