

ORDINANCE NO. 920

AN ORDINANCE FOR THE CITY OF REDMOND, WASHINGTON, APPROVING THE FINAL PLAN OF HARPER HILL PLANNED UNIT DEVELOPMENT, PUD-33, AND GRANTING FINAL APPROVAL OF SPECIAL DEVELOPMENT PERMIT APPLICATION NO. SDP-79-4.

WHEREAS, pursuant to the Community Development Guide, a public hearing was held before the Planning Commission for the purpose of considering the final plan for Harper Hill, a planned unit development designated PUD-33, and for the purpose of considering the final approval of special development permit SPD-79-4, and

WHEREAS, after conducting said hearing the Planning Commission, at its meeting of February 27, 1980, voted to recommend final approval of said special development permit and planned unit development and submitted its recommendation to the City Council, and

WHEREAS, at its regular meeting of March 4, 1980, the City Council considered the application for final approval of said planned unit development and special development permit and considered the recommendation of the Planning Commission thereon and has determined that final approval of the planned unit development and special development permit is in the public interest and will be in conformance with the goals, policies and plans set forth in Section 20B.00.000 of the Community Development Guide, now, therefore,

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

Section 1. The final plan for PUD-33, a planned unit development known as Harper Hill, and Special Development Permit Application SDP-79-4 are hereby given final approval, subject to the conditions and provisions set forth hereinafter.

Section 2. The real property comprising PUD-33 is depicted on Exhibit "A", attached hereto and hereby incor-

porated in full by this reference, and is described as follows:

"Parcel 1 West half of southwest quarter of the southeast quarter of the southeast quarter of Section 14, Township 25 North, Range 5, E.W.M., located in King County, Washington, less county roads.

Parcel 2 East half of the southeast quarter of the southwest quarter of the southeast quarter of Section 14, Township 25 North, Range 5 E.W.M., located in King County, Washington, less county roads."

Section 3. Harper Hill, PUD-33, shall be developed in accordance with the final plans and specifications submitted to the City on February 25, 1980, subject to compliance with the following conditions:

I. Streets and Utilities

- A. The south ten (10) feet of the property along N.E. 40th Street shall be dedicated for right-of-way.
- B. Improvements to N.E. 40th Street shall be guaranteed by a Local Improvement District covenant or other method acceptable to the Public Works Department. These improvements shall include curbs, gutters, sidewalk, asphalt paving and bikeway.
- C. A loop water system is required within the project.

II. Storm Drainage

- A. Provisions shall be made to maintain the existing storm water runoff rate. Oil separators and an energy dissipater must be part of any system which discharges water into a natural drainage area. All data provided by the applicant shall be approved by the Public Works Department prior to construction.
- B. The control of lot drainage and installation of a positive drain system is required. Downspouts, footing drains, yard drainage, etc. shall be shown to connect to a (piped/ditched) system. No splash blocks are allowed.

III. Clearing and Grading

- A. All cuts and fills shall be stabilized by seeding or other methods acceptable to the Public Works Department.
- B. Clearing of trees and grading shall be limited for those areas necessary for installation of walkways, utilities, street and residential units.
- C. A clearing and grading plan shall be approved by the Public Works Department.

IV. Site Planning and Design

- A. The total number of units permitted is 139.
- B. Grass block or similar types of treatment shall be used in external parking stalls, as noted on the plans.
- C. The buildings in the northwest corner of the site shall not encroach on slopes in excess of 40% slope.
- D. A complete landscape plan, including the type size and location of materials shall be provided

at the time of Final Special Development Permit approval. The plan shall supplement existing vegetation in the area of the north, east and south property lines, excluding the area adjacent to the ravine and Puget Power, with native evergreen trees eight to twelve feet in size.

Section 4. The planned unit development approved by this ordinance shall be subject to review by the City Council in the event any of the requirements of this ordinance or Section 20C.20.160 of the Community Development Guide are not met. The City Council in its discretion may revoke or modify the planned unit development approval upon such review after giving the owners and users of the subject property an opportunity to be heard.

Section 5. The City Council has determined that approval of the final development plan for PUD-33 is in the public interest, is consistent with the goals, policies and plans of Community Development Guide Section 20B.00.000 and surrounding land uses, is consistent with the development and appropriate use of the subject property in light of the character and condition of said property and the surrounding neighborhood, and that approval of the planned unit development will not be materially detrimental to the public health, safety and general welfare or to the surrounding properties and that there will be no significant adverse environmental impacts.

Section 6. This ordinance shall be in full force and effect five (5) days after its passage and publication by posting as provided by law.

CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

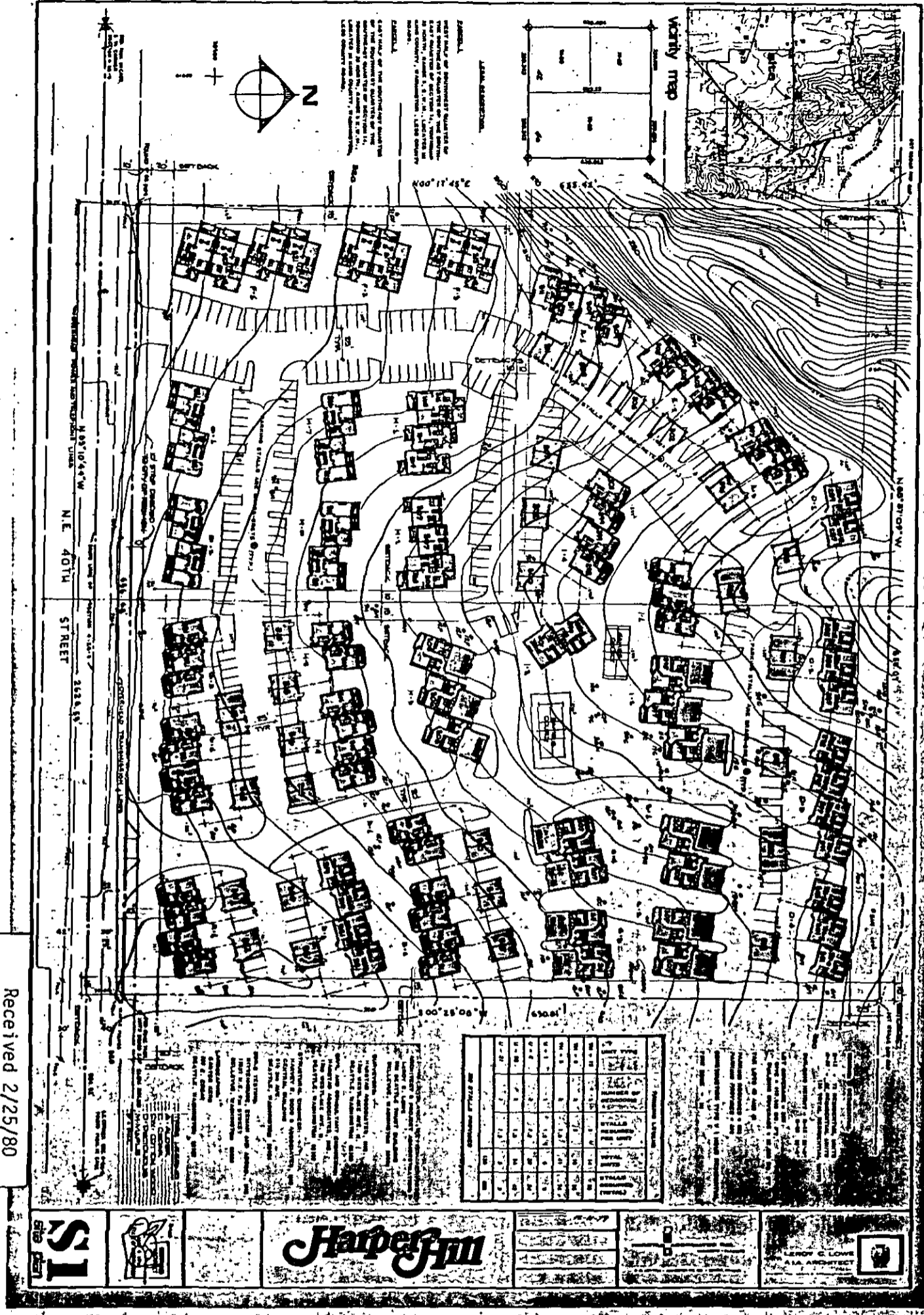
ATTEST/AUTHENTICATED:


CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: May 2, 1980
PASSED BY THE CITY COUNCIL: May 6, 1980
SIGNED BY THE MAYOR: May 6, 1980
PUBLISHED: May 14, 1980
EFFECTIVE DATE: May 19, 1980



Received 2/25/80

Exhibit "A"
Ordinance No. 920