

ORIGINAL

ORDINANCE NO. 939

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE LAND USE PLAN MAP ADOPTED BY SECTION 20B.90.040 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, BY CHANGING THE LAND USE PLAN DESIGNATION ON THAT CERTAIN AREA COMMONLY KNOWN AS THE AVONDALE TRIANGLE (DGA-80-9), FROM MULTIPLE-RESIDENCE AND BUSINESS PARK TO BUSINESS; AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF REDMOND, AS ADOPTED BY SECTION 20C.10.030 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, BY ESTABLISHING ORIGINAL ZONING FOR PROPERTY NEWLY ANNEXED TO THE CITY; DESIGNATING SAID PROPERTY AS PROFESSIONAL-OFFICE (PO) AND GENERAL-COMMERCE REQUIRING A SPECIAL DEVELOPMENT PERMIT (GC-SDP), IN MODIFICATION OF THE POLICY ADVISORY COMMISSION'S RECOMMENDATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Redmond Policy Advisory Commission held a public hearing and following said hearing having voted its recommendations that certain changes be made to the Land Use Plan and the Official Zoning Map, and

WHEREAS, the City Council of the City of Redmond, Washington, following receipt of said recommendation, at a public meeting having determined as follows:

1. That the proposed amendments are consistent with the City's goals, policies, plans and programs;
2. That the proposed Professional-Office and General-Commerce with Special Development Permit requirement are consistent with adjoining land uses;
3. That the proposed changes will be in the interest of the public, will not be materially detrimental to surrounding uses and will provide the owners of said properties with economically viable use of the property, now, therefore,

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

Section 1. The Land Use Plan and Land Use Plan Map adopted by Section 20B.90.040 of the Redmond Municipal Code and Community Development Guide are hereby amended to change the designation of that certain property commonly

known as the Avondale Triangle, file no. DGA-80-9, legally described in Exhibit "A" attached hereto and hereby incorporated in full by this reference, from Land Use Plan designation Multiple-Residence and Business-Park to Land Use Plan designation Business.

Section 2. The Official Zoning Map adopted by Section 20C.10.030 of the Redmond Municipal Code and Community Development Guide is hereby amended to establish zoning classifications on the real property described hereinafter as original zoning by the City of Redmond on newly annexed property. The zoning classifications adopted for that certain real property designated in Exhibit "B" attached hereto and hereby incorporated in full by this reference shall be Professional-Office (PO). The zoning classification for that certain real property described in Exhibit "C" attached hereto and hereby incorporated in full by this reference shall be General-Commerce with the requirement of a Special Development Permit (GC-sdp).

Section 3. The Director of Planning and Community Development is hereby instructed to effectuate the changes to the Land Use Plan and zoning map in accordance with Sections 1 and 2 of this ordinance.

Section 4. This ordinance shall be in full force and effect five (5) days after its passage and publication as provided by law.

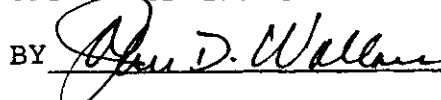
CITY OF REDMOND


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: August 14, 1980
PASSED BY THE CITY COUNCIL: August 19, 1980
SIGNED BY THE MAYOR: August 19, 1980
PUBLISHED: August 27, 1980
EFFECTIVE DATE: September 1, 1980

EXHIBIT "A" IS A LEGAL DESCRIPTION OF AVONDALE TRIANGLE(DGA-80-9)

THAT PORTION OF LAND LOCATED IN THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 1,
TOWNSHIP 25 N, RANGE 5E, W.M., TOGETHER WITH THAT PORTION OF LAND
LOCATED IN THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 25N, RANGE
5E, W.M. DESCRIBED AS FOLLOWS; LYING EASTERLY OF AVONDALE ROAD,
NORTHERLY OF NE UNION HILL ROAD AND WESTERLY OF AVONDALE ROAD EXTENSION.

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EXHIBIT "B" IS A LEGAL DESCRIPTION OF THAT PROPERTY BEING CLASSIFIED FOR PROFESSIONAL OFFICES - AVONDALE TRIANGLE (DGA-80-9)

THAT PORTION OF LAND LOCATED IN THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 25 N, RANGE 5E, W.M., TOGETHER WITH THAT PORTION OF LAND LOCATED IN THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 25N, RANGE 5E, W.M. DESCRIBED AS FOLLOWS; LYING EASTERLY OF AVONDALE ROAD, NORTHERLY OF NE UNION HILL ROAD AND WESTERLY OF AVONDALE ROAD EXTENSION.

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LESS THE FOLLOWING DESCRIBED REAL PROPERTY:

BEG AT E $\frac{1}{4}$ COR OF SEC 1 TWN 25 RGE 5 TH N 102.37 FT TO C/L OF RD TH SWLY ALG SD C/L 2560 FT TH S 25-12-02 W 334.04 FT TO PT ON ELY MGN SD RD TH SWLY ALG SD MGN 357.50 FT TO TPOB TH S 76-02-33 E 72 FT TH S 12-22-10 W 135.55 FT TO NLY MGN OF ST RD TH WLY ALG SD MGN TO ELY MGN OF REDMOND-BEAR CREEK RD TH NLY ALG SD MGN TO TPOB.

TOGETHER WITH, POR OF SW $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SEC 1 TWN 25 RGE 5 BEG AT E $\frac{1}{4}$ COR OF SEC TH N 102.37 FT TO C/L OF RD TH SWLY ALG SD C/L 2560 FT TH S 25-12-02 W 334.04 FT TO ELY MGN OF SD RD TH SWLY ALG SD MGN 210 FT TO TPOB TH CONTG ALG RD 147.50 FT TH S 76-02-33 E 178.44 FT TH N 30-05-08 E 100 FT TH N 60-42-43 W 180.27 FT TO TPOB.

TOGETHER WITH, BEG AT E $\frac{1}{4}$ COR OF SEC 1 TWN 25 RGE 5 TH N 102.37 FT TO C/L OF RD TH SWLY ALG SD C/L 2560 FT TH S 25-12-02 W 334.04 FT TO PT ON ELY MGN SD RD TH SWLY ALG SD MGN 357.50 FT TH S 76-02-33 E 72 FT TO TPOB TH CONTG S 76-02-33 E 106.44 FT TH S 30-05-08 W 111.52 FT TO NLY MGN OF REDMOND SNOQUALMIE RD TH WLY ALG SD MGN 72.05 FT TH N 12-22-10 E 125.55 FT TO TPOB

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AVONDALE TRIANGLE(DGA-80-9)

Exhibit "C" is that property being classified General Commerce subject to a special development permit.

BEG AT E $\frac{1}{4}$ COR OF SEC 1 TWN 25 RGE 5 TH N 102.37 FT TO C/L OF RD TH SWLY ALG SD C/L 2560 FT TH S 25-12-02 W 334.04 FT TO PT ON ELY MGN SD RD TH SWLY ALG SD MGN 357.50 FT TO TPOB TH S 76-02-33 E 72 FT TH S 12-22-10 W 135.55 FT TO NLY MGN OF ST RD TH WLY ALG SD MGN TO ELY MGN OF REDMOND-BEAR CREEK RD TH NLY ALG SD MGN TO TPOB.

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