

CITY OF REDMOND
ORDINANCE NO. 2658

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S MAY 29, 2012, RECOMMENDATION TO APPROVE WITH CONDITIONS THE GREYSTONE MANOR PLANNED RESIDENTIAL DEVELOPMENT (FILE L090100), AND PRELIMINARY PLAT (L090099) AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Baumann, herein referred to as applicant, submitted an application to develop a 184-lot, single-family development, with 178 detached single-family homes and six (6) zero-lot-line homes, planned residential development (PRD) and preliminary plat on 43.66 acres located at 16020, 16030, 16040, 16210, 16206 NE 116th Street, and 16027 NE 124th Street; and

WHEREAS, a planned residential development is a Type IV permit decision; and

WHEREAS, the Redmond Community Development Guide authorizes the Hearing Examiner to conduct an open record hearing for the planned residential development and make a recommendation with findings of fact, conclusions of law, and conditions of approval for the PRD to the City Council for consideration; and

WHEREAS, on May 17, 2012, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Greystone Manor Planned Residential Development (File L090100) and Preliminary Plat (L090099); and

WHEREAS, on May 29, 2012, the Hearing Examiner conditionally approved the Greystone Manor Preliminary Plat (L090100) and recommended approval of the Greystone Manor PRD (File L090099) subject to conditions.

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

Section 1. Findings, Conclusions and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Hearing Examiner's recommendation for the Greystone Manor Planned Residential Development dated May 29, 2012.

Section 2. Approval. The City Council hereby approves the Greystone Manor Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated May 29, 2012.

Section 3. Duties of Planning Director. The Planning Director is hereby authorized and directed to make any appropriate notations on the official zoning map of the city in order to reflect the approval of the PRD as provided in this ordinance.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid

or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

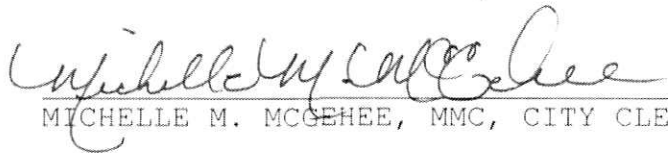
Section 5. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 3rd day of July,
2012.

CITY OF REDMOND

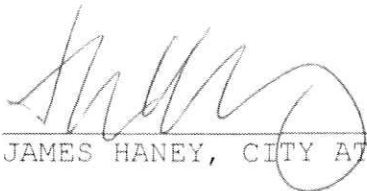

JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. MCGEHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:


JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: June 27, 2012
PASSED BY THE CITY COUNCIL: July 3, 2012
SIGNED BY THE MAYOR: July 3, 2012
PUBLISHED: July 9, 2012
EFFECTIVE DATE: July 14, 2012
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ADOPTED 7-0: Allen, Carson, Flynn, Margeson, Myers, Stilin and Vache