



MEMO TO: Members of the City Council

FROM: Mayor Angela Birney

DATE: June 16, 2020

SUBJECT: **Approval of the Final Plat of the Larkin Property, Type V Quasi-Judicial**

I. RECOMMENDED ACTION

Approve the Larkin Property final plat on the June 16, 2020, City Council Consent Agenda. Final plat approval is a Type V (quasi-judicial) process that requires City Council approval.

II. DEPARTMENT CONTACTS

Carol Helland, Director	425-556-2107
Andy Chow, Manager, Development Engineering	425-556-2740
Pat Lyga, Senior Engineering Technician <i>Planning and Community Development</i>	425-556-2747

III. DESCRIPTION/BACKGROUND

This is the Larkin Property final plat of the approved Larkin Property Preliminary Plat, Redmond file number LAND-2018-00116. This is a residential development subdividing a 2.47-acre site into 14 single-family residential lots and three tracts along with the dedication of Right-Of-Way for 133rd Court and a portion of NE 102 Street. Access to the subdivision will be by public road.

This subdivision is located at 10201 – 134th Avenue NE, Redmond, Washington. It is part of the Willows/Rose Hill Neighborhood and is zoned Residential Innovative (RIN). The site is surrounded by medium density single-family homes.

The Larkin Property Preliminary Plat approval was granted by the Hearing Examiner on March 18, 2019.

The Larkin Property final plat was submitted by the applicant for staff review on October 31, 2019. Staff has reviewed the list of conditions outlined in the Hearing Examiner's decision and determined that the final plat of Larkin Property conforms to those conditions.

All engineering plans have been approved for the site improvements and the developer has presented and the City has accepted a financial guarantee for the installation of all plat improvements. Approval of the final plat will allow the applicant to record the final plat

with the King County Recorder and thus create new lots. This approval does not imply final acceptance of the site improvements.

IV. PREVIOUS DISCUSSIONS HELD

April 14, 2020-Planning and Public Works Committee of the Whole

V. IMPACT

A. Service/Delivery:

The City will provide maintenance of the public utilities and roads that serve the final plat.

B. Fiscal Note:

Maintenance funding for the utilities (water and sewer) will be provided from the Utility Fund. Maintenance funding for public stormwater utilities will be provided from the Stormwater Utility Fund.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

Disapprove the final plat and return it to the applicant with reasons for denial and conditions for compliance (RZC 21.74.030.G).

VII. TIME CONSTRAINTS

The owner of the Larkin Property development would like the final plat presented to City Council as soon as it is practical.

VIII. LIST OF ATTACHMENTS

Attachment A: Ordinance

Attachment B: Vicinity Map

Attachment C: Hearing Examiner's, Larkin Property, Findings, Conclusions and Decision

Carol N. Helland

Carol Helland, Director of Planning and Community Development

Angela Birney

Approved for Agenda _____

Angela Birney, Mayor