

NON-CODE

**CITY OF REDMOND
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE TECHNICAL COMMITTEE'S RECOMMENDATION TO APPROVE THE R22 MASTER PLANNED DEVELOPMENT, DEVELOPMENT AGREEMENT, PHASE 1 SITE PLAN ENTITLEMENT, PHASE 2 SITE PLAN ENTITLEMENT, AND BINDING SITE PLAN (LAND-2025-00049, LAND-2025-00050, LAND-2025-00051, LAND-2025-00052, & LAND-2025-00091), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, American Capital Group ("Applicant") submitted a Master Planned Development, Development Agreement, Phase 1 Site Plan Entitlement, Phase 2 Site Plan Entitlement, and Binding Site Plan application to develop two mid-rise mixed-use residential buildings and site improvements (the "Project"); and

WHEREAS, the application is a Consolidated Type V permit decision; and

WHEREAS, the Redmond Zoning Code (RZC) authorizes the City Council to conduct an open record hearing for the Consolidated Type V Land Use Application; and

WHEREAS, on January 28, 2026, the City's Technical Committee recommended approval of the R22 Consolidated Type V Land Use Application (LAND-2025-00049, LAND-2025-00050, LAND-2025-00051, LAND-2025-00052, & LAND-2025-00091); and

WHEREAS, on March 17, 2026, the City Council opened an open record public hearing to receive and review the application record and hear testimony relative to the R22 Consolidated Type V Land Use Application (LAND-2025-00049, LAND-2025-00050, LAND-2025-00051, LAND-2025-00052, & LAND-2025-00091) and closed the hearing on March 17, 2026.

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

Section 1. Classification. This is a non-code ordinance.

Section 2. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Technical Committee's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Technical Committee's recommendation for the R22 Consolidated Type V Land Use Application, which includes a Master Planned Development, Development Agreement, Phase 1 Site Plan Entitlement, Phase 2 Site Plan Entitlement, and Binding Site Plan.

Section 3. Approval. The City Council hereby approves the R22 Consolidated Type V Land Use Application, subject to the conditions of approval identified in the Technical Committee's recommendation dated January 28, 2026.

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 become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this _____ day of _____, 2026.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

REBECCA MUELLER, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.