



MEMO TO: Members of the City Council

FROM: Mayor John Marchione

DATE: April 16, 2019

SUBJECT: Adoption of an Ordinance for the Final Plat Approval of 166th Avenue Townhomes

I. RECOMMENDED ACTION

Approve the Ordinance (Attachment A) for the final plat of 166th Avenue Townhomes.

II. DEPARTMENT CONTACTS

Erika Vandenbrande, Director, Planning and Community Development	425-556-2457
Carol Helland, Deputy Director, Planning and Community Development	425-556-2107
Lisa Rigg, Manager, Development Engineering	425-556-2295

III. DESCRIPTION/BACKGROUND

166th Avenue Townhomes is the final plat of the approved 166th Avenue Townhomes Preliminary Plat, a unit lot subdivision. This is a residential development subdividing 0.6-acre of land to construct 18 townhomes and associated infrastructure, landscaping, and parking along with the dedication of Right-of-Way for a portion of NE 85th Street, a public road. The property is zoned EH (East Hill).

166th Avenue Townhomes is located at 8500, 8502, 8504, 8506, 8508 and 8510 166th Avenue NE and 16640 NE 85th Street, Redmond, Washington and is located within the Downtown Neighborhood. It is bounded on the west by 166th Avenue NE and the south by NE 85th Street. Development to the north and east is characterized by single-family residential homes, to the south a mix of single- and multifamily residences, and to the west there is multifamily development. Access to the development will be by a single driveway from NE 85th Street.

The 166th Avenue Preliminary Plat approval was granted by the Hearing Examiner on December 21, 2015.

The 166th Avenue Townhomes final plat was submitted by the applicant for staff review on November 28, 2018. Staff has reviewed the list of conditions outlined in the Hearing Examiner's decision and determined that the final plat of 166th Avenue Townhomes conforms to those conditions.

All engineering plans have been approved for the site and off-site improvements. 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 of 166th Avenue Townhomes and thus create new lots. This approval does not imply final acceptance of the site and off-site improvements.

IV. PREVIOUS DISCUSSIONS HELD

March 12, 2019 Planning and Public Works Committee of the Whole

V. IMPACT

A. Service/Delivery:

The City will provide maintenance of the public utilities and road 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. Maintenance of public roads will be provided from the General 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 166th Avenue Townhomes development would like the final plat presented to City Council for action as soon as is practical.

VIII. LIST OF ATTACHMENTS

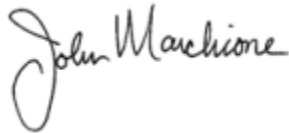
Attachment A-Ordinance

Attachment B-Vicinity Map

Attachment C-Hearing Examiner's Decision



Erika Vandenbrande, Director of Planning and Community Development



Approved for Agenda _____
John Marchione, Mayor