



**MEMO TO:** Members of the City Council

**FROM:** Mayor John Marchione

**DATE:** June 5, 2018

**SUBJECT: Adoption of Ordinance Approving the Greystone Planned Residential Development (PRD) Phase IV Final Plat**

**I. RECOMMENDED ACTION**

Approve the ordinance (Attachment A) for the final plat of Greystone PRD Phase IV.

**II. DEPARTMENT CONTACTS**

Erika Vandenbrande, Deputy City Administrator, Interim Director, Planning and Community Development, 425-556-2457

Martin Pastucha, Director, Public Works, 425-556-2733

Lisa Rigg, Manager, Development Engineering, 425-556-2295

**III. DESCRIPTION/BACKGROUND**

Greystone PRD Phase IV is the final plat of phase IV of the approved Greystone Manor PRD preliminary plat and planned residential development. This phase is a residential development subdividing an 8.40-acre site into 50 single-family lots and 4 tracts along with dedication of public roads and is the last phase of four phases to be developed. The property is zoned R-4.

Greystone PRD Phase IV is located along the westerly portion of the approved preliminary plat and northerly of the completed developments of the other three phases of this four-phase development, see Attachments B and B-1 for reference. Access to Greystone PRD Phase IV is from NE 116<sup>th</sup> Street and other public roads constructed during the development of the Greystone PRD Phases I and II and Greystone Phase III East and Greystone PRD Phase III West.

Greystone Manor PRD preliminary plat approval was granted by the Hearing Examiner on May 29, 2012. The related Greystone Manor Planned Residential was approved by the City Council on July 3, 2012 (Ordinance No. 2658). An administrative modification of the preliminary plat's phase IV was approved by the Redmond Technical Committee on October 27, 2017. This approved the developer's proposal to shift lot lines and associated driveways and utility connections.

Greystone PRD Phase IV final plat was submitted by the applicant for staff review on March 23, 2018. Staff has reviewed the list of conditions outlined in the Hearing Examiner's decision and the related administrative modification and determined that the final plat of Greystone PRD Phase IV conforms to the conditions.

All engineering plans have been approved for the site improvements and the developer has presented and the City has accepted a financial guarantee guaranteeing 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**

May 8, 2018-Planning and Public Works Committee

**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.

**VI. ALTERNATIVES TO STAFF RECOMMENDATION**

A. 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 subdivision developer is interested in recording the final plat as soon as possible. Along with the completion of site construction improvements, this final plat approval and subsequent recording of the final plat are necessary prerequisites to obtaining building permits within this subdivision.

**VIII. LIST OF ATTACHMENTS**

Attachment A: Ordinance  
Attachment B: Vicinity Map  
Exhibit 1: Phase IV Map

Attachment C: Hearing Examiner Decision  
Attachment D: City of Redmond Ordinance No. 2658  
Attachment E: Technical Committee Administrative Modification Type II Notice of  
Decision Transmittal Letter



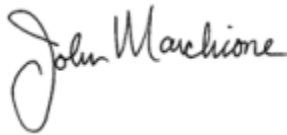
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**Erika Vandenbrande, Interim Director of Planning and Community Development**



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**Martin Pastucha, Director of Public Works**



Approved for Agenda \_\_\_\_\_

**John Marchione, Mayor**