

NON-CODE

**CITY OF REDMOND
ORDINANCE NO.**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, ADOPTING THE TECHNICAL COMMITTEE'S
RECOMMENDATION TO APPROVE THE LMC MARYMOOR
MASTER PLANNED DEVELOPMENT, SITE PLAN
ENTITLEMENT, AND DEVELOPMENT AGREEMENT (LAND-
2018-00868 AND LAND-2018-00869), AND
ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Lennar Multi-Family Communities, herein referred to as applicant, submitted a Master Planned Development, Site Plan Entitlement, and Development Agreement application to redevelop a 4.9-acre mixed-use development, including up to 450 multi-family units, a minimum of 5 percent of the total units be constructed as three-bedroom units, 35,000 square feet of commercial space, a daycare facility, a public art program, community gardens, enhanced pedestrian amenities, local commercial space, and associated site improvements; and

WHEREAS, a Master Planned Development permit, with Site Plan Entitlement permit, and Development Agreement is a Consolidated Type V permit decision; and

WHEREAS, the Redmond Zoning Code authorizes the City Council to conduct an open record hearing for the Consolidated Master Planned Development permit, Site Plan Entitlement permit, and Development Agreement; and

WHEREAS, on February 21, 2019, the City's Design Review Board recommended approval of the LMC Marymoor Master Planned Development proposal (LAND-2018-00869); and

WHEREAS, on May 29, 2019, the City's Technical Committee recommended approval of the Consolidated LMC Marymoor Master Planned Development, Site Plan Entitlement, and Development Agreement proposal (LAND-2018-00868 and LAND-2017-00869); and

WHEREAS, on August 20, 2019, the City Council opened an open record public hearing to receive and review the application record and to hear verbal testimony relative to the LMC Marymoor Master Planned Development, Site Plan Entitlement, and Development Agreement proposal (LAND-2018-00868 and LAND-2018-00869) and closed the hearing on _____.

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 recommendations of the Technical Committee and Design Review Board, the City Council hereby adopts the findings, analysis, and conclusions in the Technical Committee's recommendation for the LMC Marymoor Master Planned Development, Site Plan Entitlement, and Development Agreement proposal.

Section 2. Approval. The City Council hereby approves the LMC Marymoor Master Planned Development, Site Plan Entitlement, and Development Agreement proposal, subject to the terms of the LMC Marymoor Master Plan Development Agreement (LAND-2018-00868 and LAND-2018-00869).

Section 3. 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 4. Effective Date. This ordinance shall take effect 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 _____, 2019.

CITY OF REDMOND

JOHN MARCHIONE, MAYOR

ATTEST:

CHERYL XANTHOS, CMC, INTERIM CITY CLERK (SEAL)

APPROVED AS TO FORM:

JAMES E. HANEY, CITY ATTORNEY

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