

NON-CODE

**CITY OF REDMOND**  
**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, ADOPTING THE TECHNICAL  
COMMITTEE'S RECOMMENDATION TO APPROVE WITH  
CONDITIONS THE LMC SOUTH PARK MASTER PLAN,  
DEVELOPMENT AGREEMENT, AND SITE PLAN  
ENTITLEMENT (FILE LAND-2020-00029, LAND-2020-  
00030) AND ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, Lennar Multifamily Communities herein referred to as applicant, submitted a Master Planned Development, Development Agreement, and Site Plan Entitlement to develop a 3.68-acre site, with two mixed-use structures with a total of 284 dwelling units, where 5% of the dwelling units are to be constructed as three-bedrooms and will also include 13 live/work units. The development will include a public art walk and plaza, an artist in residence studio, community gardens, and a play plaza located at 17371 NE 67<sup>th</sup> Court; and

WHEREAS, a Master Planned Development, Development Agreement and Site Plan Entitlement are Type V consolidated permit decision; and

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

WHEREAS, on February 18, 2021, the City's Design Review Board recommended approval of the LMC South Park Master Plan, Development Agreement, and Site Plan Entitlement (LAND-2020-00029, LAND-2020-00030); and

WHEREAS, on March 22, 2021, the City's Technical Committee issued a Determination of Non-Significance for the SEPA application (SEPA-2021-00138); and

WHEREAS, on May 19, 2021, the City's Technical Committee recommended approval of the LMC South Park Master Planned Development, Development Agreement, and Site Plan Entitlement proposal (LAND-2020-00029 and LAND-2020-00030); and

WHEREAS, on August 17, 2021, 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 South Park Master Plan, Development Agreement, and Site Plan Entitlement (LAND-2020-00029 and LAND-2020-00030) and closed the Hearing on August 17, 2021.

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, conclusions, and conditions in the Technical Committee's recommendation for the LMC South Park Master Plan, Development Agreement, and Site Plan Entitlement proposal dated August 17, 2021.

Section 2.      Classification.      This is a non-code ordinance.

Section 3.      Approval.      The City Council hereby approves the LMC South Park Master Planned Development, Development Agreement, and Site Plan Entitlement (LAND-2020-00029 and LAND-2020-00030).

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  
\_\_\_\_\_, 2021.

CITY OF REDMOND

\_\_\_\_\_  
ANGELA BIRNEY, MAYOR

ATTEST:

\_\_\_\_\_  
CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
JAMES HANEY, CITY ATTORNEY

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