

Council approval is required as a part of the final plat process in which quasi-judicial review and decision is made by the City Council. While it is approved by the Council, there is no public hearing for this permit, as is traditionally done with other quasi-judicial decisions.

Kensington Lane is the final plat of the approved Strom Property Preliminary Plat. This is a residential development subdividing a 5.74-acre site into 13 single-family lots and 3 tracts along with the dedication of 159th Avenue NE, a public road. The property is zoned R-4.

Kensington Lane is located at 1900 159th Avenue NE and is within the North Redmond Neighborhood. It is bounded on the west and south by the Kensington plat development, on the east by the Greystone plats developments and on the north by unplatted land with a single-family residence. Access to Kensington Lane is from 159TH Avenue NE, a public road constructed by the developer of the Greystone development.

The Strom Property Preliminary Plat approval was granted by the Hearing Examiner on August 14, 2015. An administrative modification of the preliminary plat was approved by the Redmond Technical Committee on February 22, 2018; this approved the developer's proposal to shift lot lines.

Kensington Lane final plat was submitted by the applicant for staff review on September 19, 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 Kensington Lane 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 for 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

November 13, 2018 - Committee of the Whole, Planning and Public Works.

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

- A. Approve the ordinance and thereby authorize the Mayor to inscribe and execute the written approval on the face of the final plat.

- B. 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 the Kensington Lane development would like the final plat presented to City Council for action before the end of this year.

VIII. LIST OF ATTACHMENTS

Attachment A: Ordinance

Attachment A: Exhibit 1: Hearing Examiner's Decision

Attachment A: Exhibit 2: Technical Committee's Administrative Modification Decision Letter

Attachment B: Vicinity Map