Legislation Details (With Text)

File #:	AM No. 21-066		
Type:	Consent Item	**Status:**	Passed
File created:	4/6/2021	**In control:**	City Council
On agenda:	5/4/2021	**Final action:**	5/4/2021
Title:	Adoption of an Ordinance for Approval of the Final Plat of Penny Lane II a. Ordinance No. 3036: An Ordinance of the City of Redmond, Washington, Approving the Final Plat of Penny Lane II Pursuant to RCW 58.17.170 and RZC21.74.030, and Establishing an Effective Date		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Agenda Memo, 2. Attachment A: Ordinance, 3. Attachment B: Vicinity Map, 4. Attachment C: Hearing Examiner Decision		

Date	Ver.	Action By	Action	Result
5/4/2021	2	City Council	approved	Pass
4/13/2021	1	Committee of the Whole - Planning and Public Works	referred	

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107

DEPARTMENT STAFF:

Planning and Community Development	Andy Chow	Manager, Development Engineering
Planning and Community Development	Pat Lyga	Senior Engineering Technician

TITLE:
Adoption of an Ordinance for Approval of the Final Plat of Penny Lane II

a. Ordinance No. 3036: An Ordinance of the City of Redmond, Washington, Approving the Final Plat of Penny Lane II Pursuant to RCW 58.17.170 and RZC21.74.030, and Establishing an Effective Date

OVERVIEW STATEMENT:
Penny Lane II preliminary plat approval was granted by the Hearing Examiner subject to conditions on June 18, 2020. Penny Lane II engineering plans were approved by staff on December 2, 2020. Penny Lane II final plat was submitted by the applicant for staff review on March 12, 2021. Staff has reviewed the list of conditions outlined in the Hearing Examiner's decision and determined that the final plat of Penny Lane II conforms to those conditions and all other

requirements set forth under RCW 58.17.170 and RZC 21.74.030.C.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
  N/A
- **Required:**
  RCW 58.17.170 and RZC 21.74.030.C.
- **Council Request:**
  N/A
- **Other Key Facts:**
  Penny Lane II II is located at 7960, 7970, and 7980 170th Avenue NE, in Redmond, Washington, in the Downtown Neighborhood, and is zoned East Hill.

  Penny Lane II is a unit-lot subdivision subdividing a 0.56-acre site into 14 lots including the dedication of Right-Of-Way for a portion of 170th Court NE. Access to the Penny Lane II subdivision will be by public road.

OUTCOMES:
Approval of the final plat of Penny Lane II authorizes the Mayor to sign the final plat and will allow the applicant to record the final plat with the King County Recorder and create the approved new lots. This approval does not imply final acceptance of the site improvements.

The City will provide maintenance of the public utilities and roads that serve the final plat.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
  Penny Lane II went through applicable development review and complied with required notices and requests for public feedback. The Hearing Examiner issued an approval of the Preliminary Plat on June 18, 2020.
- **Outreach Methods and Results:**
  N/A
- **Feedback Summary:**
  N/A

BUDGET IMPACT:

Total Cost:
N/A

Approved in current biennial budget: ☒ **Yes** ☐ **No** ☐ **N/A**

Budget Offer Number:
000244-Development Services

Budget Priority:
Vibrant and Connected

Other budget impacts or additional costs: ☐ **Yes** ☐ **No** ☒ **N/A**
If yes, explain:
N/A
Funding source(s):
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.

Budget/Funding Constraints:
N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
4/13/2021	Committee of the Whole - Planning and Public Works	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:
The subdivision developer would like to record the final plat as soon as possible. This final plat approval and subsequent recording of the final plat are necessary prerequisites to obtaining building permits within this subdivision.

ANTICIPATED RESULT IF NOT APPROVED:
The applicant will not be able to record the final plat which is a necessary prerequisite to obtaining building permits within this subdivision.

ATTACHMENTS:
Attachment A-Ordinance
Attachment B-Vicinity Map
Attachment C-Hearing Examiner Decision