

CCM

June 7, 1977

RESOLUTION NO. 428 - GRANTING CONDITIONAL USE PETITION NO. 29  
(REDMOND CHURCH OF THE NAZARENE)

Proposed Resolution No. 428, relating to zoning and granting Conditional Use Petition No. 29 for a day care home in an area zoned for residential use, was read and discussed.

Motion by Mrs. Marchione, second by Mr. Lineberry for passage of Resolution No. 428 as presented. Upon a poll of the Council, Diener, Hartman, Lineberry, Marchione and Trepanier voted aye. Motion carried unanimously.



CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 428

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 29 for church and day care facilities in an area zoned for residential use.

WHEREAS, Conditional Use Petition No. 29 was filed on March 14, 1977, by Redmond Church of the Nazarene, requesting permission to use the property therein described for church and day care facilities.

WHEREAS, the Planning Commission duly held a public hearing on said Petition on May 11, 1977, and thereafter recommended to the City Council that the Petition be granted subject to certain conditions and the City Council has considered the Petition and has determined the same should be granted, subject to conditions as stated herein; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND DO RESOLVE AS FOLLOWS:

Section 1. Approval granted. Conditional Use Petition No. 29, filed March 14, 1977, by Redmond Church of the Nazarene, to use the following described property for a church and related day care facility as a conditional use under Title 17 of the Redmond Municipal Code in an area recently annexed to the City with a county zoning of "General," which is proposed to be zoned and classified as Agricultural (A) within the City and to be administered under such zoning and classification until zoning has been established for this area pursuant to Section 17.72.020 of the Redmond Municipal Code, is hereby granted and approved, subject to the conditions and provisions of this resolution.

Section 2. Property description. The real property included in C.U.P. No. 22 is described as follows:

The west 318 feet of the north 660 feet of the northwest quarter of section 35, township 26 north, range 5 east, W.M., in King County, Washington; EXCEPT the north 208 feet and the south 30 feet thereof; AND EXCEPT that portion thereof lying within 156th Avenue N.E.

ALSO, the north 208 feet of the west 636.75 feet of the northwest quarter of the northeast quarter of section 35, township 26 north, range 5 east, W.M. in King County, Washington; EXCEPT the east 416 feet thereof; AND EXCEPT that portion thereof lying within N.E. 116th Street and 156th Avenue N.E.

Situate in the City of Redmond, King County, Washington

Section 3. General description of authorized use. The general description of the facilities and use authorized is as follows:

The Conditional Use concerns construction of a church, in five phases, and the provision of daycare facilities. The site will be landscaped and on-site parking will be provided consistent with the use. The building will be in style to relate to the character of the area.

Section 4. Conditions of approval. The approval hereby given shall be subject to compliance with the following conditions, restrictions and performance standards:

- A. Temporary access for ingress and egress shall be off N. E. 116th Street. Future access for ingress and egress off the Redmond-Woodinville Road shall be limited to one location and shall be approved by the Public Works Department.
- B. Ten (10) foot slope easement along Redmond-Woodinville Road is required.
- C. Street improvements for entrance drive and parking lot shall include a minimum of the following:
  1. 2" class "B" asphalt;
  2. 2" crushed rock;
  3. Subgrade compacted to 95% maximum density.
- D. A Local Improvement District Covenant shall be signed for participation in a future sanitary sewer system to this area.

Section 5. Duration of approval. This resolution shall take effect immediately upon its passage and the conditional use herein approved shall continue in force subject to provisions of Chapter 17.68 of the Redmond Municipal Code and continued compliance with the requirements and conditions of this resolution.

Section 6. Approval subject to review. The conditional use hereby granted shall be subject to review by the City Council, in the event any of the requirements of this resolution or Chapter 17.68 of the Redmond Municipal Code are not met. The City Council, in its discretion, may revoke or modify the conditional use herein granted upon such review, after giving the owners and users of the subject property an opportunity to be heard.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 17th day of June, 1977.

CITY OF REDMOND

SELWYN L. YOUNG  
MAYOR

ATTEST:

PAUL F. KUSAKABE  
CITY CLERK

APPROVED AS TO FORM:

JOHN D. LAWSON  
CITY ATTORNEY

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Resolution No. 428

FILE COPY

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PLANNING DEPARTMENT MEMORANDUM

DATE: May 12, 1977  
TO: Mayor and City Council  
SUBJECT: Conditional Use Petition #29 - Church of the Nazarene

At their May 11th meeting the Planning Commission voted to recommend approval of the Conditional Use Petition #29 - Church of the Nazarene subject to conditions.

RECOMMENDED CONDITIONS OF APPROVAL

I. STREETS AND UTILITIES

- A. Temporary access on 116th until speed limit lowered on Redmond-Woodinville Road.
- B. Access and egress should be limited to one location on the Redmond-Woodinville Road. The specific location shall be approved by the Public Works Department.
- C. Ten (10) foot slope easement along Redmond-Woodinville Road is required.
- D. Street improvements for entrance drive and parking lot shall include a minimum of the following:
  - 1) 2" class "B" asphalt;
  - 2) 2" crushed rock;
  - 3) subgrade compacted to 95% maximum density.
- E. A Local Improvement District Covenant shall be signed for participation in a future sanitary sewer system to this area.

II. STORM DRAINAGE

- A. The design shall provide for on-site detention to approximate existing runoff characteristics, and the installation must be conceptually similar to the plans as submitted. Final plans shall be approved by the Public Works Department.

III. SITE PLAN AND DESIGN

- A. Evergreen plantings, low fencing and/or a berming combination shall be required along the south and east property lines where circulation and parking are in close proximity to existing and future residential uses.
- B. Landscaping shall also be provided along the Redmond-Woodinville Road and shall include a significant amount of native Evergreen trees (Douglas Fir, Hemlock, etc.).
- C. Landscaping and parking requirements shall be approved by the Technical Committee prior to each phase of construction.

IV. OTHER

- A. This approval shall not waive compliance with any future City of Redmond codes, standards or policies.

SUMMARY OF PUBLIC HEARING

There was both limited support for and opposition to the proposed Conditional Use Petition. The principal discussion on the item concerned traffic and access to the site and a Church locating in a "rural" setting.

FINDINGS

LOCATION: The southeast corner of the Redmond-Woodinville Road and N.E. 116th Street

PROPOSED ACTION: Granting of a Conditional Use to allow construction of a Church

PARCEL SIZE: Approximately 4 acres

ZONING: General (King County designation)

Agricultural is closest City category and is proposed with the Van Brenk/Reiner Annexation

OPTIMUM LAND USE PLAN: Suburban Residential (2 to 5 dwelling units per acre)

DEVELOPMENT: On-site: undeveloped  
North (across N.E. 116th Street): large undeveloped tract  
East: large lot residential  
South: one large lot residential use and an undeveloped parcel  
West: large lot residential

TOPOGRAPHY: Slopes gently to the northwest

VEGETATION: Primarily low grasses and bushes

SOILS: Alderwood and Kitsap series - little or no constraints

WATER: To serve this site water will have to be extended from one of two locations in and adjacent to the plat of Redmond Meadows

SEWER: Sanitary sewer is not readily available to serve this site

ACCESS: Redmond-Woodinville Road

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ANALYSIS

**CIRCULATION:** Parking and access requirements appear acceptable. The number of parking stalls will be reviewed upon application for each building permit.

**DESIGN:** The building design and site plan are generally consistent with present and anticipated development in the area. However, where circulation elements (parking and driveways) abut residential uses, provisions should be made for substantial screening by landscaping and/or fencing.

**STORM DRAINAGE:** A plan has been presented and found acceptable by the Public Works Department with minor modifications.

**SCHOOLS:** The Church would possibly have daycare facilities.

**ENVIRONMENTAL DETERMINATION:** A preliminary determination of no significant impact has been made by the Technical Committee. The final will be issued after the Public Hearing.

  
JULIAN SAYERS, Director  
Redmond Planning Department

JS/MAC:jcd