ORDINANCE NO. 2348

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S APRIL 16, 2007 RECOMMENDATION TO APPROVE WITH CONDITIONS THE GLENSHIRE I PLANNED RESIDENTIAL DEVELOPMENT (FILE L050147), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Maplewood Homes Inc., herein referred to as applicant, submitted an application to develop a 28-lot, planned residential development (PRD) on 6.32 acres located at 17040 NE 122nd Street; and

WHEREAS, a planned residential development is a Type IV permit decision; and

WHEREAS, the Redmond Community Development Guide authorizes the Hearing Examiner to conduct an open record hearing for the planned residential development and make a recommendation with findings of fact, conclusions of law, and conditions of approval for the PRD to the City Council for consideration; and

WHEREAS, on March 26, 2007, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Glenshire I Planned Residential Development (File L050147) and Preliminary Plat (L050146); and

WHEREAS, on April 16, 2007, the Hearing Examiner conditionally approved the Glenshire I preliminary plat (L050146) and recommended approval of the Glenshire I PRD (File L050147) subject to conditions; 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 Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Hearing Examiner's recommendation for the Glenshire I PRD dated April 16, 2007.

Section 2. Approval. The City Council hereby approves the Glenshire I Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated April 16, 2007.

Section 3. Duties of Planning Director. The Planning Director is hereby authorized and directed to make any appropriate notations on the official zoning map of the city in order to reflect the approval of the PRD as provided in this ordinance.

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, being an exercise of a power specifically delegated to the City's legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

MALISA FILES, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: _____

FILED WITH THE CITY CLERK:	June 12, 2007
PASSED BY THE CITY COUNCIL:	June 19, 2007
SIGNED BY THE MAYOR:	June 19, 2007
PUBLISHED:	June 25, 2007
EFFECTIVE DATE:	June 30, 2007
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