

NON-CODE

CITY OF REDMOND
ORDINANCE NO. 2607

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, REZONING APPROXIMATELY 38 ACRES OF LAND COMMONLY KNOWN AS THE EMERALD HEIGHTS RETIREMENT COMMUNITY AND LOCATED IN THE EDUCATION HILL NEIGHBORHOOD WEST OF 176TH AVENUE NE AND NORTH OF REDMOND HIGH SCHOOL, FROM R-4 TO R-6; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, Ms. Molly Lawrence, representing Emerald Heights Retirement Community, and generally located west of 176th Avenue NE and north of Redmond High School in Redmond's Education Hill Neighborhood, has requested that the City amend its Zoning Map, and rezone said property, totaling approximately 38 acres for the purpose of expanding the retirement facility and adding more senior housing; and

WHEREAS, a previous State Environmental Policy Act Checklist was adopted and a Determination of Non-Significance was issued on October 13, 2010, for the proposed amendment; and

WHEREAS, the Hearing Examiner conducted a public hearing on May 2, 2011, to receive public comment on the proposed amendment

and, after considering all information received at the hearing, issued a decision recommending that the rezone be approved; and

WHEREAS, the City Council has decided to accept the Hearing Examiner's recommendation and amend its Zoning Map to rezone the subject property in order to more appropriately use the subject land, and increase senior housing opportunities in Redmond.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. This ordinance shall not be codified as part of the Redmond Municipal Code or Redmond Zoning Code.

Section 2. Findings, Conclusion, and Analysis. In support of the proposed rezone of the Emerald Heights Retirement Community from R-4 to R-6, the City Council hereby adopts the findings, conclusions, and analysis contained in the Hearing Examiner's recommendation for the Emerald Heights Development Guide Amendment dated May 16, 2011, including all related attachments and exhibits including the related attachments and exhibits.

Section 3. Amend Zoning Map. The Zoning Map established as Map 4.1 by RZC 21.04.020 is hereby amended and the Emerald Heights Retirement Community is hereby rezoned from R-4 to R-6. The Director of Planning and Community Development or his designee is hereby directed to make such changes on the

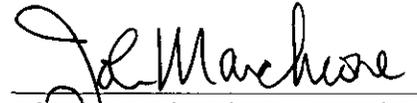
Zoning Map as are necessary to reflect the rezone approved by this ordinance.

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 of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 19th day of July, 2011.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:



MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	July 13, 2011
PASSED BY THE CITY COUNCIL:	July 19, 2011
SIGNED BY THE MAYOR:	July 19, 2011
PUBLISHED:	July 25, 2011
EFFECTIVE DATE:	July 30, 2011
ORDINANCE NO. 2607	

ADOPTED 7-0: Allen, Carson, Cole, Margeson, Myers, Stilin and Vache