ORDINANCE NO. 2369

ORDINANCE AN OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT A COMPREHENSIVE LAND USE MAP AMENDMENT FROM SEMI-RURAL, SINGLE-FAMILY URBAN, AND BUSINESS PARK, TO BEAR CREEK DESIGN DISTRICT FOR A 126-ACRE SITE IN THE BEAR CREEK NEIGHBORHOOD COMMONLY KNOWN AS THE KELLER FARM, 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, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, Mr. Steve McCullagh, representing Oakmont Senior Living, the real estate component of Aegis Living and contract purchaser of the 126-acre site commonly known as the Keller Farm, legally described in Exhibit 1 to this ordinance and generally located east of Avondale Road and north of Union Hill Road in Redmond's Bear Creek Neighborhood, has requested that the City amend its Comprehensive Land Use Map, Zoning Map, and zoning regulations for said property, totaling approximately 126 acres; and

WHEREAS, through Ordinance No. 2360 effective September 15, 2007, the City Council set the content of Redmond's 2007-08 Annual Comprehensive Plan Amendment

Package, which includes the amendment proposed by Mr. McCullagh and other amendments; and

WHEREAS, on April 4, 2007 the applicant hosted a neighborhood meeting to inform the public about the proposal and gather public feedback; and

WHEREAS, state agencies received 60-day notice of Redmond's proposed Comprehensive Plan amendment on April 9, 2007; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on April 16, 2007 for the proposed amendment; and

WHEREAS, the Planning Commission conducted a public hearing that opened on August 1, 2007 and closed on September 19, 2007 to receive public comment on the proposed amendment; and

WHEREAS, the City Council held public meetings on October 2, 2007 and October 16, 2007 at which the proposed amendment was considered; and

WHEREAS, the City of Redmond desires to amend its Comprehensive Land Use Map as it pertains to the subject property in order to more appropriately use the subject land, increase senior housing opportunities in Redmond and permanently protect an ecologically significant portion of the Bear and Evans Creeks basin, NOW, THEREFORE,

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

Section 1. Findings, Conclusion, and Analysis. In support of the proposed amendment to re-designate said property from Semi-Rural, Single-Family Urban, and Business Park to Design District, and rezone said property from RA-5, R-6, and BP to Bear Creek Design

District (BCDD), the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Committee Report dated July 13, 2007, including all related attachments and exhibits to that report, and the Planning Commission Report dated October 3, 2007, including the related attachments and exhibits to that report.

Section 2. Land Use Re-Designation Approved. The Comprehensive Land Use Map of the City of Redmond is hereby amended in order to re-designate the land legally described in Exhibit 1 and depicted in Exhibit 2 to this ordinance, both attached hereto and incorporated herein by this reference as if set forth in full, from Semi-Rural, Single-Family Urban and Business Park to Design District.

Section 3. 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 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five 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: PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. 2369

November 2, 2007

November 5, 2007 November 5, 2007

November 12, 2007

November 17, 2007

EXHIBIT 1

CORE DESIGN, INC. BELLEVUE WA 98007

> Core Project No: 05103 09/27/07

LEGAL DESCRIPTION - Performance Area 1

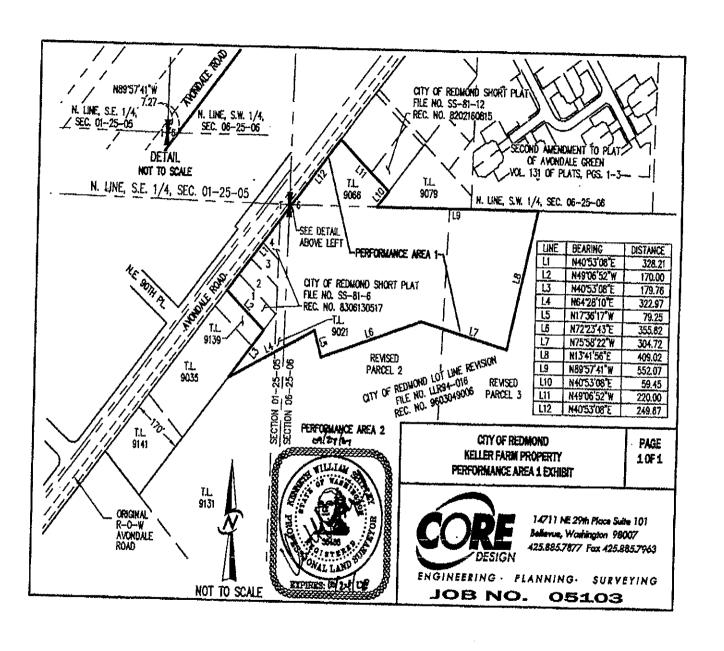
That portion of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M. and the southwest quarter and the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., all in the city of Redmond, King County, Washington, described as follows:

COMMENCING at the quarter section corner common to said Sections 1 and 6; thence S89°57'41"E, along the south line of said northwest quarter of Section 6, a distance of 7.27 feet to the easterly right-of-way margin of Avondale Road as condemned by King County -Superior Court Cause No. 87-2-02407-5 and the POINT OF BEGINNING of the herein described tract of land; thence \$40°53'08"W, along said margin, 328.21 feet to the southwesterly line of Lot 1 of City of Redmond Short Plat No. SS-81-6, recorded under King County Recording No. 8306130517; thence S49°06'52"E, along said line, 170.00 feet to a line that Is 170.00 feet southeasterly of, when measured at right angles to, and parallel with said right-of-way margin; thence S40°53'08"W, along said parallel line, 179.76 feet; thence N64°28'10"E 322.97 feet; thence \$17°36'17"E 79.25 feet; thence N72°23'43"E 355.62 feet; thence S75°58'22"E 304.72 feet; thence N13°41'56"E 409.02 feet to the north line of the southwest quarter of said Section 6; thence N89°57'41"W, along said north line, 552.07 feet to the southeasterly line of Tax Parcel No. 062506-9066 as described in deed recorded under Recording No. 20050628002409; thence N40°53'08"E, along said line, 59.45 feet to the common line between said Tax Parcel and City of Redmond Short Plat No. SS-81-12, recorded under Recording No. 8202160815; thence N49°06'52"W, along said common line, 220.00 feet to said southeasterly margin of Avondale Road; thence S40°53'08"W, along said margin, 249.67 feet to the POINT OF BEGINNING.

Contains 383,493± Square Feet (8.8038± Acres).



05103L04 Performance Area 1.doc, 9/27/07, page 1



CORE DESIGN, INC. BELLEVUE WA 98007

Core Project No: 05103 09/27/07

LEGAL DESCRIPTION - Performance Area 2

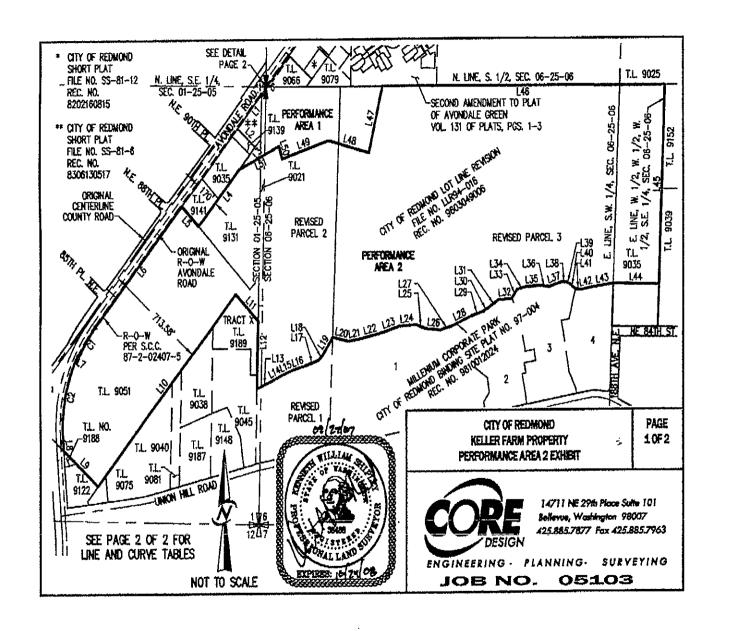
That portion of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M. and the south half and the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., all in the city of Redmond, King County, Washington, described as follows:

COMMENCING at the quarter section corner common to said Sections 1 and 6; thence S89°57'41"E, along the south line of said northwest quarter of Section 6, a distance of 7.27 feet to the easterly right-of-way margin of Avondale Road as condemned by King County -Superior Court Cause No. 87-2-02407-5; thence S40°53'08"W, along said margin, 328.21 feet to the southwesterly line of Lot 1 of City of Redmond Short Plat No. SS-81-6, recorded under King County Recording No. 8306130517; thence S49°06'52"E, along said line, 170.00 feet to a line that is 170.00 feet southeasterly of, when measured at right angles to, and parallel with said right-of-way margin; thence S40°53'08"W, along said parallel line, 179.76 feet to the POINT OF BEGINNING of the herein described tract of land; thence S40°53'08"W, continuing along said parallel line, 451.68 feet to the southerly corner of Tax Parcel No. 012505-9141 as described in quit claim deed recorded under Recording No. 20001127000073; thence N44°14'14"W, along the southwesterly line of said tax parcel as described in said quit claim deed, 170.62 feet to said right-of-way margin; thence the following five courses and distances along said margin; thence S40°53'08"W 960.66 feet to a point of tangency with a 940.00-foot radius circular curve to the left; thence southwesterly, along said curve, through a central angle of 12°52'45", a distance of 211.30 feet; thence N61°59'37"W 10.00 feet to a point of radial intersection with a 950.00-foot radius circular curve concave to the easterly; thence southerly, along said curve, through a central angle of 32°18'15", a distance of 535.62 feet to a point of tangency; thence S04°17'52"E 61.05 feet to the southwesterly line of Tax Parcel No. 012505-9051 as described in deed recorded under Recording No. 7406100595; thence S49°06'52"E, along the southwesterly line of said tax parcel as described in said deed, 329.23 feet to the southerly corner of said tax parcel and a point on a line 713.58 feet southeasterly of, when measured at right angles to, and parallel with the original centerline of county road as described in said deed; thence N40°53'08"E, along said parallel line, 1526.15 feet to the northerly corner of a parcel of land described as Tract X in deed recorded under Recording No. 9410060889; thence S45°46'57"E, along the northeasterly line of said Tract X, 230.72 feet to the common line between said Tract X and Revised Parcel 2 of City

of Redmond Lot Line Revision File No. LLR94-016, recorded under Recording No. 9603049006; thence S01°10'48"W, along said common line, 410.42 feet to the south line of said Revised Parcel 2; thence the following thirty-one courses and distances along the south lines of said Revised Parcel 2 and Revised Parcel 3 of said Lot Line Revision; thence N67°28'01"E 118.22 feet; thence N64°21'50"E 84.50 feet; thence N68°58'18"E 84.10 feet; thence N74°06'07"E 94.70 feet; thence N70°29'34"E 102.91 feet; thence N43°47'22"E 47.08 feet; thence N34°01'23"E 124.72 feet; thence S77°53'24"E 117.10 feet; thence N81°16'12"E 95.53 feet; thence N76°48'21"E 151.88 feet; thence N72°38'09"E 129.88 feet; thence N85°08'25"E 118.81 feet; thence S70°52'18"E 80.73 feet; thence S86°12'25"E 103.83 feet; thence N74°27'22"E 93.10 feet; thence N66°48'48"E 141.68 feet; thence N72°54'06"E 96.15 feet; thence N60°28'29"E 43.05 feet; thence N56°52'31"E 85.84 feet; thence N84°58'37"E 99.88 feet; thence N35°12'19"E 66.37 feet; thence N76°31'12"E 65.11 feet; thence N85°47'50"E 88.54 feet; thence S86°45'28"E 85.89 feet; thence N72°43'12"E 85.47 feet; thence S88°38'52"E 37.29 feet; thence S69"22'00"E 19.70 feet; thence S52°45'05"E 57.69 feet; thence S84°59'07"E 37.73 feet; thence N79°51'47"E 89.63 feet; thence N82°02'45"E 149.28 feet to the southeast corner of said Revised Parcel 3 and a point on the west line of Tax Parcel No. 062506-9035, said point also being on the east line of the southwest quarter of said Section 6; thence S89°07'32"E, parallel with the northerly right-of-way margin of NE 84th Street, 329.37 feet to the east line of said tax parcel and the east line of the west half of the west half of the southeast quarter of said Section 6; thence N02°00'53"E, along said east line, 1202.41 feet to the north line of the south half of said Section 6; thence N89°57'41"W, along said north line, 2040.47 feet; thence S13°41'56"W 409.02 feet; thence N75°58'22"W 304.72 feet; thence S72°23'43"W 355.62 feet; thence N17°36'17"W 79.25 feet; thence S64°28'10"W 322.97 feet to the POINT OF BEGINNING.

Contains 4,997,794± Square Feet (114.7336± Acres).





LIKE	BEARING	DISTANCE	7	UNE	BEARING	D
<u>Li</u>	N40'53'08"E	328.21	٦	L27	N7427'22'E	
1.2	N49'06'52"W	170.00	1	L28	N66'48'48 E	╅
IJ	N40'53'08"E	179.76	1	L29	N72'54'06"E	
L4	N40'53'08"E	451.68	۱,	L30	N60'28'29 E	+
L5	N441414"W	170.62	1	131	N56'52'31"E	+-
L6	N40'53'08'E	960.66	11	L32	N84'58'37'E	+
L7	N61'59'37"W(R)	10.00	11	133	N351219*E	┪-
18	N0417'52"W	61.05	11	L34	N76'31'12'E	╬╌
L9	N49'06'52"W	329.23	11	L35	N85'47'50"E	┿
L10	N40'53'08"E	1526.15	П	L36	N86'45'28"W	┿
L11	N45"46"57"W	230.72	П	L37	N72'43'12'E	╄~
L12	N0170'48"E	410.42	11	1.38	N88'38'52"W	┼
L13	N67"28"01"E	118.22	1	139	N69'22'00'W	┿╌
L14	N64"21'50"E	84.50	1	L40	N52'45'05"W	╁╾
115	N68'58'18"E	84.10	l	L41	N84'59'07"W	┼
L16	N74'06'07"E	94.70	lŀ	L42	N79'51'47"E	┿
L17	N70'29'34"E	102.91	Ի	143	N82'02'45'E	├-
L18	N43'47'22"E	47.08	ŀ	L44	N89'07'32"W	
L19	N310123E	124.72	ŀ	L45	N02'00'53'E	-
L20	N7753'24"W	117.10	r	L46	N89'57'41"W	
L21	N811612E	95.53	- 1-	L47	N13'41'56"E	21
22	N76'48'21"E	151.88	<u> </u>	148	N75'58'22"W	<u> </u>
23	N72'38'09'E	129.88	-	49	N72 23 43 E	-
24	N85'08'25"E	118.81	-	50	N173617"W	
25	N705218W	80.73		51		
26	N8612'25"W	103.83	-	- 	N64'28'10"E	
		100.00				

N. LINE, S.W. 1/4, SEC. 06-25-08

N. LINE, S.E. 1/4, _/ SEC. 01-25-05

DETAIL NOT TO SCALE

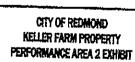
7 (UNE	BEARING	DISTANCE
11	127	N7427'22'E	93.10
11	L28	N66'48'48"E	141.68
ľ	L29	N72'54'06"E	96.15
11	L30	N60'28'29"E	43.05
П	131	N56'52'31"E	85.84
ľ	L32	N84'58'37"E	99.88
	133	N351219 E	66.37
ſ	L34	N76'31'12"E	65.11
	L35	N85'47'50"E	88.54
	L36	N86'45'28"W	85.89
	L37	N72'43'12"E	85.47
	1.38	N88'38'52"W	37.29
	L 3 9	N69'22'00"W	19.70
	40	N52'45'05"W	57,69
	.41	N84'59'07"W	37,73
Ц	.42	N79'51'47"E	89.63
L	43	N82'02'45 E	149.28
Ц	44	N89'07'32"W	329.37
Ц	45	N02'00'53"E	1202.41
L	46	N89"57"41"W	2040.47
<u> </u>	47	N13'41'56"E	409.02
	48	N75'58'22"W	304.72
	49	N72'23'43"E	355.62
-	50	N17'36'17"₩	79.25
Ľ	51	N64°28'10"E	322.97



DELTA ANGLE

12'52'45"

321815



PAGE 20F2



CURVE

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RADIUS

940.00

950.00

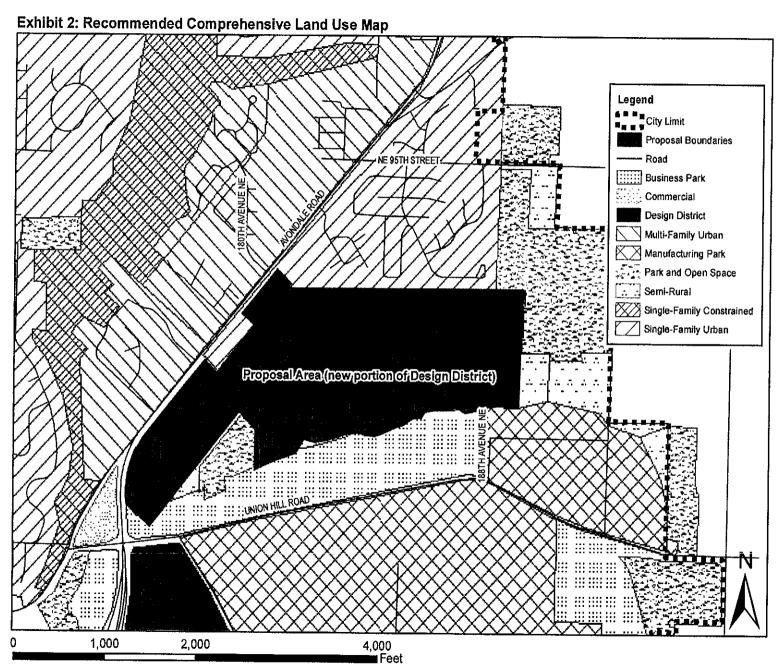
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963

ARC LENGTH 211.30

535.62

ENGINEERING . PLANNING . SURVEYING

JOB NO. 05103



h:\personalprojects\jchurchiil\keller\pc report exhibit b - proposed comprehensive land use map.mxd