

RESOLUTION NO. 2139

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING IN PRINCIPAL THE PRELIMINARY APPLICATION FOR A PLANNED UNIT DEVELOPMENT KNOWN AS SPRINGTREE, APPLIED FOR JOINTLY BY WICK HOMES, INC., AND INLAND HOMES, INC., BEING PLANNING DEPARTMENT FILE NO. R(PUD)-72-10.

BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. Pursuant to the Planned Unit Development Chapter 23.28 of Ordinance No. 2183, applicant has submitted for preliminary approval a planned unit development project known as Springtree. The application for approval is identified as Planning Department File No. R(PUD)-72-10.

Section 2. The Council has received and considered the recommendation of the Planning Commission to approve the project concept as set forth in the application and its exhibits, all as identified in said Planning Department file.

Section 3. The general concept of said project is approved by the Council and the applicant may proceed to prepare final plans and supporting documents as required under the Planned Unit Development section of the zoning ordinance, including final working drawings subject to the following:

(a) Parking shall be prohibited on all interior streets within the project wherever such streets are less than 30 feet in width in order to provide adequate fire lanes.

(b) The minimum setback on the south property line shall be 40 feet, to be maintained as a natural landscape buffer with no encroachment by paved roadways or parking areas or any type of impervious surface.

(c) Minimum setbacks along the north, east and west perimeters shall be sufficient to form an adequate side-screen to adjacent properties and such setbacks shall be a minimum of 15 feet.

(d) A complete utility improvement and development plan shall be submitted to and approved by the Department of Public Services prior to submittal of final plans to the City Council. Provisions to maintain and enhance the existing natural water course shall be pursued with special attention to controlling surface runoff to the west.

(e) Final approval of the project shall be subject to rezone of the entire 6.43 acres to RM 3600 classification in accordance with the provisions of Chapter 23.62 of the Kirkland zoning ordinance, which rezone shall be by the Resolution of Intent procedure.

(f) Any and all feasibility studies available to the developer, his architect, engineer and financing agency shall be made available to the City upon request. Certified financial statements for each principal involved in the project shall be made available to the City upon request.

(g) One or more performance bonds issued by a surety company licensed to do business in the State of Washington shall be filed with the City of Kirkland before issuance of any building or other permits required for construction of the project or any part thereof. Unless later modified in the ordinance approving final plans of this planned unit development, each such bond shall be in an amount equal to 100% of the entire project cost or such part of the project for which the bond is written to guarantee performance. The City may, as to portions of the project to be constructed by independent contractors, accept in lieu of a direct bond, evidence that the developer has required and obtained a performance bond from such contractor meeting the City's requirements as to amount and conditions of performance for the portion of the project to be constructed by said contractor. In such instances, the City will probably require that the City appear as co-obligee.

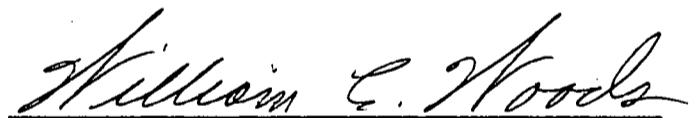
(h) The developers shall be required to submit a copy of the constitution and by-laws of the proposed Homeowners Association to the Planning Commission at the time of review of the final planned unit development documents to guarantee that future maintenance of all public spaces and rights-of-way within the development have been adequately considered.

(i) The applicant shall conform to the specific requirement of Chapter 23.28 of the Kirkland Zoning Ordinance with special reference to the provision of Article 23.28.160.

(j) The developer shall take all necessary steps to cooperate with abutting property owners in resolving the proposed design and development of the 40 foot natural buffer area on the south property line.


(k) Vehicular access shall be restricted to 104th Avenue NE.

PASSED IN REGULAR MEETING OF THE KIRKLAND CITY COUNCIL on August 7, 1972.



Mayor

Attest:



Director of Administration and Finance
(ex officio City Clerk)