



200507080159  
Skagit County Auditor

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**RETURN TO:**

CITY OF BURLINGTON - PLANNING DEPT.

901 E. FAIRHAVEN AVENUE

BURLINGTON WA 98233-1918

**DOCUMENT TITLE(S) (or transfer contained herein):**

CONTRACT REZONE #1570

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

City of Burlington Ordinance #1570

ADDITIONAL REFERENCE NUMBERS ON PAGE \_\_\_\_ OF DOCUMENT

**GRANTOR(S) (Last name, first name and initials):**

CITY OF BURLINGTON

ADDITIONAL NAMES ON PAGE \_\_\_\_ OF DOCUMENT

**GRANTEE(S) (Last name, first name and initials):**

Public

ADDITIONAL NAMES ON PAGE \_\_\_\_ OF DOCUMENT

**LEGAL DESCRIPTION: (Abbreviated: i.e., lot, block, plat or quarter, section, township and range):**

LOT 51 OF THE PLAT OF TINAS COMA, AF# 200008110004, recorded September 11, 2000.  
NE ¼ OF SECTION 32, TOWNSHIP 35N, RANGE 4E, W.M.

ADDITIONAL LEGAL(S) ON PAGE \_\_\_\_ OF DOCUMENT

**DESCRIPTION:** An ordinance amending the Zoning Map from Multi-Family R-3, to R-3(c) modifying the development standards through adoption of contract rezone conditions for 58 condominium units, for the property known as 1125 Burlington Heights Drive, Assessor Parcel Number P117086, situated in the County of Skagit, State of Washington.

**ASSESSOR'S PARCEL/TAX I.D. NUMBER:**

P117086

TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE \_\_\_\_ OF DOCUMENT.

ORDINANCE 1570

**AN ORDINANCE** amending the Zoning Map from Multi-Family R-3, to R-3C modifying the development standards through adoption of contract rezone conditions for 58 condominium units, for the property known as 1125 Burlington Heights Drive, Assessor's Parcel Number P117086, situated in the County of Skagit, State of Washington.

**WHEREAS**, the site consists of a 2.5 acre parcel of land that is identified on the Plat of Tinas Coma as Lot 51 - Condominium site, and

**WHEREAS**, a contract rezone is being sought to construct 58 multi-family condominium units in two buildings that are four stories in height, over a parking garage, designed to fit into the site which has a stone wall about 60 feet high behind the proposed condominium, and

**WHEREAS**, the current proposal for a contract rezone is needed because the original contract rezone Ordinance #1452 for the site expired, and

**WHEREAS**, the project was contemplated by the property owner and the city at the time the site was annexed and zoning was established in the City Limits, but no action was taken pending design of a site plan, and

**WHEREAS**, the proposed project provides additional density in the development to offset the large lot size in the balance of the project that is due to steep slopes, and

**WHEREAS**, this proposal brings the overall development closer to the four units per acre generally required for urban development under Growth Management Act, and

**WHEREAS**, a duly advertised public hearing was conducted before the Burlington Planning Commission and a recommendation made to adopt the contract rezone, and

**WHEREAS**, the City Council has determined that the proposed contract rezone meets the criteria for redesignation as requested and that the rezone is in the public interest.

**NOW, THEREFORE, THE CITY OF BURLINGTON DO ORDAIN AS FOLLOWS:**

**Section 1.** The zoning of the following property is amended to add contract rezone conditions identified in this ordinance:

**Assessor's Parcel Number P11786**

Plat of Tinas Coma, recorded August 11, 2000, located in Section 32, Township 35 North, Range 4 East, Willamette Meridian, Lot 51 Condominium Site

Situate in the County of Skagit, State of Washington.

**Section 2.** This approval is expressly subject to the adoption and acceptance of a contract rezone agreement as described below:

1. A maximum of 58 units will be constructed.
2. Height shall be limited to sixty feet to the highest point above grade, with the highest point located at or below the top of the rock cliff.
3. A tot lot shall be constructed on the site.
4. Parking shall be provided at 2 spaces per dwelling unit and at least twenty surface parking spaces shall be reserved for guest parking.
5. Contract rezone shall be noted on the official zoning map.
6. A copy of the ordinance shall be recorded with Skagit County.
7. No building permits will be issued until the streets serving the site are repaired to City Standards.

**Section 3.** The approval set forth in Section 1 of this ordinance is expressly conditioned on the execution and submittal to the city of the rezone agreement.

**Section 4.** This ordinance shall be in full force and effect five days after its passage, approval and publication as provided by law.

**INTRODUCED AND PASSED** and approved at a regular meeting of the City Council this 12<sup>th</sup> day of May, 2005.

THE CITY OF BURLINGTON



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*Roger Tjeerdsma*  
Roger A. Tjeerdsma, Mayor

ATTEST:

Richard A. Patrick  
Richard A. Patrick, Finance Director

APPROVED AS TO FORM:

Scott Thomas  
Scott Thomas, City Attorney

Filed with the City Clerk: 5/4/05  
Passed by the City Council: 5/12/05  
Signed by the Mayor: 5/12/05  
Published: 5/18/05  
Effective Date: 5/23/05

UNOFFICIAL DOCUMENT



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