

3122
6-10-82
7315E

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3122

AN ORDINANCE reclassifying approximately 87.5 acres of property (Site 5) located in the Bridle Trails Subarea on the west side of 148th Avenue N.E., south of the Bellevue Municipal Golf Course and north of approximately N.E. 27th Place in the City of Bellevue, with conditions.

WHEREAS, an application for reclassification of the property hereinafter described was duly filed with the appropriate City officials; and

WHEREAS, on March 25, 1982, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on May 3, 1982, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of the property located in the Bridle Trails Subarea on the west side of 148th Avenue N.E., south of the Bellevue Municipal Golf Course and north of approximately N.E. 27th Place, from R-3.5, R-10, R-30 and 0 to R-20; and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner, and has determined that the public use and interest will be served by reclassifying said property; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Ordinance; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon made and entered by the Hearing Examiner in support of his recommendation to the Council in this matter as set forth in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of City of Bellevue for Reclassifications Implementing the Bridle Trails Subarea Element of Bellevue's Comprehensive Plan," File No. HE-A 81-20.

Section 2. The use classification of the following described property is changed from R-3.5, R-10, R-30 and 0 to R-20 with conditions:

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The southeast quarter of the southeast quarter of the northeast quarter of Section 15, Township 25 North, Range 5 East, W.M., in King County Washington.

TOGETHER with the east one-half of the north one-half of the north one-half of the northeast quarter of the southeast quarter of Section 15, Township 25 north, Range 5 east, W.M., in King County Washington,

TOGETHER with the east 24.4 feet of the west one-half of the north one-half of the north one-half of the northeast quarter of the southeast quarter of said Section 15.

TOGETHER with the south three quarters of the northeast quarter of the southeast quarter of Section 15, Township 25 north, Range 5 east, W.M., in King County Washington.

TOGETHER with the southeast quarter of the southeast quarter of said Section 15, Township 25 north, Range 5 east, W.M., in King County Washington.

TOGETHER with the east 880 feet of the north one-half of the northeast quarter of the northeast quarter of Section 22, Township 25 north, Range 5 east, W.M., in King County Washington.

This reclassification is subject to the following conditions:

1. Administrative Design Review shall be required prior to issuance of a building permit. Review shall include but need not be limited to (1) access, (2) circulation, (3) mitigation of noise impacts from 148th Avenue N.E., (4) landscaping, (5) screening, (6) retention of existing vegetation, (7) parking area location and design, (8) building design and siting with respect to orientation to the golf course.

2. Plans for access and drainage shall be approved by the Department of Public Works in conjunction with the required design review. Department of Public Works review shall particularly include review of provisions for a coordinated single access point to 148th Avenue N.E. serving all development within Site 5.

3. An internal circulation system shall be approved by the

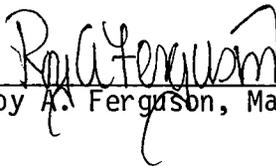
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Department of Public Works and the Planning Department prior to issuance of a building permit.

Section 3. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

PASSED by the City Council this 14 day of June, 1982, and signed in authentication of its passage this 14 day of June, 1982.

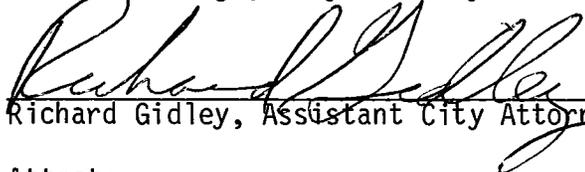
(SEAL)



Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney



Richard D. Bidley, Assistant City Attorney

Attest:



Patricia K. Weber, City Clerk

Published June 16, 1982