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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3141

AN ORDINANCE reclassifying 11 acres of property (Site 7) located west of 124th Avenue S.E., south of S.E. 29th Street in Planning District 2 of the Richards Valley Subarea, with conditions.

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

WHEREAS, on October 29, 1981, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on December 8, 1981, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located west of 124th Avenue S.E., south of S.E. 29th Street in the Richards Valley Subarea from R-1 to R-10; 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 Richards Valley Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 81-6."

Section 2. The use classification of the following described property is changed from R-1 to R-10 with conditions:

Those portions of the Southeast Quarter of the Northwest Quarter of Section 9, lying Southerly of the North 325.98 feet of said quarter-quarter section and Easterly of the center line of S.R. 405, Kennydale to Bellevue; Also, those portions of the Northeast quarter of the Southwest Quarter of Section 9, lying Easterly of the center line of said S.R. 405; all in Township 24 North, Range 5 East, W.M., in King County, Washington. Said portions contain an area in all of 11 Acres, more or less, which includes an area of right-of-way of 6 Acres, more or less.

This reclassification is subject to the following conditions:

Development of the site shall be subject to either P.R.U.D. review and approval or subject to Administrative Design Review pursuant to Bellevue Land Use Code Section 20.30.475 by the Planning Department prior to issuance of any building permit. That review shall include, but shall not be necessarily limited to, preservation of existing vegetation, noise impacts, landscaping, building design, circulation and access.

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 30th day of August, 1982, and signed in authentication of its passage this 30th day of August, 1982.

(SEAL)

Roy A. Ferguson
Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

Richard Gidley
Richard Gidley, Assistant City Attorney

Attest:

Marie K. O'Connell
Marie K. O'Connell, Acting City Clerk

Published September 4, 1982