

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3190

AN ORDINANCE reclassifying 3 acres of property (Site 23) located west of 148th Avenue N.E., south of N.E. 3rd Street in the Wilburton/N.E. 8th Street Subarea of 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 June 10, 1982, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on August 20, 1982, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located west of 148th Avenue N.E., south of N.E. 3rd Street in the Wilburton/N.E. 8th Street Subarea from R-5 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 Wilburton/N.E. 8th Street Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 81-19."

Section 2. The use classification of the following described property is changed from R-5 to R-10 with conditions:

The South 445 feet of the North 684 feet of the East Half of the East Half of the Southeast Quarter of the Northeast Quarter of Section 34, Township 25 North, Range 5 East, W.M., in King County, Washington.

This reclassification is subject to the following conditions:

1. An access and circulation plan shall be reviewed and approved by the Departments of Public Works and Planning prior to the issuance of a building permit.
2. Completion of Administrative Design Review requirements shall be recorded prior to issuance of any building permit with special attention to building and site design for abatement of traffic noise levels resulting from the site's proximity to 148th Avenue N.E. Structural design and other noise abatement measures shall be subject to approval by the Department of Public Works to insure that exterior noise levels be no greater than 55 decibels at ground level of any residential unit and that average day/night interior noise levels in all units not exceed 45 decibels.

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 25th day of October, 1982, and signed in authentication of its passage this 25th day of October, 1982.

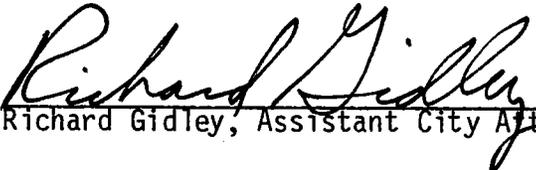
(SEAL)



Roy A. Ferguson, Mayor

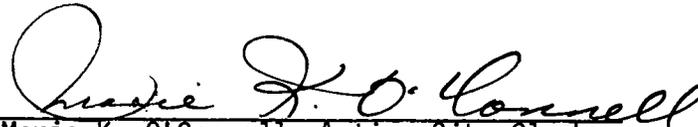
Approved as to form:

Linda M. Youngs, City Attorney



Richard Gidley, Assistant City Attorney

Attest:



Marie K. O'Connell, Acting City Clerk

Published October 30, 1982