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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3513

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of an approximately 2.43 acre parcel of unincorporated property located northwest of Newport Way at what would be the intersection of S.E. 42nd Street and 130th Avenue S.E., were those streets extended, and commonly referred to as the Mountain Pacific property (Factoria I).

WHEREAS, RCW 35A.14.330 authorizes the City Council to adopt a proposed zoning regulation to become effective upon the annexation of any area which might reasonably be expected to be annexed by the City at any future time; and

WHEREAS, it is anticipated that an approximately 2.43 acre parcel of unincorporated property located northwest of Newport Way and commonly referred to as the Mountain Pacific Property (Factoria I) may be annexed by the City in the near future; and

WHEREAS, pursuant to RCW 35A.14.340, public hearings were held by the City Council on May 13, 1985, and June 17, 1985, at the hour of 7:00 p.m. pursuant to notice of said hearings published in a newspaper of general circulation in the City and in the area to be annexed and all interested parties appearing at said hearing and desiring to be heard in regard to the proposed zoning regulation having been heard by the City Council; and

WHEREAS, R-10 and R-20 zoning for the Mountain Pacific property is deemed necessary by the Council to be in the interests of the health, safety, morals and the general welfare of the City and is consistent with the Factoria Subarea Plan adopted March 16, 1981; and

WHEREAS, all statutory requirements have been complied with, including those set forth in RCW 35A.14.330 and .340; and

WHEREAS, the City of Bellevue 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. A proposed zoning regulation is hereby adopted establishing use classifications of R-10 with conditions and R-20 for the following described property:

R-10:

The easterly 333 feet of the north half of the north half of the northeast quarter of the southeast quarter of the northeast quarter of Section 16, township 24 north, range 5, east, W.M. in King County, Washington.

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Except that portion thereof condemned by King County, for Newport-Issaquah Road, in King County Superior Court Cause No. 91330.

Subject to the following developmental conditions:

That a 40 foot wide transition setback shall extend along the entire eastern length of the property described in this section.

That pursuant to any development review process the hearing examiner or other appropriate staff shall consider the appropriateness of requiring a 40 foot wide transition setback along the south property line of the property described above and extending westerly 120 feet from the eastern boundary of said property.

R-20:

The east half of the north half of the north half of the northeast quarter of the southeast quarter of the northeast quarter of section 16, township 24 north, range 5, east, W.M. in King County, Washington, except the easterly 333 feet.

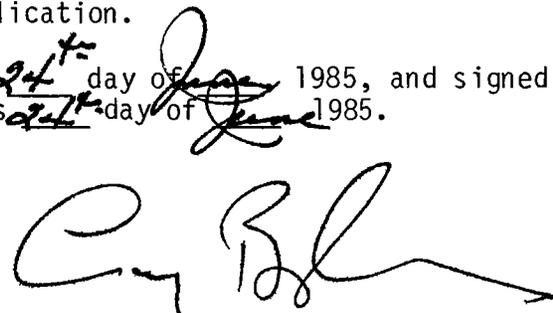
Section 2. This proposed zoning regulation shall become effective upon annexation of the property described in Section 1 above.

Section 3. A copy of this ordinance, duly certified as a true copy by the clerk of the City, shall be filed with the County Auditor.

Section 4. This ordinance shall take effect and be in force five days after its passage and legal publication.

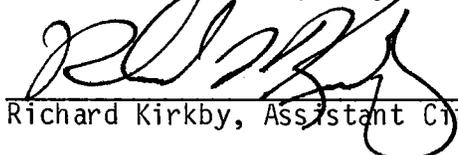
PASSED by the City Council this 24th day of June 1985, and signed in authentication of its passage this 24th day of June 1985.

(SEAL)


Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard Kirkby, Assistant City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published June 29, 1985