

03-26-86
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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3626

AN ORDINANCE reclassifying .6 acres of property (Site 17) in the North Bellevue Subarea located northwest of the intersection of 104th Avenue N.E. and N.E. 15th Street, with condition.

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

WHEREAS, on January 17, 1985, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on March 5, 1986, the Hearing Examiner recommended to the City Council approval with condition of said reclassification of said property located northwest of the intersection of 104th Avenue N.E. and N.E. 15th Street in the North Bellevue Subarea from R-4 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 the City of Bellevue For a Reclassification of Property Identified as Site 17 to Implement the North Bellevue Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 84-2."

Section 2. The use classification of the following described property is changed from R-4 to R-20 with condition:

That portion of the Northwest quarter of the Southwest quarter of Section 29, Township 25 North, Range 5 East,

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W.M., in King County, Washington, described as follows:
Commencing at the Northeast corner of the Northwest
quarter of the Southwest quarter of said Section 29;
thence South 1°22'37" West 20.00 feet along the East line
of said subdivision to the point of beginning; thence
North 88°30'24" West 180.00 feet; thence South 1°22'37"
West 81.87 feet; thence South 1°18'34" West 71.82 feet to
the North line of the South 17.5 acres of the East half
of the Northwest quarter of the Southwest quarter of said
Section 29; thence South 88°36'00" East 179.92 feet along
said North line to the East line of said subdivision;
thence North 1°22'37" East 153.40 feet along said East
line to the point of beginning.

This reclassification is subject to the following condition:

Administrative Design Review approval of development plans pursuant
to Land Use Code Chapter 20.30F shall be required to insure that
development on the site is compatible in scale and design with adjacent
residential areas and that vegetation and topography are utilized to
promote quality design. Elements to be reviewed include but are not
limited to roof profile, site access, building design and materials,
parking lot screening, landscaping and signage.

Section 3. This ordinance shall take effect and be in force five
days after its passage and legal publication.

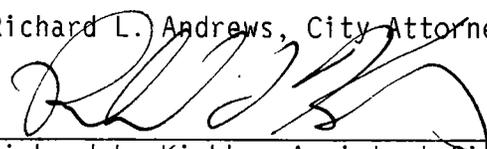
PASSED by the City Council this 14th day of April, 1986,
and signed in authentication of its passage this 14th day
of April, 1986.

(SEAL)

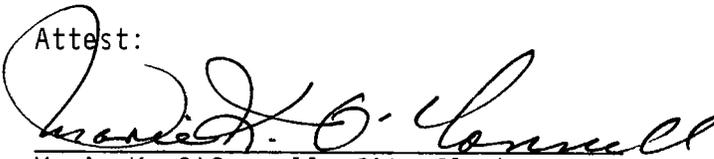

Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Kirkby, Assistant City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published April 19, 1986