

03-26-86
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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3629

AN ORDINANCE reclassifying .36 acres of property (Site 21) in the North Bellevue Subarea located northwest of N.E. 4th Street and 99th Avenue N.E., with conditions.

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 conditions of said reclassification of said property located northwest of N.E. 4th Street and 99th Avenue N.E. in the North Bellevue Subarea from R-10 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 21 to Implement the North Bellevue Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 84-2."

03-26-86
1490c

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

That portion of the Northeast quarter of Section 31, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Beginning at the Northeast corner of Lot 6, Block 9 of Lochleven Addition according to the plat thereof recorded in Volume 16 of Plats, Page 46, in the Records and Elections Division of King County, Washington; thence West along the North line of said Lot 6 to the Northwest corner of said Lot 6; thence continuing West along the Westerly extension of the North line of said Lot 6 to the intersection of a line which is parallel and equal distance between said Lot 6 and Lot 7, Block 9 of said Lochleven Addition; thence South along said line and the Southerly extension of said line to the center line of N.E. 4th Street; thence East along the center line of N.E. 4th Street to the center line of 99th Avenue N.E.; thence North along the center line of 99th Avenue N.E. to the intersection of the Easterly extension of the North line of said Lot 6; thence West along said Easterly extension to the Northeast corner of said Lot 6 and the point of beginning.

This reclassification is subject to the following conditions:

1. 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.

2. Notwithstanding any provision of the Land Use Code to the contrary, the maximum building height shall be 30 feet.

03-26-86
1490c

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

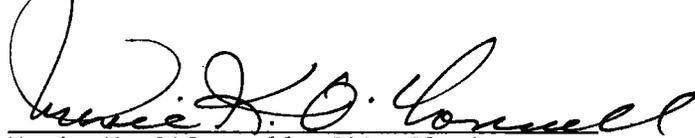
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Kirkby, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published April 19, 1986