

03-26-86
1476

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3633

AN ORDINANCE reclassifying 1.3 acres of property (Site 5) in the South Bellevue Subarea located west of 102nd Avenue S.E. between S.E. 4th and S.E. 5th Streets, with conditions.

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

WHEREAS, on January 10, 1985, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on December 23, 1985, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located west of 102nd Avenue S.E. between S.E. 4th and S.E. 5th Streets in the South Bellevue Subarea from R-3.5 to R-30; 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 5 to Implement the South Bellevue Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 84-9."

03-26-86
1476

Section 2. The use classification of the following described property is changed from R-3.5 to R-30 with conditions:

Lot 59 and the Northwest quarter of Lot 60 of Bellevue Acre and Half Acre Tracts according to the plat thereof recorded in Volume 11 of Plats, Page 35, records of King County, Washington; TOGETHER with the following described parcel: Beginning at the Northeast corner of said Lot 59; thence Easterly along the Easterly extension of the North line of said lot to the center line of 102nd Avenue S.E.; thence Southerly along said center line to the intersection of the Easterly extension of the South line of said Lot 59; thence Westerly along said South line to the Southeast corner of said lot; thence Northerly along the East line of said Lot 59 to the point of beginning.

This reclassification is subject to the following conditions:

1. Prior to the issuance of any development permit for new development or redevelopment, the applicant shall receive Administrative Design Review approval for the proposal pursuant to Land Use Code Section 20.30F. The review shall include but not be limited to the following elements:

- Residential building design
- Parking layout
- Transportation circulation
- Vehicular and pedestrian circulation
- Grading
- Preservation of open space and vegetation
- The appropriateness and sensitivity of the redevelopment plan in terms of scale and intensity in relation to adjoining property.

2. The applicant shall submit geotechnical engineering studies to define soils, topography, groundwater levels, vegetation and other environmental factors with any development application. The City will use this data to determine permitted development intensity and design limits compatible with the natural constraints of the property.

3. The applicant shall not place development within the new 100-year flood plain.

4. Prior to the issuance of any occupancy permits, the developer shall construct the necessary storm water conveyance capacity across the site to convey the "100-year" flood flow as defined by the Drainage Master Plan, as adopted by Ordinance No. 2798, without causing any appreciable rise in the water level upstream. All improvements shall be

03-26-86
1476

in accordance with the Development Standards. A twenty-five foot landscaped setback shall be established from the open channel to provide for habitat enhancement.

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

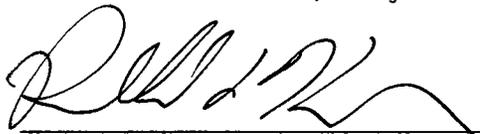
PASSED by the City Council this 14th day of April, 1986, and signed in authentication of its passage this 14th day of April, 1986.

(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