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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3636

AN ORDINANCE reclassifying 1.5 acres of property (Site 10) in the South Bellevue Subarea located east of 104th Avenue S.E. between S.E. 6th and S.E. 8th 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 January 9, 1986, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located east of 104th Avenue S.E. between S.E. 6th and S.E. 8th Streets in the South Bellevue Subarea from R-3.5 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 the City of Bellevue For a Reclassification of Property Identified as Site 10 to Implement the South Bellevue Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 84-9."

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Section 2. The use classification of the following described property is changed from R-3.5 to R-10 with conditions:

Lots 31, 32, 33, 38, and 39 of Maxwellton Braes according to the plat thereof recorded in Volume 21 of Plats, page 80, records of King County, Washington; together with the following described parcel; beginning at the Northeast corner of said Lot 39; thence Easterly along the Easterly extension of the North line of said Lot 39 to the center line of 105th Ave. S.E.; thence Southerly along said center line to the intersection with the Easterly extension of the South line of Lot 38 of said plat of Maxwellton Braes; thence Westerly along said line to the Southeast corner of said Lot 38; thence Northerly along the east line of said Lots 38 and 39 to the point of beginning; and together with the following described parcel; beginning at the Northwest corner of Lot 31 of said plat of Maxwellton Braes; thence Westerly along the Westerly extension of the North line of said Lot 31 to the center line of 104th Ave. S.E. (Bellevue Way S.E.); thence Southerly along said center line to the intersection of the Westerly extension of the South line of Lot 33 of said plat of Maxwellton Braes; thence Easterly along said line to the Southwest corner of said Lot 33; thence Northerly along the West line of Lots 33, 32, and 31 of said plat 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 the Land Use Code Section 20.30.F. 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.

Emphasis in the design review shall be placed on clustering development to preserve slopes, aesthetic character and vegetation including significant trees bordering Bellevue Way S.E. Public transportation needs shall also be evaluated. Administrative Design

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Review shall not be required for a remodel of the existing development which does not add floor area or parking or which results in no substantial change to the site as determined by the Director of Design and Development.

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 that data to determine permitted development intensity and design limits compatible with the natural constraints of the property.

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)

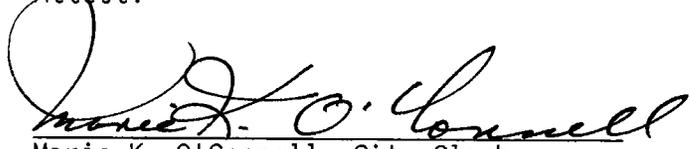

Cary E. Bozeman, Mayor

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