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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3637

AN ORDINANCE reclassifying .33 acres of property (Site 11) in the South Bellevue Subarea located south of the southwest corner of Main Street and 108th Avenue S.E., 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 3, 1986, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located south of the southwest corner of Main Street and 108th Avenue S.E. in the South Bellevue Subarea from R-4 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 11 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-4 to R-30 with conditions:

That portion of the Southwest quarter of Section 32, Township 25 North, Range 5 East, W.M. King County, Washington, described as follows: Commencing at the point 30 feet West and 446.43 feet South of the Northeast corner of said Southwest quarter; thence North 88°30'01" West 157 feet to the True Point of Beginning; thence South 00°07'16" East 110 feet; thence North 88°30'01" West 156.24 feet; thence North 00°05'38" West 110 feet; thence South 88°30'01" East 156.16 feet to the True 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, vegetation and aesthetic character including significant trees. Public review is not 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 must 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.

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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