

1430c
02-27-86

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3640

AN ORDINANCE reclassifying 1.6 acres of property (Site 8) in the North Bellevue Subarea located at the southwest corner of N.E. 36th Street and 115th Avenue N.E., 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 January 22, 1986, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located at the southwest corner of N.E. 36th Street and 115th Avenue N.E. in the North Bellevue Subarea from R-1 to R-15; 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 8 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-1 to R-15 with condition:

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That portion of the Southeast quarter of the Northeast quarter of Section 20, Township 25 North, Range 5 East, W.M., in King County, Washington described as follows: beginning at a point on the South line of Lot 4 of Bellevue Short Plat 80-07 recorded under Auditor's File Number 8006129001, records of King County, Washington, 587.41 feet West of the East line of said subdivision; thence South 17°45'00" East 240.76 feet; thence South 89°29'07" East to the center line of State Route 405 (Primary State Highway No. 1); thence Northerly along said center line to the Easterly extension of the South line of said Lot 4; thence North 88°39'50" West along said South line to the point of beginning.

This reclassification is subject to Administrative Design Review pursuant to Land Use Code Section 20.30F to insure that development of the site is compatible in scale and design with adjacent residential areas and to further insure 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)

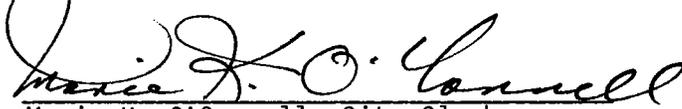

Cary E. Bozeman, Mayor

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