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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3678

AN ORDINANCE amending the reclassification of approximately 17 acres of property (Plat of Bridleridge) located approximately a quarter mile north of N.E. 24th Street and east of 140th Avenue N.E., at approximately N.E. 26th Street; and amending Section 2 of Ordinance No. 3120.

WHEREAS, 19.4 acres of property (Site 3) located in the Bridle Trails Subarea were reclassified by Ordinance No. 3120 adopted on June 14, 1982, from R-1 to R-3.5 with conditions; and

WHEREAS, a condition of the Site 3 reclassification pursuant to Ordinance No. 3120 requires administrative design review for all property within Site 3; and

WHEREAS, the preliminary Plat of Bridleridge, which encompasses approximately 17 acres of the 19.4 acre Site 3 property reclassified by Ordinance No. 3120, was approved by Resolution No. 4425 on September 17, 1984; and

WHEREAS, an application for modification of the conditions of the Site 3 reclassification for that property within the plat of Bridleridge was duly filed by the applicant, Burnstead Construction Company, with the appropriate City officials; and

WHEREAS, Administrative Design Review is no longer required for the Plat of Bridleridge property; and

WHEREAS, on March 6, 1986, a public hearing was held on the application before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on June 4, 1986, the Hearing Examiner recommended approval with conditions of the request to amend conditions of the reclassification of said property (Plat of Bridleridge) located approximately a quarter mile north of N.E. 24th Street, and east of 140th Avenue N.E., at approximately N.E. 26th Street, as hereinafter more particularly described; 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 amending the conditions of the reclassification of 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

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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 of conditional approval to the City Council of the application of Burnstead Construction Company to modify the conditions of the prior reclassification as set forth in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, in the Matter of the Application of Burnstead Construction Company (Agnes Burnstead and Paul Ginn), for amendment of rezone conditions, File No. HE-A 85-9," dated June 4, 1986.

Section 2. Section 2 of Ordinance No. 3120, adopted on June 14, 1982, is hereby amended to read as follows:

Section 2. The use classification of the following-described Property I (Plat of Bridleridge) and Property II (Site 3 except Plat of Bridleridge) is changed from R-1 to R-3.5 with conditions:

Property I (Plat of Bridleridge):

Parcel A:

That portion of the south half of the north half of the southwest quarter of the southeast quarter of Section 22, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the southwest corner of said subdivision; thence south 88°18'35" east along the southerly limit of said subdivision 407.76 feet to centerline of creek and to the true point of beginning; thence continuing south 88°18'35" east 908.90 feet to the southeast corner of said subdivision; thence north 1°25'29" east 329.43 feet to northeast corner of said subdivision; thence north 88°19'50" west along the northerly limit of said subdivision 1109.58 feet to the intersection with centerline of creek; thence southeasterly along a straight line which is the main course of said creek 385 feet, more or less, to the true point of beginning;

Together with an easement for road and utilities over that portion of the northerly 30 feet of said subdivision lying west of said main course of creek and east of county road as conveyed to King County for road by deed recorded under Auditor's File No. 2123551.

Parcel B:

The north 1/2 of the north 1/2 of the southwest quarter of the southeast quarter of Section 22, Township 25 North, Range 5 east, W.M., King Co., WA., except county road.

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This reclassification of Property I (Plat of Bridleridge) is subject to the following conditions:

1. Development of the two parcels north of Innisglen on 140th Avenue N.E. shall be pursuant to a consolidated proposal which provides for coordinated and unified design for these parcels that will (1) reduce any adverse impacts upon the lower density district to the north and on Valley Creek, and (2) ensure preservation of the rural environment experienced by travelers on 140th Avenue N.E.

2. Prior to the issuance of a building or development permit the City shall complete one of the following processes: a conditional use, planned unit development, plat, or design review. The review shall include, but not necessarily be limited to: (1) access, (2) circulation, (3) mitigation of noise impacts, (4) landscaping, (5) screening, (6) retention of existing vegetation, (7) protection of Valley Creek and its riparian corridor, (8) group parking area location and design.

3. Plans for access, circulation, drainage, preservation of the steep slope on the eastern portion of the site and protection of Valley Creek and its riparian corridor shall be approved by the Department of Public Works and Storm and Surface Water Utility in conjunction with the processes described above.

4. Any development proposal shall include a soils report by a geotechnical engineer specifying soils types, characteristics and constraints with particular attention to potential drainage inadequacies.

Property II (Site 3 except Plat of Bridleridge):

North 1/2 of the south 1/2 of the southwest quarter of the southeast quarter of Section 22, Township 25 North, Range 5 east, W.M. in King County, Washington, except that property described as Property I (Plat of Bridleridge) in this section and as more particularly described herein.

This reclassification of Property II (Site 3 except Plat of Bridleridge) is subject to the following conditions:

1. Development of the two parcels north of Innisglen on 140th Avenue N.E. shall be pursuant to a consolidated proposal which provides for a coordinated and unified design for those parcels that will (1) reduce any adverse impacts upon the lower density district to the north and on Valley Creek and (2) ensure preservation of the rural environment experienced by travelers on 140th Avenue N.E.

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2. Administrative Design Review shall be completed prior to issuance of a building permit. Review shall include, but shall not necessarily be limited to: (1) access, (2) circulation, (3) mitigation of noise impacts, (4) landscaping, (5) screening, (6) retention of existing vegetation, (7) protection of Valley Creek and its riparian corridor, (8) parking area location and design, and (9) building design.

3. Plans for access, circulation, drainage, preservation of the steep slope on the eastern part of the site, and protection of Valley Creek and its riparian corridor shall be approved by the Department of Public Works in conjunction with the required Administrative Design Review.

4. Any development proposal shall include a soils report by a geotechnical engineer specifying soil types, characteristics, and constraints with particular attention to potential drainage inadequacies.

Section 3. The rezone amendment of Property I (Plat of Bridleridge), as set forth in Section 2 herein, is conditioned on full compliance by the owners of said property, and their heirs, assigns, grantees, and successors in interest, with the terms and conditions of that certain concomitant zoning agreement executed by the Burnstead Construction Corporation, a copy of which has been given Clerk's Receiving No. 11430 and which is adopted by reference into this ordinance as though it were fully set forth herein.

Section 4. This ordinance shall take effect and be in force five days after its passage and legal publication.

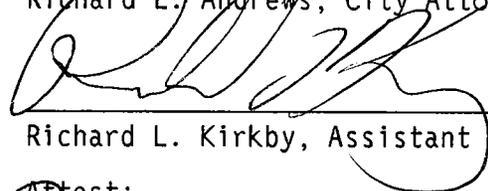
PASSED by the City Council this 14th day of July, 1986, and signed in authentication of its passage this 14th day of July, 1986.

(SEAL)

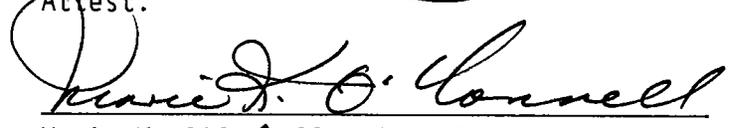

Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Kirkby, Assistant City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published July 19, 1986