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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3681

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of an approximately 93.72 acre parcel of unincorporated property located north of S.E. 63rd Street and adjacent to the southeast border of the Somerset neighborhood, and commonly referred to as the Summit I Annexation.

WHEREAS, RCW 35A.14.330 authorizes the City Council to adopt a proposed zoning regulation to become effective upon the annexation of any area which might reasonably be expected to be annexed by the City at any future time; and

WHEREAS, it is anticipated that an approximately 93.72 acre parcel of unincorporated property located north of S.E. 63rd Street and commonly referred to as the Summit I Annexation may be annexed by the City in the near future; and

WHEREAS, pursuant to RCW 35A.14.340, public hearings were held by the City Council on June 16, 1986, and July 21, 1986, at the hour of 8:00 p.m. pursuant to notice of said hearings published in a newspaper of general circulation in the City and in the area to be annexed and all interested parties appearing at said hearing and desiring to be heard in regard to the proposed zoning regulation having been heard by the City Council; and

WHEREAS, R-3.5 zoning for the Summit I Annexation is deemed necessary by the Council to be in the interests of the health, safety, morals and the general welfare of the City and is consistent with the Newcastle Subarea Plan adopted May 12, 1986; and

WHEREAS, all statutory requirements have been complied with, including those set forth in RCW 35A.14.330 and .340; and

WHEREAS, the City of Bellevue 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. A proposed zoning regulation is hereby adopted establishing a use classification of R-3.5 with condition for the following described property:

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That portion of Section 23, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 23; thence North $89^{\circ}47'01''$ West 208.40 feet along the North line thereof to the Northeast corner of Tract C of the Summit Division No. 1, according to the plat thereof recorded in Volume 131 of Plats, Pages 46 to 49, in the Records and Elections Division of King County, Washington and the True Point of Beginning; thence continuing North $89^{\circ}47'01''$ West 592.50 feet along the North line of said plat to the Northwest corner of Lot 39 of said plat; thence South $00^{\circ}02'08''$ West 292.36 feet along the West line of said plat to the Southwest corner of Lot 40 of said plat; thence South $88^{\circ}08'00''$ East 150.07 feet to the Northwest corner of Tract E of said plat; thence South $00^{\circ}02'08''$ West 100.07 feet along the Westerly line of said plat; thence Southeasterly along said Westerly line on a curve to the left, having a radius of 121.69 feet, through a central angle of $28^{\circ}42'37''$, an arc distance of 60.98 feet to the point of a reverse curve; thence Southwesterly along said Westerly line and curve to the right, having a radius of 25.00 feet, through a central angle of $72^{\circ}27'34''$, an arc distance of 31.62 feet to the Westerly margin of 153rd Place S.E. and the point of a reverse curve; thence Southwesterly along said Westerly margin and curve to the left, having a radius of 300.00 feet, through a central angle of $9^{\circ}39'15''$, an arc distance of 50.55 feet; thence South $34^{\circ}07'50''$ West 146.16 feet along said Westerly margin; thence South $12^{\circ}07'38''$ East 6.58 feet; thence South $19^{\circ}47'43''$ East 66.05 feet to the point of a non-tangent curve whose center bears South $48^{\circ}48'59''$ East a radius distance of 170.00 feet; thence Northeasterly along said curve to the right, through a central angle of $3^{\circ}59'15''$, an arc distance of 11.83 feet; thence South $65^{\circ}13'56''$ East 86.87 feet to the Northerly most corner of Lot 48 of said plat of The Summit Division No. 1; thence South $16^{\circ}32'24''$ West 180.30 feet along the Westerly line of said plat; thence South $5^{\circ}42'07''$ West 150.00 feet along said Westerly line; thence South $1^{\circ}56'50''$ East 135.06 feet along said Westerly line; thence South $31^{\circ}41'36''$ West 163.16 feet; thence North $58^{\circ}18'24''$ West 20.00 feet to the Southerly most corner of Lot 4, Block 3 of Horizon View Addition Division C, according to the plat thereof recorded in Volume 56 of Plats, Pages 20 and 21, in the Records and Elections Division of King County, Washington; thence South $31^{\circ}41'36''$ West 60.00 feet to the Southwesterly margin of 152nd Place S.E.; thence Northwesterly along said Southwesterly margin to the intersection of the Southeasterly margin of 151st Avenue S.E. (George Farmer Road); thence

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South $40^{\circ}52'59''$ West 236.93 feet along said Southeast margin to the Northerly most corner of Tract C of Forest Glen East Division 2, according to the plat thereof recorded in Volume 121 of Plats, Pages 22 to 25, in the Records and Elections Division of King County, Washington; thence Southwesterly along the Easterly line of said Tract C on a curve to the left, having a radius of 470.00 feet, through a central angle of $40^{\circ}51'43''$, an arc distance of 335.19 feet; thence South $00^{\circ}01'16''$ West 326.28 feet along said Easterly line; thence South $89^{\circ}58'44''$ East 281.18 feet to the Northeast corner of Tract D of said plat; thence South $1^{\circ}17'13''$ West 1,503.08 feet along the Easterly line of said Tract D to the Northerly most corner of Tract B of Forest Glen East Division 3, according to the plat thereof recorded in Volume 126 of Plats, Pages 58 and 59, in the Records and Elections Division of King County, Washington; thence continuing South $00^{\circ}17'13''$ West 96.00 feet to the North line of the South 975.00 feet of said Section 23; thence South $88^{\circ}59'01''$ East 110.00 feet along said North line to the East line of the West 1,180.00 feet of said Section 23 and the East line of said Tract B; thence South $1^{\circ}17'13''$ West 564.59 feet to the Northerly margin of S.E. 63rd Street, as conveyed to King County by deed under Auditor's File No. 8304110819, in the Records and Elections Division of King County, Washington, and the point of a non-tangent curve whose center bears North $10^{\circ}27'12''$ West a radius distance of 570.00 feet; thence Northeasterly along said Northerly margin and curve to the left, through a central angle of $6^{\circ}17'38''$, an arc distance of 62.61 feet; thence North $73^{\circ}15'10''$ East 154.52 feet along said Northerly margin; thence Southeasterly along said Northerly margin on a curve to the right having a radius of 430.00 feet, through a central angle of $52^{\circ}42'00''$, an arc distance of 395.51 feet; thence South $54^{\circ}02'50''$ East 221.04 feet along said Northerly margin; thence North $2^{\circ}34'00''$ West 426.65 feet; thence North $33^{\circ}38'00''$ West 175.00 feet; thence North $2^{\circ}24'00''$ East 236.00 feet; thence North $36^{\circ}37'00''$ West 131.27 feet; thence North $12^{\circ}46'00''$ West 269.98 feet; thence North $42^{\circ}28'00''$ East 176.00 feet; thence North $38^{\circ}34'00''$ West 216.45 feet; thence North $14^{\circ}15'00''$ West 397.93 feet; thence North $9^{\circ}36'00''$ East 171.16 feet; thence North $78^{\circ}55'00''$ East 288.98 feet; thence North $79^{\circ}06'40''$ East 56.25 feet; thence Southeasterly along a curve to the right, having a radius of 105.00 feet, through a central angle of $66^{\circ}42'20''$, an arc distance of 122.24 feet to the point of a compound curve; thence Southeasterly along said curve to the right, having a radius of 200.00 feet, through a central angle of $22^{\circ}11'22''$, an arc distance of 77.46 feet; thence North $64^{\circ}40'00''$ East 117.13 feet to the angle point in the Westerly line of Lot 57 of said plat of

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The Summit Division No. 1; thence South 73°25'00" East 73.02 feet along said Westerly line; thence South 46°30'00" East 52.27 feet along the Westerly line of said plat; thence South 13°05'00" East 67.66 feet along said Westerly line; thence North 82°06'00" East 127.00 feet to the Southeast corner of Lot 59 of said plat; thence continuing North 82°06'00" East 70.00 feet to the Easterly margin of 155th Avenue S.E.; thence South 7°54'00" East 10.00 feet along said Easterly margin to the Southwest corner of Lot 1 of said plat; thence South 88°45'00" East 108.00 feet to the Easterly line of said plat; thence North 30°40'00" East 38.00 feet along said Easterly line; thence North 8°35'00" West 48.00 feet along said Easterly line; thence North 19°00'00" East 44.82 feet; thence North 45°00'00" West 90.27 feet to the Southeasterly margin of 156th Avenue S.E. and the point of a non-tangent curve whose center bears North 36°06'04" West a radius distance of 200.00 feet; thence Northeasterly along said Southeasterly margin and curve to the left, through a central angle of 13°26'56", an arc distance of 46.95 feet; thence North 40°27'00" East 248.09 feet along said Southeasterly margin; thence Northeasterly along a curve to the right, having a radius of 575.00 feet, through a central angle of 1°50'34", an arc distance of 18.49 feet to the Westerly most corner of Lot 1 of The Summit Division No. 2, according to the plat thereof recorded in Volume 131 of Plats, Pages 50 to 52, in the Records and Elections Division of King County, Washington; thence South 52°12'00" East 240.24 feet to the Southerly most corner of said Lot 1; thence North 56°49'00" East 87.79 feet to the Southerly most corner of Lot 2 of said plat; thence North 33°48'00" East 83.27 feet to the Southerly most corner of Lot 3 of said plat; thence North 27°41'00" East 639.97 feet along the Easterly line of said plat; thence North 20°00'00" East 80.03 feet along said Easterly line; thence North 17°41'24" East 200.02 feet along said Easterly line; thence North 16°13'00" West 138.12 feet along said Easterly line; thence North 00°49'56" West 401.14 feet along said Easterly line to the North line of said plat; thence North 89°05'29" West 757.43 feet along said North line to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 23; thence North 89°47'01" West 208.40 feet along the North line of said plat to the True Point of Beginning.

Subject to the following developmental condition:

All areas are required to provide urban services (water and sewer services); should urban services not be available the density of development cannot exceed one unit per acre.

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Section 2. This proposed zoning regulation shall become effective upon annexation of the property described in Section 1 above.

Section 3. A copy of this ordinance, duly certified as a true copy by the clerk of the City, shall be filed with the County Auditor.

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 21st day of July, 1986, and signed in authentication of its passage this 21st day of July, 1986.

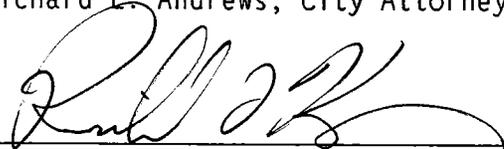
(SEAL)



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 26, 1986