

8-18-86
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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3701

AN ORDINANCE reclassifying two areas on the east and south side of the Bannerwood Sports Park and south of the Lake Hills Connector, in the City of Bellevue, from R-1 to R-10 for Area A and from OU to R-1 for Area B, upon application of Lincoln Property Company N.C., Inc.

WHEREAS, Lincoln Property Company N.C., Inc. filed an application for reclassification of property divided into Area A located on the east side of the Bannerwood Sports Park and Area B located on the south side of the Bannerwood Sports Park, both south of the Lake Hills Connector; and

WHEREAS, on May 8, 1986, a public hearing was held on the application before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on June 18, 1986, the Hearing Examiner recommended to the City Council conditional approval of said application, 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 Area A and Area B; 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 City Council of June 18, 1986 approving the reclassification with conditions with regard to the hereinafter described property, as set forth in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of Lincoln Property Company N.C., Inc. for a Reclassification, File Nos. HE-A 85-3 and HE-B 85-3."

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Section 2. The following described Area A property is hereby reclassified from R-1 to R-10 with conditions:

PARCEL A:

The East 1/2 of the Southwest 1/4 of the Northwest 1/4, EXCEPT the North 1/4 and the South 1/4 thereof, all in Section 3, Township 24 North, Range 5 East W.M., in King County, Washington;
EXCEPT that portion condemned in King County Superior Court Cause No. 747514 for Lake Hills Connector Road;

PARCEL B:

The South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 24 North, Range 5 East W.M., in King County, Washington;

PARCEL C:

The North 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 in Section 3, Township 24 North, Range 5 East W.M., in King County, Washington;

PARCEL D:

The East 3/4 of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 24 North, Range 5 East W.M., in King County, Washington;

EXCEPT the East 218 feet of the West 383 feet of the South 200 feet thereof;

AND EXCEPT the South 15 feet of the West 165 feet thereof for road;

AND EXCEPT any portion thereof lying within the west half of the northwest quarter of the southwest quarter of said Section 3;

TOGETHER WITH an easement for ingress, egress and utilities over the North 45 feet of the South 60 feet of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 3 and over the South 60 feet of that portion of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 24 North, Range 5 East W.M., in King County, Washington, lying Easterly of the Henry Richards Road;

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Situate in the City of Bellevue, County of King, State of Washington.

This reclassification for Area A from R-1 to R-10 is conditioned on full compliance by DONALD D. FLEMING and MARJORIE K. FLEMING, R.R. LEE, JR. and JEANNE MARIE LEE, and DARREL W. SANDERS and EDNA C. SANDERS, and their heirs, assigns, grantees, and successors in interest with the terms and conditions of that certain attached Concomitant Zoning Agreement executed by DONALD D. FLEMING and MARJORIE K. FLEMING, R.R. LEE, JR. and JEANNE MARIE LEE, and DARREL W. SANDERS and EDNA C. SANDERS, which has been given Clerk's Receiving No. 11560 and which is adopted by reference into this ordinance as though it was fully set forth herein.

Section 3. The following described Area B property is hereby reclassified from OU to R-1 with conditions:

The East 3/4 of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 24 North, Range 5 East W.M., in King County, Washington;

EXCEPT the East 218 feet of the West 383 feet of the South 200 feet thereof;

AND EXCEPT the South 15 feet of the West 165 feet thereof for road;

AND EXCEPT any portion thereof lying within the east half of the northwest quarter of the southwest quarter of said Section 3;

TOGETHER WITH an easement for ingress, egress and utilities over the North 45 feet of the South 60 feet of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 3 and over the South 60 feet of that portion of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 24 North, Range 5 East W.M., in King County, Washington, lying Easterly of the Henry Richards Road;

Situate in the City of Bellevue, County of King, State of Washington.

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This reclassification for Area B from OU to R-1 is conditional on full compliance by DONALD D. FLEMING and MARJORIE K. FLEMING, R.R. LEE, JR. and JEANNE MARIE LEE, and DARREL W. SANDERS and EDNA C. SANDERS, and their heirs, assigns, grantees, and successors in interest with the terms and conditions of that certain attached Concomitant Zoning Agreement executed by DONALD D. FLEMING and MARJORIE K. FLEMING, R.R. LEE, JR. and JEANNE MARIE LEE, and DARREL W. SANDERS and EDNA C. SANDERS, which is referred to in Section 2 above, and which is adopted by reference into this ordinance as though it was 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 8th day of September, 1986, and signed in authentication of its passage this 8th day of September, 1986.

(SEAL)



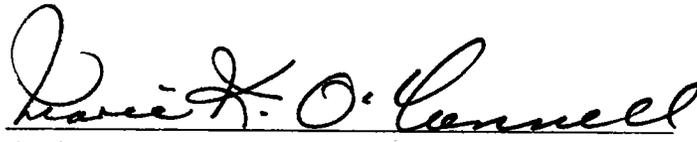
Thomas J. Hansen, Mayor pro Tem

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Andrews, City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published September 13, 1986