

ORIGINAL

WP0104C-ORD
12/23/92

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4472

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of an approximately 133 acre parcel of unincorporated property south and west of Coal Creek Parkway and east of I-405, commonly referred to as the Lake Heights annexation area.

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

WHEREAS, it is anticipated that an approximately 133 acre parcel of unincorporated property located south and west of Coal Creek Parkway and east of I-405 and commonly referred to as the Lake Heights Annexation area 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 July 27, 1992, and January 4, 1993, 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 hearings and desiring to be heard in regard to the proposed zoning regulation having been heard by the City Council; and

WHEREAS, R-1, R-2.5, R-5, and R-20 zoning for the Lake Heights Annexation area is deemed necessary by the Council to be in the best interest of the health, safety, and general welfare of the City and is consistent with the Comprehensive Plan; 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 Code; 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 use classification R-1 for certain property located south and west of Coal Creek Parkway and east of I-405, more specifically described as:

That portion of the West half of Section 16, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

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Beginning at the intersection of the centerline of Coal Creek Parkway S.E. (Newport Way) with the "Rt. Lanes" Line, as shown on the Primary State Highway No. 1 (S.R. 405), Bagley Lane to Wilburton Right-of-Way Plans, sheet 2 of 7, dated March 31, 1951; thence Northeasterly along said "Rt. Lanes" Line to the Northwesterly extension of the Northeasterly margin of Coal Creek Parkway S.E.; thence Southeasterly along said Northwesterly extension and Northeasterly margin to the East line of said subdivision; thence Southerly along said East line to the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 16; thence Westerly along the South line thereof to the Southwest corner of said subdivision; thence Northerly along the West line thereof to the Southeasterly margin of said Primary State Highway No. 1; thence Southwesterly along said Southeasterly margin to the centerline of 119th Avenue S.E.; thence Northwesterly along the Northwesterly extension of said centerline to the "Rt. Lanes" Line of said Primary State Highway No. 1; thence Northeasterly along said "Rt. Lanes" Line to the Point of Beginning.

Section 2. A proposed zoning regulation is hereby adopted establishing use classification R-2.5 for certain property located south and west of Coal Creek Parkway and east of I-405, more specifically described as:

That portion of the Northwest quarter of the Southeast quarter of Section 16, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southwest corner of said subdivision; thence Northerly along the West line thereof 420.00 feet; thence Easterly to the East line of the West one-third of said subdivision at a point 430.00 feet North of the South line of said subdivision, as measured along said East line; thence Northerly along said East line to the Northeasterly margin of Coal Creek Parkway S.E.; thence Southeasterly along said Northeasterly margin to a line which bears Northeasterly from the intersection of the Southwesterly margin of Coal Creek Parkway S.E. with the East line of the West two-thirds of said subdivision and is perpendicular to said Southwesterly margin; thence Southwesterly along said perpendicular line to said intersection; thence Southerly along said East line to the South line of said subdivision; thence Westerly along said South line to the Point of Beginning;

TOGETHER with that portion of the Southwest quarter of the Southeast quarter of said Section 16, described as follows:

Commencing at the Northwest corner of said subdivision; thence Easterly along the North line thereof 396.13 feet to the True Point of Beginning; thence South 85°46'22" West 321.88 feet to the East line of the West 75.00 feet of said subdivision; thence Northerly along said East line to the North line of said subdivision; thence Easterly along said North line to the True Point of Beginning.

Section 3. A proposed zoning regulation is hereby adopted establishing use classification R-5 for certain property located south and west of Coal Creek Parkway and east of I-405, more specifically described as:

That portion of the Southwest quarter of Section 16 and the Southeast quarter of Section 17, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southeast corner of the Southeast quarter of said Section 17; thence Westerly along the South line thereof to the centerline of S.R. 405, as shown on the Bagley Lane to Wilburton Right of Way Plans, sheet 1 of 7, dated March 31, 1959; thence Northeasterly along said centerline and the "Rt. Lanes" Line, as shown on the Primary State Highway No. 1 (S.R. 405), Bagley Lane to Wilburton Right of Way Plans, sheet 2 of 7, dated March 31, 1951 to the Northwesterly extension of the centerline of 119th Avenue S.E.; thence Southeasterly along said Northwesterly extension to the Southeasterly margin of said Primary State Highway No. 1; thence Northeasterly along said Southeasterly margin to the East line of the West half of the Southwest quarter of said Section 16; thence Southerly along said East line to the Easterly line of Lake Heights No. 2, as recorded in Volume 49 of Plats, Page 91; thence Southerly along said Easterly line to the South line of the Southwest quarter of said Section 16; thence Westerly along said South line to the Point of Beginning.

Section 4. A proposed zoning regulation is hereby adopted establishing use classification R-20 for certain property located south and west of Coal Creek Parkway and east of I-405, more specifically described as:

That portion of the Northwest quarter of the Southeast quarter of Section 16, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Southwest corner of said subdivision; thence Northerly along the West line thereof 420.00 feet to the True Point of Beginning; thence continuing Northerly along said West line to the Northeasterly margin of Coal Creek Parkway S.E.;

thence Southeasterly along said Northeasterly margin to the East line of the West one-third of said subdivision; thence Southerly along said East line to a point 430.00 feet Northerly of the South line of said subdivision; thence Westerly to the True Point of Beginning.

Section 5. The proposed zoning regulations set forth in Sections 1 through 4 of this ordinance shall become effective upon annexation to the City of Bellevue of the property described in Sections 1 through 4 respectively of this ordinance.

Section 6. 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 7. This ordinance shall take effect and be in force five (5) days after its passage and legal publication.

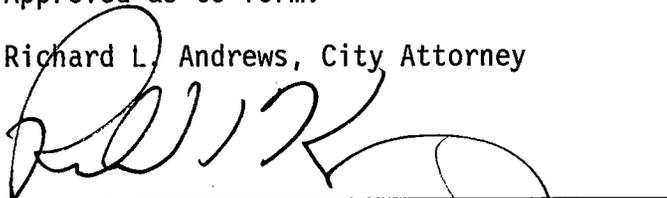
PASSED by the City Council this 4th day of January, 1993, and signed in authentication of its passage this 4th day of January, 1993.

(SEAL)

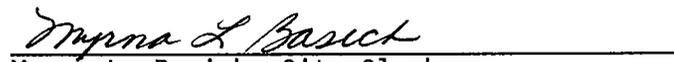

Cary Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Kirkby, Assistant City Attorney

Attest:


Myrna L. Basich, City Clerk

Published January 8, 1993