

ORIGINAL

WP0327C-ORD
06/10/94

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4660

AN ORDINANCE reclassifying various properties located east of I-405, west of 136th Avenue, south of N.E. 8th Street and north of the Lake Hills Connector and S.E. 9th Street, in the Wilburton/N.E. 8th Street and Richards Valley Subareas from OU, R-1 and PO to R-3.5, R-4, R-7.5, R-10, OLB and LI on application of the City of Bellevue, and known as Kelsey/Richards Creek Rezone.

WHEREAS, the City of Bellevue filed an application to reclassify various properties located east of I-405, west of 136th Avenue, south of N.E. 8th Street and north of the Lake Hills Connector and S.E. 9th Street, in the Wilburton/N.E. 8th Street and Richards Valley Subareas from OU, R-1 and PO to R-3.5, R-4, R-7.5, R-10, OLB and LI; and

WHEREAS, on April 7, 1994 a public hearing was held on the reclassification application before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on April 28, 1994 the Hearing Examiner recommended approval, with conditions, of the rezone application and made and entered findings of fact and conclusions based thereon in support of his recommendation which were modified by Order of Correction, dated May 4, 1994; 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 approving the reclassification of the hereinafter described property located east of I-405, west of 136th Avenue, south of N.E. 8th Street and north of the Lake Hills Connector and S.E. 9th Street, in the Wilburton/N.E. 8th Street and Richards Valley Subareas from OU, R-1 and PO to R-3.5, R-4, R-7.5, R-10, OLB, and LI with conditions; and

WHEREAS, the City 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. 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 approving the reclassification request with regard to the hereinafter described properties located east of I-405, west of

ORIGINAL

WP0327C-ORD
06/10/94

136th Avenue, south of N.E. 8th Street and north of the Lake Hills Connector and S.E. 9th Street, in the Wilburton/N.E. 8th Street and Richards Valley Subareas from OU, R-1 and PO to R-3.5, R-4, R-7.5, R-10, OLB and LI with conditions as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue in the Matter of the Application of THE CITY OF BELLEVUE Kelsey/Richards Creek Rezone For a Reclassification. File Nos. REZ 93-9404 to 9436".

Section 2. The following described properties are reclassified as indicated:

Area KRC-1A

That portion of Section 33, Township 25 North, Range 5 East W.M., in King County, Washington, described as follows:

Beginning at the Southwest corner of the Southeast quarter of said Section 33; thence Easterly along the South line thereof to the Northeasterly margin of Lake Hills Connector, as shown on the Lake Hills Connector Right of Way Plans, sheet 3 of 8, approved March 1970; thence Northwesterly along said Northeasterly margin to the East line of the Southwest quarter of said Section 33; thence Northerly along said East line to the Northeast corner of the Southeast quarter of the Southwest quarter of said Section 33; thence Westerly along the North line thereof to the Northwest corner of the East half of the Southeast quarter of the Southwest quarter of said Section 33; thence Southerly along the West line thereof to the North line of the South half of the North half of the Southeast quarter of the Southwest quarter of said Section 33; thence Westerly along said North line to the West line of the Southeast quarter of the Southwest quarter of said Section 33; thence Southerly along said West line to the centerline of County Road (S.E. 5th Street) of Wilburton, as recorded in Volume 11, Page 97; thence Westerly along said centerline to the Northerly extension of the Westerly line of Lot 9, Block 10 of said plat; thence Southerly along said Northerly extension and Westerly line to the South line of said Block 10; thence Westerly along said South line and the Westerly extension thereof to the centerline of May Street (118th Avenue S.E.) of said plat; thence Southerly along said centerline to the LR-Line, as shown on sheets 1-3 of 8 of said Lake Hills Connector Right of Way Plans; thence Southeasterly along said LR-Line to the South line of the Southwest quarter of said Section 33; thence Easterly along said South line to the Point of Beginning.

ORIGINAL

WP0327C-ORD
06/10/94

From OU and R-1 to R-10, subject to the following conditions:

- a. To implement Comprehensive Plan Policy WI-4, project rezone area KRC-1A shall be limited to a maximum density of five dwellings units per acre in compliance with the Land Use Code Section 20.25H.100 Density/Intensity Calculations.
- b. To implement Comprehensive Plan Policy WI-4, no access to project subarea KRC-1A shall be permitted from the east of the site (to/from SE 4th Place or SE 7th Place).
- c. To implement Comprehensive Plan Policies PA-13, TR-62, S-WI-19, and S-WI-25, as a condition of approval of future development on-site, if the City of Bellevue has not developed trails on-site, the applicant shall grant a "non-motorized public access easement" to the City of Bellevue and construct a trail to Parks and Community Services Department standards. The easement shall be 10 feet wide and traverse the property north to south. The trail easement shall overlay the transmission line easement on-site, if approved by Seattle City Light (or its successors).

Area KRC-1C

That portion of the Northeast quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 4; thence Westerly along the North line thereof 821.40 feet to the True Point of Beginning; thence South $44^{\circ}40'07''$ East 125.41 feet to the thread of Kelsey Creek; thence Easterly along the thread of Kelsey Creek to the West line of the East 330.00 feet of the Northeast quarter of said Section 4; thence Northerly along said West line to the North line of the Northeast quarter of said Section 4; thence Westerly along said North line to the True Point of Beginning.

From OU to R-4.

Area KRC-1D

That portion of Sections 3 and 4, Township 24 North, Range 5 East, W.M. and Section 33, township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

ORIGINAL

WP0327C-ORD
06/10/94

Commencing at the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 4; thence Westerly along the North line thereof 821.40 feet to the True Point of Beginning; thence South $44^{\circ}40'07''$ East 125.41 feet to the thread of Kelsey Creek; thence Easterly along the thread of Kelsey Creek to the West line of the East 330.00 feet of the Northeast quarter of said Section 4; thence Northerly along said West line to the North line of the Northeast quarter of said Section 4; thence Easterly along said North line to the Northeast corner of the Northeast quarter of said Section 4; thence Southerly along the East line thereof to the South line of the North 660.00 feet of the Northwest quarter of said Section 3; thence Easterly along said South line to the East line of the West 528.00 feet of the Northwest quarter of said Section 3; thence Northerly along said East line to the South line of the North 298.36 feet of the Northwest quarter of said Section 3; thence Easterly along said South line to the East line of the West half of the Northwest quarter of said Section 3; thence Southerly along said East line to the South line of the North half of the North half of the Southwest quarter of the Northwest quarter of said Section 3; thence Westerly along said South line to the East line of the Northeast quarter of said Section 4; thence Southerly along said East line to the LR-Line, as shown on the Lake Hills Connector Right of Way Plans, sheets 4 and 5 of 8, approved March 1970; thence Northwesterly along said LR-Line to the East line of the West half of the Northeast quarter of said Section 4; thence Southerly along said East line to the centerline of Henry Richards Road No. 938; thence Westerly along said centerline to the centerline of the Burlington Northern Railroad Right of Way (Northern Pacific Railway Co.); thence Northwesterly along the centerline of the Burlington Northern Railroad Right of Way to the W-Line, as shown sheet 8 of 8 of said Lake Hills Connector Right of Way Plans; thence Westerly along said W-Line to the centerline of May Street (118th Avenue S.E.) of Wilburton, as recorded in Volume 11 of Plats, Page 97; thence Northerly along said centerline to the LR-Line, as shown on sheets 1-3 of 8 of said Lake Hills Connector Right of Way Plans; thence Southeasterly along said LR-Line to the North line of said Section 4; thence Easterly along said North line to the True Point of Beginning.

From OU and R-1 to R-3.5.

ORIGINAL

WP0327C-ORD

06/10/94

KRC-1E

That portion of the Northwest quarter of Section 3, 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 to the LR-Line, as shown on the Lake Hills Connector Right of Way Plans, sheets 5 and 6 of 8, approved March 1970 and the True Point of Beginning; thence Northeasterly along said LR-Line to the North line of the South half of the North half of the Southwest quarter of the Northwest quarter of said Section 3; thence Westerly along said North line to the West line of the Northwest quarter of said Section 3; thence Southerly along said West line to the True Point of Beginning.

From OU and R-1 to R-7.5.

Area KRC-1F

That portion of the Southwest quarter of Section 33, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Southwest corner of said subdivision; thence Easterly along the South line thereof to the centerline of Burlington Northern Railroad Right of Way (Northern Pacific Railroad Co.) and the True Point of Beginning; thence Northwesterly along said centerline to the W-Line, as shown on the Lake Hills Connector Right of Way Plans, sheet 8 of 8, approved March 1970; thence Westerly along said W-Line to the centerline of May Street (118th Avenue S.E.) of Wilburton, as recorded in Volume 11 of Plats, Page 97; thence Southerly along said centerline to the South line of the Southwest quarter of said Section 33; thence Easterly along said South line to the True Point of Beginning.

From OU to LI.

Area KRC-1G

That portion of the Southwest quarter of Section 33, Township 25 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 to the centerline of County Road (S.E. 5th Street) of Wilburton, as recorded in Volume 11 of Plats, Page 97; thence Easterly along said centerline to the LR-Line, as shown on the Lake Hills Connector Right of Way Plans, sheet 1 of 8, approved March 1970; thence Southeasterly along said LR-Line to the centerline of May (118th Avenue S.E.) of said plat; thence Southerly along said centerline to the South line of the Southwest quarter of said Section 33; thence Westerly along said South line of the Point of Beginning.

From PO to OLB.

Section 3. This Ordinance shall take effect and be in force five days after its passage and legal publication.

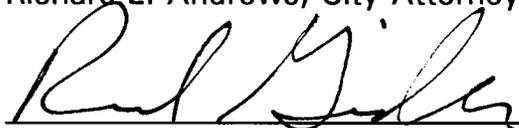
PASSED by the City Council this 20th day of June, 1994, and signed in authentication of its passage this 20th day of June, 1994.

(SEAL)


Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Andrews, City Attorney

Attest:


Myrna L. Basich, City Clerk

Published June 24, 1994