

WP0357C-ORD  
07/20/94

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4681

AN ORDINANCE approving the final development plans for a Planned Unit Development located at 2785 - 124th S.E., known as Renaissance (formerly "The Park"), upon application of Pan Terra Homes.

WHEREAS, Pan Terra Homes has submitted applications for approval of a preliminary plat and preliminary development plans for a Planned Unit Development at 2785 - 124th S.E., known as Renaissance (formerly "The Park"); and

WHEREAS, on November 18, 1993, a public hearing was held thereon by the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on January 6, 1994, a reopened public hearing was held thereon by the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, the Hearing Examiner has reviewed said preliminary plat and preliminary development plans for said Planned Unit Development to determine whether said preliminary plat and Planned Unit Development are in conformance with the general purposes and policies of the Comprehensive Plan and meet the standards and specifications of the City; and

WHEREAS, on January 19, 1994, the Hearing Examiner recommended conditional approval of the preliminary plat and preliminary development plans for the proposed Planned Unit Development and made and entered findings of fact and conclusions based thereon in support of the recommendations; and

WHEREAS, on February 7, 1994, an appeal to the City Council of the recommendation of the Hearing Examiner was filed by Marco and Ryangja de Sa e Silva; and

WHEREAS, on February 8, 1994, an appeal of certain conditions of approval recommended by the Hearing Examiner was filed by the Applicant; and

WHEREAS, on April 4, 1994, the limited public hearing was held by the City Council on the appeals; and

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WHEREAS, the City Council concurred in the findings of fact and conclusions of the Hearing Examiner and approved the preliminary plat and preliminary development plans by Resolution No. 5770, adopted April 18, 1994; and

WHEREAS, the City Council has determined that the final development plan conforms to the approved preliminary development plan and all the conditions thereof; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and the Bellevue Environmental Procedures Code; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby approves, with conditions, the final development plans for the Planned Unit Development on property located at 2785 - 124th S.E., and more particularly described as:

The North half of the Northeast quarter of the Southeast quarter of the Northwest quarter of Section 9, Township 24 North, Range 5 East, Willamette Meridian, in King County, Washington; except that portion thereof conveyed to the State of Washington for Primary State Highway No. 1 by deed recorded under Recording Number 4924263.

provided that approval of said final development plans for the Planned Unit Development is conditioned on full compliance by the owner or owners of the property described herein, developer or developers, and their heirs, assigns, grantees, and successors in interest herewith, with the preliminary development plan, and all conditions thereon, as approved by Resolution No. 5770, and subject to the following additional condition: If the project is constructed in phases, affordable housing requirements must be met in the first phase. A copy of said final development plan shall be given Clerk's Recording No. 20648.

Section 2. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

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PASSED by the City Council this 25<sup>th</sup> day of July, 1994, and  
signed in authentication of its passage this 25<sup>th</sup> day of  
July, 1994.

(SEAL)

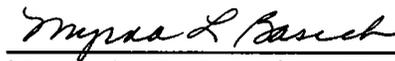
  
Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard L. Andrews, City Attorney

Attest:

  
Myrna L. Basich, City Clerk

Published July 27, 1994