

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4719

AN ORDINANCE reclassifying approximately 8.4 acres located at 2450 - 130th Avenue S.E. and 2335, 2425 and 2505 - 132nd Avenue S.E. from R-3.5 to R-7.5 on application of the City of Bellevue and known as the Richards Valley-15 Rezone Project.

WHEREAS, the City of Bellevue filed an application to reclassify approximately 8.4 acres located at 2450 - 130th Avenue S.E. and 2335, 2425 and 2505 - 132nd Avenue S.E. from R-3.5 to R-7.5; and

WHEREAS, on October 20, 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 November 3, 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; 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 said properties from R-3.5 to R-7.5 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 with regard to the hereinafter described property located at 2450 - 130th Avenue S.E. and 2335, 2425 and 2505 - 132nd Avenue S.E., 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 For a Reclassification of the Richards Valley-15 Rezone Project, File No. REZ 94-4829 - REZ 94-4832".

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Section 2. The following described property is reclassified from R-3.5 to R-7.5:

That portion of the Southeast quarter of Section 4 and the Northeast quarter of Section 9, 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 4; thence Northerly along the East line thereof to the North line of the South 235.00 feet of said subdivision; thence Westerly along said North line to the Northeast corner of Lot 13, Woodridge Manor, as recorded in Volume 119 of Plats, Pages 56-58; thence Southerly along the East line of Lots 13 and 14 of said plat and the Southerly extension thereof to the North line of Lots 15 and 16 of said plat; thence Easterly along said North line to the West line of Tract 5, Mercer Slough Garden Tracts, as recorded in Volume 8 of Plats, Page 91; thence Southerly along said West line and the Southerly extension thereof to the centerline of S.E. 26th Street; thence Easterly along said centerline to the East line of the Northeast quarter of said Section 9; thence Northerly along said East line to the Point of Beginning.

Section 3. This reclassification is subject to the following conditions:

1. Prior to issuance of any building permit, the applicant shall comply with Land Use Code Section 20.20.128.B.3 for the provision of affordable housing and shall sign any necessary agreements with the City to implement these requirements. For purposes of calculating the required number of affordable units, the maximum allowable density under the original (R-3.5) zoning is 3.5 units per acre. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purposes of allowing the owner to obtain financing for development of the property, consistent with any applicable provisions of the Land Use Code in effect at the time of issuance of the development permit(s).

2. To implement Comprehensive Plan Policies S-RV-25, 27 and 28, at the time of site development, the applicant shall provide street frontage landscaping along Richards Road (132nd Avenue S.E.), which at a minimum meets the requirements, including significant tree preservation of the Bellevue Land Use Code for sites abutting a district receiving transition. (LUC Section 20.25B.040.C)

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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 12th day of December, 1994, and signed in authentication of its passage this 12th day of December, 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

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