

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4794

AN ORDINANCE reclassifying approximately 12.54 acres located north of NE 8th Street between 140th Avenue NE and 148th Avenue NE from R-2.5 to R-5 and R-10 on application of the City of Bellevue and known as the Wilburton/N.E. 8th Street-20 Rezone Project.

WHEREAS, the City of Bellevue filed an application to reclassify approximately 12.54 acres located north of NE 8th Street between 140th Avenue NE and 148th Avenue NE from R-2.5 to R-5 and R-10; and

WHEREAS, on June 8, 1995, 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 June 27, 1995, 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 that 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-2.5 to R-5 and R-10 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 the recommendation to the City Council with regard to the hereinafter described property located north of NE 8th Street between 140th Avenue NE and 148th Avenue NE, with conditions, as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue In the Matter of The City of Bellevue (Wilburton/NE 8th Street-20 Rezone Project), Request for Reclassification of Two Parcels and Areas of City Right-of-Way Totaling 12.54 Acres From R-2.5 to R-5 and R-10 in Accordance With the Bellevue Comprehensive Plan, File No. REZ 94-8768 through 94-8769."

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

Area WB20-A

That portion of the West half of the Southeast quarter of the Southwest quarter of the Southeast quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, lying Southerly of the following described line:

Commencing at the Southeast corner of said subdivision; thence Northerly along the East line thereof to the intersection of the North line of the South 290.00 feet of said subdivision; thence Westerly to the intersection of the North line of the South 304.00 feet thereof with the West line of said subdivision and the Terminus of said Line.

from R-2.5 to R-10, subject to the condition hereinafter set forth.

Area WB20-B

That portion of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, lying East of the West 290.00 feet thereof and lying North of the South 304.00 feet thereof;

TOGETHER WITH that portion of the West half of the Southeast quarter of the Southwest quarter of the Southeast quarter of said Section 27, lying North of the following described line:
Commencing at the Southeast corner of said subdivision; thence Northerly along the East line thereof to the intersection of the North line of the South 290.00 feet of said subdivision and the True Point of Beginning; thence Westerly to the intersection of the North line of the south 304.00 feet thereof with the West line of said subdivision and the Terminus of said Line;

AND TOGETHER WITH that portion of the West 120.00 feet of the East half of the Southeast quarter of the southwest quarter of the Southeast quarter of said Section 27, lying North of the South 290.00 feet thereof.

from R-2.5 to R-5, subject to the condition hereinafter set forth.

Area WB20-C

That portion of the South half of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington;

from R-2.5 to R-10, subject to the condition hereinafter set forth.

All of the above referenced reclassifications are subject to the following condition:

- a. Prior to issuance of any building permit or approval of a plat, 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-2.5) zoning is 2.5 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).

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

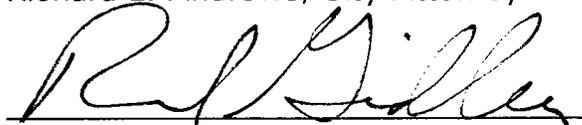
PASSED by the City Council this 7th day of August, 1995, and signed in authentication of its passage this 7th day of August, 1995.

(SEAL)


Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard G. Bidley, Deputy City Attorney

Attest:


Myrna L. Basich, City Clerk

Published August 11, 1995