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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4828

AN ORDINANCE reclassifying property located in the Crossroads Subarea from OU, O and PO to R-1.8, R-3.5, R-5, R-10, R-15 and O on request of the City of Bellevue and known as the Crossroads Subarea Rezone Project.

WHEREAS, the City of Bellevue filed a request to reclassify approximately 50 acres located in the Crossroads Subarea from OU, O and PO to R-1.8, R-3.5, R-5, R-10, R-15 and O; and

WHEREAS, on October 11, 1995, a public hearing was held on the reclassification proposal before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on November 2, 1995, the Hearing Examiner recommended approval, with conditions, of the rezone proposal 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 OU, O and PO to R-1.8, R-3.5, R-5, R-10, R-15 and O 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 approving the reclassification request with regard to the hereinafter described property located in the Crossroads Subarea 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 City of Bellevue (Crossroads Subarea Rezone Project) Request for Reclassification of 20 Parcels, totaling Approximately 50 Acres from Open Use, Office and Professional Office to R-1.8, R-3.5, R-5, R-10, R-15 and Office in Accordance with the Land Use Plan Maps of the Crossroads Subarea of the

Bellevue Comprehensive Plan," File Nos. REZ 95-6267 through 6285 and REZ 95-6670.

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

Area 1

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northeast corner of Lot 2, Block 1, Kirkland Gardens Addition to Kirkland Washington, as recorded in Volume 7 of Plats, Page 12; thence Southerly along the East line thereof and the Southerly extension of said East line to the centerline of N.E. 6th Street (Woodlawn Avenue); thence Westerly along said centerline to the West line of said Northwest quarter; thence Northerly along said West line to the South line of the North 200.00 feet of said Northwest quarter; thence Easterly along said South line to the East line of the West 50.00 feet of said Lot 2; thence Northerly along said East line to the North line of said Lot 2; thence Easterly along said North line to the Point of Beginning.

From OU to O.

Area 2

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of Lot 3, Block 1, Kirkland Gardens Addition to Kirkland Washington, as recorded in Volume 7 of Plats, Page 12; thence Easterly along the North line of said Block 1 to the Northeast corner of Lot 6 of said Block 1; thence Southerly along the East line thereof and the Southerly extension of said East line to the centerline of N.E. 6th Street (Woodlawn Avenue); thence Easterly along said centerline to the Northerly extension of the East line of Lot 8, Block 2 of said plat; thence Southerly along said Northerly extension and East line to the Southeast corner of said Lot 8; thence Westerly along the South line of said Block 2 to the

Southwest corner of Lot 5 of said Block 2; thence Northerly along the West line thereof and the Northerly extension of said West line to the centerline of N.E. 6th Street; thence Westerly along said centerline to the Southerly extension of the West line of Lot 3 of said Block 1; thence Northerly along said Southerly extension and West line to the Point of Beginning.

From OU to R-3.5.

Area 3

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of Lot 7, Block 1, Kirkland Gardens Addition to Kirkland Washington, as recorded in Volume 7 of Plats, Page 12; thence Westerly along the North line of said Block 1 to the Northeast corner of Lot 8 of said Block 1; thence Southerly along the East line thereof and the Southerly extension of said East line to the centerline of N.E. 6th Street (Woodlawn Avenue); thence Westerly along said centerline to the Southerly extension of the West line of said Lot 7; thence Northerly along said Southerly extension and West line to the Point of Beginning.

From OU to R-5.

Area 4

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the West line of said subdivision and the centerline of N.E. 6th Street (Woodlawn Avenue); thence Easterly along said centerline to the Northerly extension of the West line of the East 60.00 feet of Lot 2, Block 2, Kirkland Gardens Addition to Kirkland Washington, as recorded in Volume 7 of Plats, Page 12; thence Southerly along said Northerly extension and West line to the South line of said Block 2; thence Westerly along said South line and the Westerly extension thereof to the West line of

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said subdivision; thence Northerly along said West line to the Point of Beginning;

TOGETHER with Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 35.

From OU to R-10.

Area 5

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southeast corner of Lot 4, Block 2, Kirkland Gardens Addition to Kirkland Washington, as recorded in Volume 7 of Plats, Page 12; thence Westerly along the South line of said Block 2 to the West line of the East 60.00 feet of Lot 2 of said Block 2; thence Northerly along said West line and the Northerly extension thereof to the centerline of N.E. 6th Street (Woodlawn Avenue); thence Easterly along said centerline to the Northerly extension of the East line of said Lot 4; thence Southerly along said Northerly extension and East line to the Point of Beginning.

From OU to R-1.8.

Area 6

That portion of South half of the Southwest quarter of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of said subdivision; thence South $88^{\circ}40'19''$ East along the North line thereof 781.00 feet to the Northeast corner of Pinewood Village, as recorded in Volume 58 of Condominiums, Pages 15-20; thence South $26^{\circ}41'50''$ East along the Easterly line thereof 157.53 feet to the Northwesterly margin of 150th Place N.E.; thence South $40^{\circ}26'26''$ East 30.07 feet to an angle point in the centerline of 150th Place N.E.; thence Southerly along said centerline to the South line of said subdivision; thence Westerly along said South line to the Southerly extension of the East line of Parcel 2, City of Bellevue Short Plat No. 77-75, as filed

under Recording No. 7803010897; thence Northerly along said Southerly extension and East line to the North line of the South 230.00 feet of said subdivision; thence Westerly along said North line to a line which bears South $0^{\circ}02'51''$ East from the Northeast corner of Parcel 1 of said short plat; thence North $0^{\circ}02'51''$ West along said line to the Northeast corner of said Parcel 1; thence Westerly along the North line thereof and the Westerly extension of said North line to the West line of said subdivision; thence Northerly along said West line to the Point of Beginning.

From OU and O to R-15.

Area 7

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northeast corner of Parcel 1, City of Bellevue Short Plat No. 77-75, as filed under Recording No. 7803010897; thence South $0^{\circ}02'51''$ East to the North line of the South 230.00 feet of said subdivision; thence Westerly along said North line to the West line of said subdivision; thence Northerly along said West line to the Westerly extension of the North line of said Parcel 1; thence Easterly along said Westerly extension and North line to the Point of Beginning.

From OU to O.

Area 8

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of Mainvue, as recorded in Volume 118 of Plats, Pages 30 and 31; thence South $26^{\circ}41'50''$ East along the Westerly line thereof 157.53 feet to the Northwesterly margin of 150th Place N.E.; thence South $40^{\circ}26'26''$ East 30.07 feet to an angle point in the centerline of 150th Place N.E.; thence Southerly along said centerline to the South line of said subdivision; thence Easterly along said South line to the Southerly

extension of the East line of said Mainvue; thence Northerly along said Southerly extension and East line to the Northeast corner of said plat; thence Westerly along the North line thereof to the Point of Beginning.

From OU and O to R-5.

Area 9

The South 112.50 feet of the North 505.00 feet of the West half of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington.

From PO to R-15, subject to the following conditions:

1. The applicant shall agree to provide a buffer within the following described portion of the subject property:

The South 50 feet; and the North 125 feet of the South 175 feet of the East 50 feet; AND the North 100 feet of the South 150 feet of the West 50 feet;

and will not construct buildings, parking lots or any other facilities and will not remove or alter any vegetation except for minor pruning and trimming for maintenance purposes and consistent with good horticultural practice within the above described portion of the subject property.

2. Prior to issuance of any building permit for residential development, 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 (Professional Office) zoning 10 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.

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PASSED by the City Council this 4th day of December, 1995, and
signed in authentication of its passage this 4th day of
December, 1995.

(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 December 8, 1995