

ORIGINAL

WP0577C-ORD
05/06/96

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4875

AN ORDINANCE reclassifying property located in the Newcastle Subarea from R-1, R-3.5 and R-5 to R-3.5, R-7.5 and PO on request of the City of Bellevue.

WHEREAS, the City of Bellevue filed a request to reclassify approximately 52 acres located in the Newcastle Subarea from R-1, R-3.5 and R-5 to R-3.5, R-7.5 and PO; and

WHEREAS, on February 29, 1996, 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 March 20, 1996, the Hearing Examiner recommended approval of the reclassification 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 R-1, R-3.5 and R-5 to R-3.5, R-7.5 and PO; 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 Newcastle Subarea 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 (Newcastle Subarea) Request for Reclassification Approximately 52 Acres in Six Separate Tracts in Accordance with the Newcastle Subarea Plan of the Bellevue Comprehensive Plan," File Nos. REZ 96-342 through 346; 90-796 through 799.

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

Puget Western

That portion of the North 548.63 feet of the Southeast quarter of the Northeast quarter of Section 23, Township 24 North, Range 5 East, W.M., in King County, Washington, LYING Westerly of the centerline of 164th Way S.E. (Newcastle Road).

From R-3.5 to R-7.5.

Glad

That portion of the Southeast quarter of the Northeast quarter of Section 23, Township 24 North, Range 5 East, W.M., in King County, Washington, LYING Westerly of the centerline of 164th Way S.E. (Newcastle Road) AND LYING Northwesterly of the centerline of Lakemont Boulevard S.E. (Newcastle Road);

EXCEPT the North 548.63 feet thereof.

From R-3.5 to R-7.5.

Johnson

That portion of the North 208.00 feet of the South 624.00 feet of the Southeast quarter of the Northeast quarter of Section 23, Township 24 North, Range 5 East, W.M., in King County, Washington, LYING Southeasterly of the centerline of Lakemont Boulevard S.E. (Newcastle Road).

From R-5 to PO.

Lakemont Estates

That portion of the North 332.50 feet of the Northwest quarter of the Northeast quarter of Section 26, Township 24 North, Range 5 East, W.M., in King County, Washington, LYING Easterly of the centerline of Lakemont Boulevard S.E. (Newcastle Road) AND LYING Westerly of the centerline of S.E. Cougar Mountain Way (Nels Berglund Road No. 2).

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From R-1 to R-7.5.

Freed

That portion of the Northwest quarter of Section 25, 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 Northwest quarter of the Northwest quarter of said Section 25; thence Southerly along the East line thereof 324.48 feet to the True Point of Beginning; thence South $51^{\circ}05'58''$ East to the centerline of S.E. Cougar Mountain Way (Cougar Mountain Road and Nels Berglund Road No. 2); thence Southwesterly and Westerly along said centerline to the West line of the Northwest quarter of said Section 25; thence Northerly along said West line to the Westerly extension of the North line of Lot 1, King County Short Plat No. 676085, as filed under Recording No. 7701190695; thence Easterly along said Westerly extension and North line to the East line of the Northwest quarter of the Northwest quarter of the Northwest quarter of said Section 25; thence Southerly along said East line to the True Point of Beginning.

From R-1 to R-3.5, subject to the following condition:

Direct access to and from the property shall be by way of S.E. Cougar Mountain Way only; direct access to and from 164th Avenue S.E. is prohibited.

Western Section

The North 295.34 feet of the South 590.69 feet of the West 400.00 feet of the Southwest quarter of Section 24, Township 24 North, Range 5 East, W.M., in King County, Washington.

The North 295.34 feet of the South 590.69 feet of the East 400.00 feet of the West 800.00 feet of the Southwest quarter of Section 24, Township 24 North, Range 5 East, W.M., in King County, Washington.

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The South 295.35 feet of the West 450.00 feet of the Southwest quarter of Section 24, Township 24 North, Range 5 East, W.M., in King County, Washington.

The South 295.35 feet of the East 350.00 feet of the West 800.00 feet of the Southwest quarter of Section 24, Township 24 North, Range 5 East, W.M., in King County, Washington.

From R-1 to R-3.5.

Section 3. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

PASSED by the City Council this 6th day of May, 1996, and signed in authentication of its passage this 6th day of May, 1996.

(SEAL)



Ronald E. Smith, Mayor

Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Myrna L. Basich, City Clerk

Published May 10, 1996