

# ORIGINAL

WP0580C-ORD  
05/06/96

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4876

AN ORDINANCE reclassifying property located in the Newcastle Subarea from R-1 to R-3.5 on request of Jerald Hansen.

WHEREAS, Jerald Hansen filed a request to reclassify approximately 13.7 acres located in the Newcastle Subarea from R-1 to R-3.5; 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 property from R-1 to R-3.5; 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 Jerald Hansen (Newcastle Subarea) Request for Reclassification a 13.7-Acre Tract in Accordance with the Newcastle Subarea Plan of the Bellevue Comprehensive Plan," File No. REZ 95-1157.

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Section 2. The following described property is reclassified as indicated:

That portion of the Southwest quarter of Section 24 and the Northwest quarter of Section 25, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Northwest corner of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 25; thence Southerly along the West 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); thence Northeasterly along said centerline and Northerly along the centerline of 168th Place S.E. (Cougar Mountain Road) to the North line of the South 495.00 feet of the Southwest quarter of said Section 24; thence Westerly along said North line to the East line of the West 800.00 feet of the Southwest quarter of said Section 24; thence Southerly along said East line to the North line of the Northwest quarter of said Section 25; thence Westerly along said North line to the Northwest corner of the Northwest quarter of said Section 25; thence Southerly along the West line thereof to the Westerly extension of the South line of Lot 2, King County Short Plat No. 676085, as filed under Recording No. 7701190695; thence Easterly along said Westerly extension and South line to the West line of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 25; thence Southerly along said West 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.

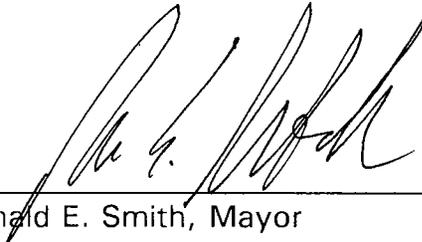
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Section 3. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

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)

  
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Ronald E. Smith, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
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Richard L. Andrews, City Attorney

Attest:

  
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Myrna L. Basich, City Clerk

Published May 10, 1996