

ORIGINAL

WP0599C-ORD
07/05/96

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4896

An ordinance reclassifying two parcels located at approximately 15025 N.E. 6th Street, from OU to R-2.5 and R-3.5, respectively, on application of Sherman Development Co. and known as the Sherbourne Village Rezone.

WHEREAS, Sherman Development Co. filed an application to reclassify two parcels located at approximately 15025 N.E. 6th Street from OU to R-2.5 and R-3.5 respectively; and

WHEREAS, on May 23, 1996, a public hearing was held on the reclassification application and a companion plat application before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on June 6, 1996, the Examiner issued Findings, Conclusions and an "Opinion and Order to Reopen for Limited Purpose," and received additional evidence on certain issues; and

WHEREAS, on June 18, 1996, the Hearing Examiner issued her "Findings, Conclusions, Order, Recommendation and Decision" and recommended approval of the rezone and approved the Preliminary Plat application subject to Council action approving the Rezone; 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 to R-2.5 and R-3.5, respectively; and

WHEREAS, the City has complied with the requirements of the State Environmental Police 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 at approximately 15025 N.E. 6th Street as set forth in "Findings, Conclusions and Order of

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the Hearing Examiner," dated June 6, 1996, and "Findings, Conclusions, Order, Recommendation and Decision of the Hearing Examiner," dated June 18, 1996, In the Matter of the Applications of Sherman Development, Inc. (Sherbourne Village) For a Preliminary Plat and a Rezone, PP 95-8850 and REZ 96-1528.

Section 2. The following described property is reclassified from OU to R-2.5:

Lots 7 and 8, Block 2, Plat of Kirkland Gardens Addition to Kirkland as recorded in Volume 7 of Plats, page 12, King County, Washington EXCEPT a portion of said Lot 8 described as follows:

Beginning at the Northeast corner of said Lot 8; thence South $00^{\circ}03'58''$ East, along the East line of said Lot, 204.35 feet to intersect the arc of a curve to the right having a radius of 180.00 feet whose center bears North $36^{\circ}32'55''$ East; thence Northwesterly along said curve an arc distance of 71.38 feet through a central angle of $22^{\circ}43'13''$ to a point of tangency; thence North $30^{\circ}43'52''$ West, 108.74 feet to the beginning of a curve to the right having a radius of 90.00 feet; thence Northerly along said curve an arc distance of 47.12 feet through a central angle of $30^{\circ}00'00''$ to a point of tangency; thence North $00^{\circ}43'52''$ West, 16.01 feet to the north line of said Lot 8; thence South $88^{\circ}43'00''$ east, along said North line, 115.73 feet to the point of beginning.

Containing 146,873 square feet more or less.

Section 3. The following described property is reclassified from OU to R-3.5:

A portion of Lot 8, Block 2, Plat of Kirkland Gardens Addition to Kirkland as recorded in Volume 7 of Plats, page 12, King County, Washington described as follows:

Beginning at the Northeast corner of said Lot 8; thence South $00^{\circ}03'58''$ East, along the East line of said lot, 204.35 feet to intersect the arc of a curve to the right having a radius of 180.00 feet whose center bears North $36^{\circ}32'55''$ East; thence Northwesterly along said curve an arc distance of 71.38 feet through a central angle of $22^{\circ}43'13''$ to a point of tangency; thence North $30^{\circ}43'52''$ West, 108.74 feet to the beginning of a curve to the right having a radius of 90.00 feet; thence Northerly along said curve an arc distance of 47.12 feet through a central angle of $30^{\circ}00'00''$ to a point of

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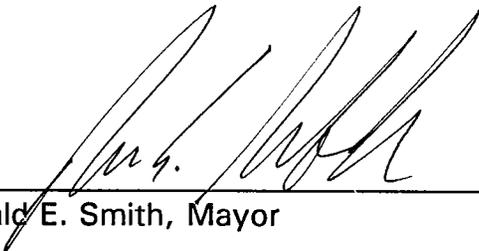
tangency; thence North 00°43'52" West, 16.01 feet to the North line of said Lot 8; thence South 88°43'00" East, along said North line, 115.73 feet to the point of beginning.

Containing 15,139 square feet more or less.

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 5th day of August, 1996, and signed in authentication of its passage this 5th day of August, 1996.

(SEAL)



Ronald E. Smith, Mayor

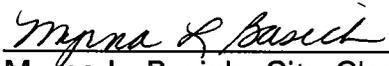
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Myrna L. Basich, City Clerk

Published August 9, 1996