

ORIGINAL

WPO603C-ORD
08/02/96

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4897

AN ORDINANCE reclassifying property located at 12408 NE 10th Place, 1505 - 140th Avenue NE, and 13037, 13133, 13201, 13333, 13343, 13353 and 13555 Bel-Red Road from PO to O on request of the City of Bellevue.

WHEREAS, the City of Bellevue filed a request to reclassify the hereinafter described parcels from PO to O; and

WHEREAS, on June 5, 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 July 2, 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 PO to O; 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 as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue In the Matter of the Application of the City of Bellevue Department of Community Development to rezone nine parcels from PO to O, File No. REZ 96-1119 to 1127.

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Section 2. The following described property is reclassified from PO to O:

Bel-Red Rezone Project - BR-A Description

The portion of the Southeast quarter of Section 28, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the intersection of the West line of said subdivision and the center line of Bellevue-Redmond Road; thence Northeasterly along said centerline 496.40 feet; thence South $00^{\circ}15'10''$ East 299.03 feet to the True Point of Beginning; thence continuing South $00^{\circ}15'10''$ East 203.49 feet; thence South $89^{\circ}57'04''$ West to the centerline of N.E. 10th Place; thence Northwesterly along said centerline 100.69 feet; thence North $89^{\circ}57'04''$ East to the East line of the West 220.00 feet of said subdivision; thence Northerly along said East line to a line which bears Southwesterly and parallel with the centerline of Bellevue-Redmond Road from the True Point of Beginning; thence Northeasterly along said parallel line to the True Point of Beginning.

Subject to the following condition:

A 20 foot wide landscaped buffer consisting of a solid evergreen planting screen shall be maintained along the south side of the rezone area, provided that a roadway for an entrance or exit to the property may be maintained fronting on NE 10th Place. The 20 foot buffer area may not be reduced through Alternative Landscaping Option (LUC 20.20.520.J).

Bel-Red Rezone Project - BR-B Description

The portion of the Southeast quarter of Section 28, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Southeast corner of said subdivision; thence North $89^{\circ}47'55''$ West along the south line thereof 513.00 feet; thence North $1^{\circ}16'55''$ West 564.01 feet; thence South $89^{\circ}47'55''$ East 61.58 feet; thence North $1^{\circ}16'55''$ west 314.00 feet; thence South $89^{\circ}47'55''$ East 181.14 feet; thence North $1^{\circ}16'55''$ West 465.26 feet to the True Point of Beginning; thence

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North 89°47'55" West 191.53 feet; thence North 1°16'55" West 100.03 feet; thence South 89°47'55" East to the West line of Lot 1, City of Bellevue Short Plat No. 77-14, as filed under Recording No. 7702151114; thence Northerly along said West line to the a line which bears Westerly and parallel with the South line of said Lot 1, from a point 1516.35 feet North of the Southeast corner of the Southeast quarter of said Section 28, as measured along the East line thereof; thence Easterly along said parallel line to the East line of said subdivision; thence Southerly along said East line to the Easterly extension of the South line of said Lot 1; thence Westerly along said Easterly extension and South line to the Northwest corner of Lot 2 of said short plat; thence Southerly along the West line thereof to the True Point of Beginning.

The following described portion of the above-described property:

The portion of the Southeast quarter of Section 28, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Southeast corner of said subdivision; thence Northerly along the East line thereof 1516.35 feet; thence Westerly parallel with the South line of Lot 1, City of Bellevue Short Plat No. 77-14, as filed under Recording No. 7702151114 to the East line of said Lot 1 and the True Point of Beginning; thence continuing Westerly along said parallel line to the West line of said lot; thence Southerly along said West line to the Southwest corner of said lot; thence Easterly along the South line thereof to the Southeast corner of said lot; thence Northerly along the East line thereof to the true Point of Beginning.

shall be subject to the following condition:

An 20 foot wide landscaped buffer consisting of evergreen trees with a 3 and 1/2 foot high berm shall be maintained along the south property line. The 20 foot buffer area may not be reduced below 18 feet through Alternative Landscaping Option (LUC 20.20.520.J).

Bel-Red Rezone Project - BR-C Description

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That portion of the Southeast quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southeast corner of Lot 4, Bellevue Gardens, as recorded in Volume 19 of Plats, Page 51; thence Westerly along the South line of said lot and the Westerly extension thereof to the West line of said subdivision; thence Northerly along said West line to the Westerly extension of a line which begins at a point on the East line of said Lot 4 a distance of 125.00 feet North of the Southeast corner thereof and running Westerly to a point on the West line of said lot a distance of 75.00 feet North of the Southwest corner thereof; thence Easterly along said line and the Easterly extension thereof to the centerline of 134th Avenue N.E. (Elliot Road/Otto Phetteplace Road) thence Southerly along said centerline to the Easterly extension of the South line of said Lot 4; thence Westerly along said Easterly extension to the Point of Beginning.

Bel-Red Rezone Project - BR-D Description

That portion of the Northwest quarter of the Southwest quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northeast corner of Lot 17, Bellevue Gardens, as recorded in Volume 19 of Plats, Page 51; thence Easterly along the Easterly extension of the North line thereof to the East line of said subdivision; thence Southerly along said East line to the Easterly extension of the South line of the North half of said Lot 17; thence Westerly along said Easterly extension and South line to the West line of the East half of said lot; thence Northerly along said West line to the North line of said lot; thence Easterly along said North line to the Point of Beginning.

Bel-Red Rezone Project - BR-E Description

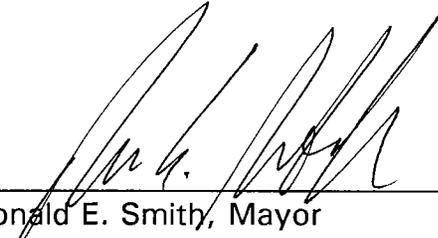
The East 657.00 feet of the North 100.00 feet of the South half of the North half of the Northeast quarter of the Southwest quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington; EXCEPT the West 290.00 feet thereof.

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

(SEAL)



Ronald E. Smith, Mayor

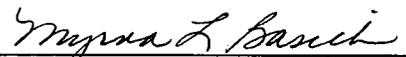
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Myrna L. Basich, City Clerk

Published August 9, 1996