

WP0616C-ORD
08/29/96

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4910

AN ORDINANCE amending a previous rezone of property located south of the City boundary, west of 148th Avenue N.E., and north and east of the Bellevue Municipal Golf Course in the Bridle Trails Subarea, by deleting rezone conditions; and amending Section 2 of Ordinance 3121 as previously amended by Section 2 of Ordinance 3557.

WHEREAS, on June 21, 1982, the City Council adopted Ordinance No. 3121 reclassifying property located south of the City boundary, west of 148th Avenue N.E., and north and east of the Bellevue Municipal Golf Course in the Bridle Trails Subarea from R-1 and R-3.5 to R-5, subject to conditions; and

WHEREAS, on October 21, 1985, the City Council adopted Ordinance No. 3557 amending the conditions adopted by Ordinance No. 3121; and

WHEREAS, McGrath Development, Inc. has applied for an amendment to the rezone ordinances to delete the conditions imposed thereunder; and

WHEREAS, on July 11, 1996, a public hearing was held on the application before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law, which hearing was consolidated with a hearing on a proposed preliminary plat on 4.57 acres of the property; and

WHEREAS, on July 20, 1996, the Hearing Examiner issued a decision approving the preliminary plat subject to conditions and recommending approval of the application to delete the rezone conditions; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner relating to the application to delete the rezone 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 relating to the application to delete rezone conditions, made and entered by the Hearing Examiner in support of the recommendation to the City Council to approve the application to delete rezone conditions with respect to the hereinafter described property, as set forth in "Findings, Conclusions and Recommendation and Decision of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of McGrath Enterprises, Inc. (Sheffield Place) to Subdivide 4.67 Acres into 14 Residential Lots, Plus an Open Space Tract for the Municipal Golf Course; and for a Rezone Amendment," File Nos. PP-95-6966 and REZ 96-250.

Section 2. Section 2 of Ordinance 3121, as amended by Section 2 of Ordinance 3557, is amended to read as follows:

Section 2. The use classification of the following described property is changed from R-1 and R-3.5 to R-5:

The Northeast quarter of the Northeast quarter of Section 15, Township 25 North, Range 5 East, W.M.; in King County Washington; EXCEPT the Southwest quarter of the Northeast quarter of the Northeast quarter of said Section 15.

Provided that that portion of the above-described property designated as the Plat of Sheffield Greens Division 3 and more particularly described as

The North half of the Northeast Quarter of the Northeast Quarter of said Section 15; except the North 30 feet and the West 15 feet thereof; and except the South half of the West half of the North half of said Northeast Quarter of the Northeast Quarter of said Section 15, Township 25 North, Range 5 East, W.M.

shall be subject to the following conditions:

1. Plans for access and drainage shall be approved by the Department of Public Works. Department of Public Works review shall particularly include review

of provisions for a coordinated single access point to 148th Avenue N.E. serving all development within Site 4.

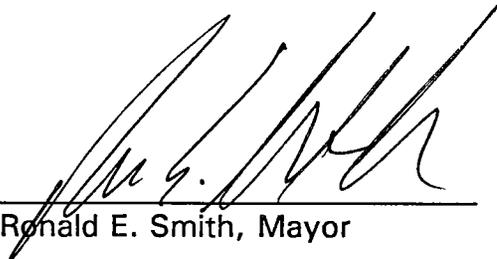
2. At the time of development, a 60-foot minimum dwelling setback shall be provided for all habitable buildings adjacent to the golf course fence which parallels the 14th fairway of the Bellevue Municipal Golf Course.

3. Prior to the issuance of a building permit, the applicant shall submit a landscaping plan for the west property line showing the addition of trees between the habitable buildings and the golf course fence.

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

PASSED by the City Council this 3rd day of September, 1996, and signed in authentication of its passage this 4th day of September, 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 September 8, 1996