

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4917

AN ORDINANCE reclassifying property located in the Richards Valley and Wilburton/NE 8th Street Subareas from R-1 and R-3.5 to R-3.5, R-20 and LI on request of the City of Bellevue and known as the Richards Valley-2 Rezone Project.

WHEREAS, the City of Bellevue filed a request to reclassify approximately 30 acres in the Richards Valley and Wilburton/NE 8th Street Subareas from R-1 and R-3.5 to R-3.5, R-20 and LI; and

WHEREAS, on August 15, 1996 a public hearing was held on the reclassification application before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on August 29, 1996 the Hearing Examiner recommended approval, with conditions, of the rezone 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 and R-3.5 to R-3.5, R-20 and LI, with 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, 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 Richards Valley and Wilburton/NE 8th Subareas with conditions 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 (Richards Valley-2 Rezone Project) Request for Reclassification of Seven Parcels, One Partial Parcel and Areas of State, Railroad and City Right-of-way from R-1 and R-3.5 to R-3.5, R-20 and LI in Accordance with the Richards Valley Subarea Plan and the Wilburton/NE 8th Street Subarea Plan of the Bellevue Comprehensive Plan", File Nos. REZ 96-3468 thru REZ 96-3477.

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

RV2-A

Those portions of the West half of Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the West margin of the Burlington Northern Railroad Right of Way and the North line of the Northwest quarter of said Section 9; thence Easterly along said North line to the Centerline Existing Right of Way, as shown on the Primary State Highway No. 1 (SR 405), Bagley Lane to Wilburton Right of Way Plans, sheet 4 of 7, dated December 24, 1957; thence Southerly along said centerline to the Centerline Existing Right of Way Station 217 + 32.9; thence Southwesterly to a point on the East margin of said railroad right of way opposite said Station 217 + 32.9; thence Northerly along said East margin to the South line of the Northeast quarter of the Northwest quarter of said Section 9; thence Westerly along said South line to the West margin of said railroad right of way; thence Northerly along said West margin to the Point of Beginning;

AND Beginning at the intersection of the centerline of Lake Washington Boulevard S.E. (H.S. Hendrickson County Road No. 1195) and the LL-Line, as shown on the SR 90, East Channel Bridge to Richards Road Right of Way Plans, sheet 4 of 20, dated August 17, 1965; thence Easterly along said LL-Line to the East margin of the Burlington Northern Railroad Right of Way; thence Southerly along said East margin to the Easterly extension of the South line of Newport On The Park, as recorded in Volume 96 of Condominiums, Pages 83-86 and amended in Volume 102 of Condominiums, Pages 8-11; thence Westerly along said Easterly extension to the Southeast corner of said condominium; thence Northerly along the Easterly line thereof to the South margin of SR 90, as shown on said right of way plans; thence Westerly along said South margin to the centerline of said Lake Washington Boulevard S.E.; thence Northerly along said centerline to the Point of Beginning.

From R-1 to R-20.

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RV2-B

That portion of the West half of Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the LL-Line, as shown the SR 90, East Channel Bridge to Richards Road Right of Way Plans, sheet 4 of 20, dated August 17, 1965 and the East margin of the Burlington Northern Railroad Right of Way; thence Westerly along said LL-Line to the centerline of said railroad right of way; thence Northerly along said centerline to the Westerly extension of the North margin of Henry Bock Road No. 1079; thence Easterly along said Westerly extension and North margin to the West margin of SR 405, as shown on the SR 90, East Channel Bridge to Richards Road Right of Way Plans, sheet 6 of 20, date August 17, 1965 and the Primary State Highway No. 1 (SF 405), Bagley Lane to Wilburton Right of Way Plans, sheet 4 of 7, dated December 24, 1957; thence Northerly along said West margin to a point 100.00 feet opposite Centerline Existing Right of Way Station 217 + 32.9, as shown on said sheet 4 of 7; thence Northeasterly to said Station 217 + 32.9; thence Southerly along said Centerline Existing Right of Way to a point opposite LW-Line station 208 + 19.03, as shown on said sheet 6 of 20; thence Northeasterly to said Station 208 + 19.03; thence Southerly along LW-Line to a line 30.00 feet Southerly of the centerline of Primary State Highway No. 2, said line being the Bellevue City Limits, established by City of Bellevue Ordinance No. 676; thence Westerly along said line to the East margin of said railroad right of way; thence Northerly along said East margin to the Point of Beginning.

From R-1 to LI, subject to the following conditions:

A. That portion of Rezone Area RV2-B which is outside the right-of-way for Interstates 90 and 405 and is addressed as 12021 SE 32nd Street (King County Tax Lot No. 092405-9178) shall conform with the following requirements:

1. To implement Comprehensive Plan Policy UD-51: Any future development or redevelopment of the site shall be subject to Design Review (Land Use Code Section 20.30F). Design Review shall include, but not be limited to, the review of building, site, landscape, lighting, and sign design.

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2. To implement Comprehensive Plan Policy S-RV-4: Vehicle sales, rental and leasing uses are not permitted.

RV2-C

That portion of Tracts 26 and 27, Mercer Slough Garden Tracts, as recorded in Volume 8 of Plats, Page 91, in King County, Washington, described as follows:

Beginning at the Northwest corner of said Tract 26; thence Easterly along the North line of said Tracts 26 and 27 to the centerline of Henry Richards Road (129th Place S.E.); thence Southwesterly along said centerline to the North line of the South 315.00 feet of said Tract 26; thence Westerly along said North line to the West line of said Tract 26; thence Northerly along said West line to the Point of Beginning.

From R-3.5 to R-20.

RV2-D

The South 165.00 feet of the Northeast quarter of the Southeast quarter of the Northwest quarter of Section 33, Township 25 North, Range 5 East, W.M., in King County, Washington.

From R-1 to R-3.5.

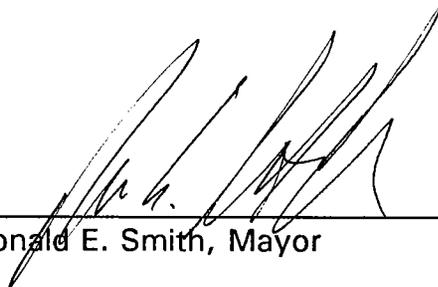
Section 3. This Ordinance shall take effect and be in force five days after its passage and legal publication.

ORIGINAL

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PASSED by the City Council this 7th day of October, 1996, and signed in authentication of its passage this 7th day of October, 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

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