

ORIGINAL

0001-ORD
10/10/96

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4926

AN ORDINANCE reclassifying approximately 62.9 acres located in the Newport Hills Subarea from R-5 and R-2.5 to R-10, R-5 and R-7.5 on request of the City of Bellevue.

WHEREAS, the City of Bellevue filed a request to reclassify approximately 62.9 acres in the Newport Hills Subarea from R-5 and R-2.5 to R-10, R-5 and R-7.5; and

WHEREAS, on September 19, 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 October 4, 1996 the Hearing Examiner recommended approval of the rezone application 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-5 and R-2.5 to R-10, R-5 and R-7.5; 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 his recommendation to the City Council with regard to the hereinafter described property located in the Newport Hills 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 City of Bellevue (Newport Hills - Pembroke Meadow and West Ravine) Request for Reclassification of three areas (approximately 62.9 acres) to R-10, R-5 and R-7.5 in Accordance with the Newport Hills Subarea Plan of the Bellevue Comprehensive Plan," Files REZ 96-4631 thru REZ 96-4636.

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

Pembroke Meadows

That portion of the Northeast quarter of Section 29, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northeast corner of said subdivision; thence Southerly along the East line thereof to the Easterly extension of the South line of Tract 126, C.D. Hillman's Lake Washington Garden of Eden Addition to Seattle Division No. 3, as recorded in Volume 11, Page 81; thence Westerly along said Easterly extension and South line to the Northeast corner of Tract 140 of said plat; thence Southerly along the East line thereof and the Southerly extension of said East line to the centerline of S.E. 68th Street (Third Avenue); thence Westerly along said centerline to the Southerly extension of the West line of Tracts 142 and 143 of said plat; thence Northerly along said Southerly extension and West line to the Northwest corner of said Tract 142; thence continuing Northerly along the Northerly extension of said West line to the North line of the Northeast quarter of said Section 29; thence Easterly along said North line to the Point of Beginning.

From R-5 to R-10.

Patterson, O'Neill, WSDOT and Reid

That portion of the Northeast quarter of Section 20, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southeast corner of said subdivision; thence Westerly along the South line thereof 521.70 feet; thence North $17^{\circ}55'11''$ West 848.88 feet; thence North $89^{\circ}35'11''$ West to the East margin of the A-Line (Lake Washington Boulevard S.E.), as shown on the Revised by Legislative Action of 1957 to Primary State Highway No. 1 (S.R. 405) Kenndale North, Right of Way Plans, sheet 4A of 4, dated July 17, 1951 and revised January 7, 1985; thence Northerly along said East margin to a point opposite S.R. 405 Centerline Station 94+43.38 and the Southwest corner of that certain parcel conveyed to King County, Washington by deed, as filed under Recording

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No. 8503060524; thence Easterly along the South line thereof to the Southeast corner of said parcel; thence Northerly along the East line thereof and the East margin of the B-Line, as shown on said right of way plans to a point opposite S.R. 405 Centerline Station 103+00; thence Easterly parallel with the North line of Government Lot 1 of said Section 20 a distance of 317.97 feet; thence Southerly parallel with the East line of said government lot a distance of 388.08 feet; thence Easterly parallel with the North line of said government lot to the East line of the Northeast quarter of said Section 20; thence Southerly along said East line to the Point of Beginning;

TOGETHER with the East half of the East half of the Northeast quarter of the Southeast quarter of said Section 20.

From R-2.5 to R-5.

Shulman

That portion of Government Lot 1, Section 20, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the northeast corner of said government lot; thence Southerly along the East line thereof to the South line of the North 164.70 feet of said government lot; thence, Westerly along said South line to the West line of the East 350.00 feet of said government lot and the True Point of Beginning; thence continuing Westerly along said South line to the East margin of S.R. 405, as shown on the Revised by Legislative Action of 1957 to Primary State Highway No. 1 (S.R. 405) Kennydale North, Right of Way Plans, sheet 4A of 4, dated July 17, 1951 and revised January 7, 1985; thence Southerly along said East margin to a point opposite S.R. 405 Centerline Station 107+00; thence Southerly along the East margin of the B-Line, as shown on said right of way plans to a point opposite S.R. 405 Centerline Station 103+00; thence Easterly parallel with the North line of said government lot a distance of 317.97 feet; thence Southerly parallel with the East line of said government lot a distance of 300.80 feet; thence Easterly parallel with the North line of said government lot to the West line of the East 350.00 feet of said government lot; thence Northerly along said West line to the True Point of Beginning.

From R-2.5 to R-7.5.

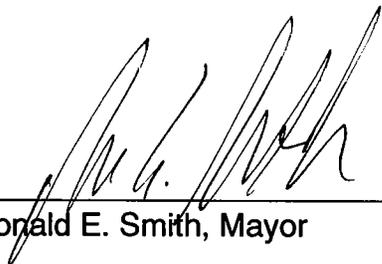
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Section 3. This Ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 4th day of November, 1996, and signed in authentication of its passage this 5th day of November, 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 November 8, 1996