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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4934

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended, (chapter 36.70A RCW); adopting Phase III 1996 amendments to the Comprehensive Plan relating to retail auto sales; adding a new policy to the Wilburton/NE 8th Street Subarea Plan; and establishing an effective date.

WHEREAS, the Planning Commission held study sessions on May 8, July 24 and September 11, 1996 and a public hearing on October 16, 1996 on adding a new policy to the Wilburton/NE 8th Street Subarea Plan relating to retail auto sales in the Office Limited Business District on the west side of 116th Avenue NE between Main Street and NE 8th Street and thereafter made certain recommendations to the City Council with regard thereto; and

WHEREAS, the City Council desires to adopt such amendment as part of the Phase III amendments to the Comprehensive Plan, as recommended by the Planning Commission, as part of the City's 1996 amendments to the Comprehensive Plan; and

WHEREAS, the City Council has considered this Phase III amendment concurrently with the other 1996 amendments to the Comprehensive Plan; and

WHEREAS, the City of Bellevue 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 Wilburton/NE 8th Street Subarea Plan is amended by the addition of a new Policy S-WI-17 to read as follows:

Policy S-WI-17. Retail auto sales are appropriate on the east and west sides of 116th Avenue NE between Main Street and NE 8th Street.

Discussion: The 116th Avenue Corridor between Main Street and NE 8th Street is regionally known as "Auto Row", an area of dealerships featuring cars of major domestic and foreign automobile manufacturers. Although the west side of this corridor is designated Office and Limited Business (OLB) with specific freeway oriented

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urban design objectives, auto sales shall be permitted along with modified landscape standards for retail auto sales uses only. All other design standards shall apply.

Section 2. This ordinance shall take effect and be in force five days after its passage and legal publication. This ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

PASSED by the City Council this 2nd day of December, 1996, and signed in authentication of its passage this 2nd day of December, 1996.

(SEAL)

Ronald E. Smith, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard L. Kirkby, Assistant City Attorney

Attest:

Myrna L. Basich, City Clerk

Published December 6, 1996