

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4966

AN ORDINANCE reclassifying property located in the Southeast Bellevue, Crossroads, and Factoria Subareas from R-1, R-2.5, R-3.5, O and King County zones RS-7.2 and RM-2400 to R-3.5, R-20, R-30, CB and O, with conditions, on request of the City of Bellevue.

WHEREAS, the City of Bellevue filed a request to reclassify various parcels and adjacent rights-of-way in the Southeast Bellevue, Crossroads, and Factoria Subareas from R-1, R-2.5, R-3.5, O and King County zones RS-7.2 and RM-2400 to R-3.5, R-20, R-30, CB and O, with conditions; and

WHEREAS, on November 20, 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 November 26, 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 his 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, R-2.5, R-3.5, O and King County zones RS-7.2 and RM-2400 to R-3.5, R-20, R-30, CB and O, 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 the Southeast Bellevue, Crossroads, and Factoria Subareas with conditions as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue in the Matter of Application of City of Bellevue (WRP-8) Request for Reclassification of Eight Areas from R-1, R-2.5, R-3.5, O and King County zones RS-7.2 and RM-2400 to R-3.5, R-20, R-30, CB and O in Accordance

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with the Southeast Bellevue, Crossroads, and Factoria Subarea Plans of the Bellevue Comprehensive Plan," Files REZ 96-5906 through REZ 96-5917.

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

WRP-A

The South 100.00 feet of the North 130.00 feet of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 26, Township 25 North, Range 5 East, W.M., in King County, Washington; EXCEPT the East 250.00 feet thereof; EXCEPT the West 180.00 feet thereof; AND EXCEPT that portion lying Northwesterly of the Southeast margin of vacated N.E. 18th Place (Otto A. Phetteplace, County Road No. 966).

From O to CB, subject to the following condition:

The Planned Unit Development (Phase II, PUD No. 53) on this property passed by Ordinance No. 1873 on 11/27/72 and clarified by Ordinance No. 4033 on 7/17/89 shall remain in effect and unaltered by this rezone.

WRP-B

That portion of the Southwest quarter of the Northwest quarter of Section 26, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northeast corner of the South half of said subdivision; thence Southerly along the East line thereof 11.00 feet; thence Westerly parallel with the North line of said South half to the East line of the West 1134.66 feet of said subdivision; thence Northerly along said East line 104.00 feet; thence Easterly parallel along the North line of said South half to the East line of said subdivision; thence Southerly along said East line to the Point of Beginning;

AND Lot 2, City of Bellevue Short Plat No. 77-57, as filed under Recording No. 7708220685, in King County, Washington.

From R-3.5 to O, subject to the following conditions:

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A. Multifamily uses, including structures with two or more dwelling units, senior citizen housing, congregate care, assisted living and nursing homes, are not permitted.

B. Any development or redevelopment of the property shall be through the Design Review process, LUC 20.30F. Review shall include, but not be limited to building design and location, site access, parking, existing vegetation and landscaping.

WRP-C

The South 100.00 feet of the following described parcel:

Beginning at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of Section 26, Township 25 North, Range 5 East, W.M., in King County, Washington; thence Southerly along the East line thereof 111.00 feet; thence Westerly parallel with the North line of said subdivision to the East line of the West 1134.66 feet of said subdivision; thence Northerly along said East line to the North line of said subdivision; thence Easterly along said North line to the Point of Beginning.

From R-3.5 to R-30.

WRP-D

The East 340.00 feet of the South half of the North half of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 26, Township 25 North, Range 5 East, W.M., in King County, Washington; EXCEPT the South 100.00 feet of the East 182.00 feet thereof.

From O to CB.

WRP-E

That portion of the North 100.00 feet of the Southwest quarter of the Northeast quarter of Section 3, Township 24 North, Range 5 East, W.M., in King County, Washington, lying Westerly of the centerline of 145th Place S.E. (J.C. O'Connor Road, Newcastle Road).

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From R-2.5 to R-20.

WRP-F

That portion of the North 63.00 feet of the South 189.00 feet of Government Lot 4, Section 1, Township 24 North, Range 5 East, W.M., in King County, Washington, lying Westerly of the West margin of West Lake Sammamish Parkway S.E. (Secondary State Highway No. 2-D); EXCEPT the West 715.00 feet thereof;

Also known as a portion of Tract 79, Weowna Beach, according to the unrecorded plat thereof.

From RS-7.2 (King County Single Family) to R-3.5.

WRP-G

Ballantrae Square, as recorded in Volume 37 of Condominiums, Pages 88-94, in King County, Washington.

From RS-2400 (King County Multifamily) to R-20.

WRP-H

That portion of the West half of the Southwest quarter of Section 22, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Southwest corner of said subdivision; thence Easterly along the South line thereof 672.35 feet to the True Point of Beginning; thence continuing Easterly along said South line to the Southeast corner of said subdivision; thence Northwesterly along a line which intersects the Westerly most corner of Lot 25, Forestpark, as recorded in Volume 102 of Plats, Pages 34 and 35; said Westerly corner lying 107.00 feet Southerly of the Northwest corner of said Lot 25; thence continuing Northwesterly along the Northwesterly extension of said line to the West line of said subdivision; thence Southerly along said West line to the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 22; thence Southeasterly to the True Point of Beginning.

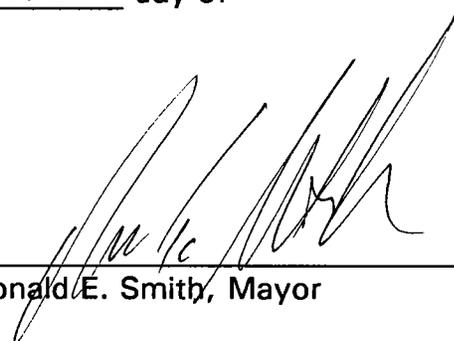
From R-1 to R-3.5.

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Section 4. This Ordinance shall take effect and be in force five days after its passage and legal publication.

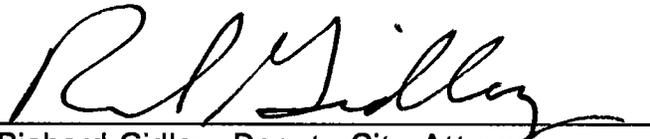
PASSED by the City Council this 21st day of January, 1997, and signed in authentication of its passage this 21st day of January, 1997.

(SEAL)

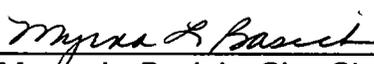
  
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Ronald E. Smith, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
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Richard L. Andrews, City Attorney

Attest:

  
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Myrna L. Basich, City Clerk

Published January 24, 1997