

0046-ORD
01/16/97

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4971

AN ORDINANCE reclassifying property located in the Eastgate Subarea from R-1, Office and PO to R-5, R-7.5, CB, OLB and LI on request of the City of Bellevue and known as the Eastgate Rezone Project.

WHEREAS, the City of Bellevue filed a request to reclassify various parcels and portions of parcels and adjacent rights-of-way in the Eastgate Subarea from R-1, Office and PO to R-5, R-7.5, CB, OLB and LI; and

WHEREAS, on December 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 January 7, 1997 the Hearing Examiner recommended approval, with a condition, 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, Office and PO to R-5, R-7.5, CB, OLB and LI, with a condition; 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 Eastgate Subarea with a condition 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 (Eastgate Rezone Project) Request for Reclassification of Fifteen Parcels or Portions of Parcels and Adjacent Rights-of-Way From R-1, Office and PO to R-5, R-7.5, CB, OLB and LI In Accordance with the Eastgate Subarea Plan of the Bellevue Comprehensive Plan.", File Nos. REZ 96-6174 through REZ 96-6187 and REZ 96-7238.

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

ORIGINAL

0046-ORD
01/16/97

EG-1

That portion of the West half of the Northeast quarter of the Northwest Quarter of Section 10, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerline of S.E. 26th Street (139th Place S.E.) and the East line of said subdivision; thence Southerly along said East line to the South line of the North 254.00 feet of the Southwest quarter of the Northeast quarter of the Northwest quarter of said Section 10; thence Westerly along said South line to the West margin of Puget Sound Power and Light Company Beverly Renton Transmission Line Right of Way; thence Northerly along said West margin to the centerline of S.E. 26th Street; thence Easterly along said centerline to the Point of Beginning.

From PO to LI.

EG-12

The North 260.00 feet of Lots 1 through 7, Martindale Addition No. 2, as recorded in Volume 45 of Plats, Page 43, in King County, Washington.

From PO to OLB.

EG-16

That portion of the West half of Section 11, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Westerly most corner of Lot 9, Block 5, CC and F I-90/Bellevue Business Park Division 2, as recorded in Volume 120 of Plats, Pages 78-80; thence North $60^{\circ}19'11''$ East along the Northwest line thereof 181.14 feet; thence north $40^{\circ}38'00''$ East along the Southeast line of Lot 8 of said Block 5 a distance of 108.00 feet to the Southwest corner of Tract I of said Block 5; thence South $67^{\circ}28'24''$ East along the South line thereof and Easterly extension of said South line to the centerline of 156th Avenue S.E.; thence Southwesterly along said centerline and the Rel. 156th-Line, as shown on the SR 90, Richards Road to Lake Sammamish, Right of Way and Limited Access Plans; sheet 6 of 25, dated June 12, 1969 to the Southeasterly extension of the Southwest line of said Lot 9; thence Northwesterly along said Southeasterly extension and Southwest line to the Point of Beginning;

TOGETHER WITH that portion of Lot 8, Block 5 of said CC and F I-90/Bellevue Business Park Division 2, LYING Southerly of the following described line:

Commencing at the intersection of the North line of the Southwest quarter of said Section 11 and the West line of said lot; thence South $1^{\circ}28'54''$ West along said West line 74.67

ORIGINAL

0046-ORD
01/16/97

feet to the True Point of Beginning; thence South 88°31'06" East 30.00 feet to the Terminus of said Line.

From O to CB.

EG-21

That South 30.00 feet of the Northwest quarter of the Northwest quarter of Section 11, Township 24 North, Range 5 East, W.M., in King County, Washington;

TOGETHER WITH the North 320.00 feet of the Southwest quarter of the Northwest quarter of said Section 11.

From Single Family R-1 to Single Family R-5.

EG-22

That portion of the Southeast quarter of the Northwest quarter of Section 11, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerline of 156th Avenue S.E. and the North line of said subdivision; thence Westerly along said North line to the Northerly extension of the East line of Lot 6, Block 5, CC and F I-90/Bellevue Business Park Division 2, as recorded in Volume 120 of Plats, Pages 78-80; thence Southerly along said Northerly extension and East line to the Northwest corner of Lot 5 of said Block 5; thence Easterly along the Northerly line of said Block 5 and the Easterly extension thereof to the centerline of 156th Avenue S.E.; thence Northerly along said centerline to the Point of Beginning.

From R-1 to R-5.

EG-24

The Southwest quarter of the Northwest quarter of the Northeast quarter of Section 11, Township 24 North, Range 5 East, W.M., in King County, Washington;

TOGETHER WITH the North 60.00 feet of the West 250.00 feet of the Southeast quarter of the Northwest quarter of the Northeast quarter said Section 11.

From R-1 to R-7.5, subject to the following condition:

The permitted density for the rezone property shall be five (5) units per acre unless and until two or more points of vehicular access to the site are provided to disperse the site traffic.

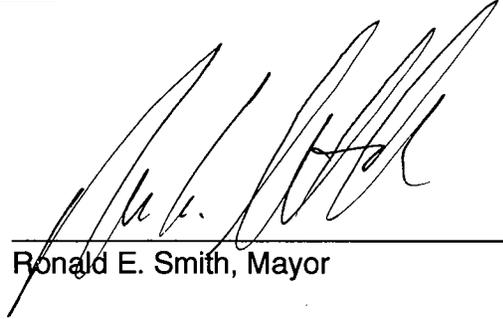
0046-ORD
01/16/97

ORIGINAL

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 3rd day of February, 1997, and signed in authentication of its passage this 5th day of February, 1997.

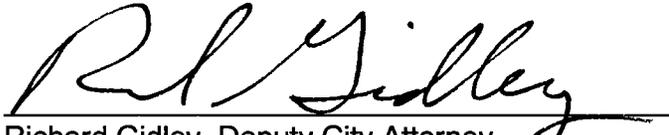
(SEAL)



Ronald E. Smith, Mayor

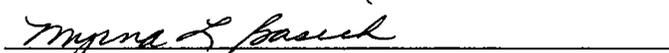
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Myrna L. Basich, City Clerk

Published February 7, 1997

CITY OF BELLEVUE, WASHINGTON
ORDINANCE 4972 amending Bellevue City Code Chapter 20, the Land Use Code
SECTION BY SECTION SUMMARY

This summary of City of Bellevue Ordinance No. 4972 is published in accordance with RCW 35A.12.160, and RCW 35A.13.200. The full text of the Ordinance will be mailed on request. Requests should be made to the Office of the City Clerk, 11511 Main Street, Bellevue, WA, telephone 455-6805.

Ord. Sec.	LUC Sec. Amended	Description of Amendment
1	None	Readoption of whereas clauses from Ordinance No. 4816.
2	20.35	Repeals Chapter 20.35 of Bellevue Land Use Code (LUC): Review and Appeal Procedures.
3	20.35	Adopts a new Chapter 20.35 of Bellevue LUC implementing new review and appeal procedures which preserve the approval/disapproval authority of the Community Councils and complying with state regulatory reform requirements.
4	20.25C.010	Removes design review requirement for development in OLB zones.
5	20.25C.030	Reformats section dealing with front, rear, and side yard dimensions in OLB zone.
6	20.25C.040	Modifies landscaping standards in OLB zones; deletes special lighting standards; clarifies sign requirements.
7	20.25B.040	Modifies transition area landscaping; establishes design standards for surface parking lots, other site features, and mechanical equipment; clarifies sign requirements.
8	20.25B.050	Clarifies site design guidelines in transition areas.
9	20.25I.010	Changes reference from "Central Business District" to "Downtown".
10	20.25I.030	Changes "Design and Development" to "Community Development".
11	20.15I.040	Clarifies Building Design Guidelines in Community Retail Design District.
12	20.25I.050	Clarifies site and building design standards in community retail design district; references mechanical equipment screening standards.
13	20.30F.116	Clarifies review standard for projects resulting from City Council approved design competitions.
14	20.30F.130	Repeals Design Review "Applicable Procedure" section.
15	20.30F.135	Repeals Design Review "Submittal Requirements" section.
16	20.30F.145	Revises Design Review decision criteria.

- 17 20.30F.150 Repeals Design Review "Time Limitation" section.
- 18 20.30F.155 Repeals Design Review "Extension" section.
- 19 20.30F.160 Repeals Design Review "Assurance devices" section.
- 20 20.30F.170 Deletes reference to "Design and Development" Director.
- 21 20.30F.175 Establishes process of Land Use Exemption when considering minor
new section changes to an approved project or application.
- 22 20.45A.040 Updates department names to reflect current city organizational
structure.
- 23 20.45A.050 Clarifies general rule that plats meet city and state code requirements
and references vesting rule.
- 24 20.45A.060 Repeals Platting "Who may apply" section.
- 25 20.45A.090 Repeals Platting "Applicable procedure" section.
- 26 20.45A.110 Requires 300' mailing for notice of preliminary plat hearing.
- 27 20.45A.120 Repeals Platting "Submittal requirements" section.
- 28 20.45A.120 Provides a five-year life for preliminary plat approvals.
- 29 20.45A.150 Provides up to three additional years of life for approval of preliminary
plat for a phased development.
- 30 20.45A.160 Repeals Platting "Assurance Device" section.
- 31 20.45A.170 References preliminary plat approval by Hearing Examiner.
- 32 20.45A.180 References five-year time period to submit final plats (instead of three).
- 33 20.45A.190 Corrects code citation and updates name of Community Development
department.
- 34 20.45A.200 Repeals Platting "Submittal Requirements" section.
- 35 20.45A.210 Provides for Hearing Examiner review and approval of final plats.
- 36 20.45A.220 References Hearing Examiner as decision maker for final plats.
- 37 20.45A.230 Provides 14 days for Community Council review of final plats.
- 38 20.45A.240 Updates department names.
- 39 20.45A.250 Establishes process and criteria for administrative amendment to
modify approved preliminary plat.
- 40 20.45A.260 References Hearing Examiner as decision maker on final plats.
- 41 20.45A.270 Repeals Platting "Assurance Device" section.
- 42 20.30D.115 Allows PUD for mixed residential and commercial use projects.

- 43 20.30D.125 Repeals PUD "Who may apply" section.
- 44 20.30D.130 Repeals PUD "Review stages" section.
- 45 20.30D.135 Repeals PUD "Merger of review stages" section.
- 46 20.30D.140 Repeals PUD "Preliminary development plan applicable procedure" section.
- 47 20.30D.145 Repeals PUD "Preliminary development plan-submittal requirements" section.
- 48 20.30D.150 Clarifies PUD approval criteria.
- 49 20.30D.155 Deletes unnecessary procedural reference.
- 50 20.30D.160 Modifies PUD recreation space requirement to 10% of gross land area. Requires common recreation space.
- 51 20.30D.165 Deletes reference to "preliminary" PUD plan.
- 52 20.30D.170 Deletes reference to "preliminary" PUD plan.
- 53 20.30D.175 Deletes reference to "preliminary" PUD plan.
- 54 20.30D.180 Repeals PUD "Time limitation" section.
- 55 20.30D.185 Repeals PUD "Preliminary development plan-extension" section.
- 56 20.30D.190 Repeals PUD "Preliminary development plan Assurance device" section.
- 57 20.30D.195 Deletes reference to "preliminary" PUD plan; corrects citation to platting standards in LUC.
- 58 20.30D.200 Deletes reference to "preliminary" PUD plan.
- 59 20.30D.205 Repeals PUD "Final development plan-general" section.
- 60 20.30D.210 Repeals PUD "Final development plan-applicable" section.
- 61 20.30D.215 Repeals PUD "Final development plan-authority" section.
- 62 20.30D.220 Repeals PUD "Director's decision" section.
- 63 20.30D.225 Repeals PUD "City Council review of final Development Plan" section.
- 64 20.30D.230 Repeals PUD "Final development plan-submittal requirements" section.
- 65 20.30D.235 Repeals PUD "Final development plan-decision criteria" section.
- 66 20.30D.240 Repeals PUD "Final development plan-minor deviation" section.
- 67 20.30D.245 Repeals PUD "Final development plan-major deviation" section.
- 68 20.30D.250 Deletes reference to "final" development plan.
- 69 20.30D.255 Deletes reference to "final" development plan.

- 70 20.30D.260 Repeals PUD "Final development plan-time limitation" section.
- 71 20.30D.265 Repeals PUD "Final development plan-extension" section.
- 72 20.30D.270 Repeals PUD "Final development plan-assurance device" section.
- 73 20.30D.275 Repeals PUD "Final development plan-merger with subdivision" section.
- 74 20.30D.280 Deletes reference to "combined or final" PUD plan.
- 75 20.30D.285 Provides process and criteria for Land Use Exemption and for Administrative Amendment for considering modifications to an approved PUD.
new section
- 76 20.30B.125 Repeals "Conditional Use Permit-who may apply" section.
- 77 20.30B.130 Repeals "Conditional Use Permit-applicable procedure" section.
- 78 20.30B.135 Repeals "Conditional Use Permit-submittal requirements" section.
- 79 20.30B.140 Modifies decision criteria for Conditional Use Permits.
- 80 20.30B.145 Repeals "Conditional Use Permit-time limitation" section.
- 81 20.30B.150 Repeals "Conditional Use Permit-extension" section.
- 82 20.30B.155 Repeals "Conditional Use Permit-assurance device" section.
- 83 20.30B.170 Provides for Hearing Examiner action to revoke or modify approved conditional use when city initiates proceeding. City Council action required to revoke or modify approved conditional use when located within the jurisdiction of a Community Council.
- 84 20.30B.175 Provides process and criteria for Land Use Exemption and for Administrative Amendment for considering modifications (proposed by owner) to approved Conditional Use Permit.
new section
- 85 20.30E.125 Repeals Administrative Conditional Use "who may apply" section.
- 86 20.30E.130 Repeals Administrative Conditional Use "applicable procedure" section.
- 87 20.30E.135 Repeals Administrative Conditional Use "submittal requirements" section.
- 88 20.30E.140 Modifies decision criteria for Conditional Use Permit.
- 89 20.30E.145 Repeals Administrative Conditional Use "time limitation" section.
- 90 20.30E.150 Repeals Administrative Conditional Use "extension" section.
- 91 20.30E.155 Repeals Administrative Conditional Use "assurance device" section.
- 92 20.30E.170 Provides that Hearing Examiner may revoke an approved Administrative Conditional Use Permit.

- 93 20.30E.175 Establishes process and criteria for Land Use Exemption to consider
new section minor changes to an approved Administrative Conditional Use Permit.
- 94 20.50.044 Defines "common" recreation space.
- 95 None Specifies effective date of ordinance to be five days after passage, and
legal publication of ordinance or summary thereof.