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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4975

AN ORDINANCE reclassifying thirteen parcels of property located in the Southwest Bellevue Subarea as an area-wide rezone in order to achieve consistency between the land use designations in the Southwest Bellevue Subarea Plan and the zoning classifications on such properties, as required by the state Growth Management Act.

WHEREAS, between January and April, 1996, a proposed updated Southwest Bellevue Subarea Plan was developed by a Citizens Advisory Committee (CAC) with the support of City staff; and

WHEREAS, the Planning Commission held study sessions and a public hearing on such proposed updated Southwest Bellevue Subarea Plan, pursuant to proper notice, and submitted a recommendation to the City Council with regard to such proposal; and

WHEREAS, on August 5, 1996, the City Council approved the recommendation of the Planning Commission and adopted an updated Southwest Bellevue Subarea Plan; and

WHEREAS, in order to meet the state Growth Management Act requirement of consistency between comprehensive planning land use designations and the zoning classifications on such properties, the City filed an application to change the zoning classification on thirteen properties in the Southwest Bellevue Subarea; and

WHEREAS, LUC 20.35.015, which establishes a framework for land use decisions, provides that amendments to the zoning map (rezones) on a City-wide or area-wide basis are legislative non-project decisions subject to Process IV; and

WHEREAS, LUC 20.35.400 through 20.35.450 prescribes the procedure to be followed for Process IV actions, which includes a hearing and recommendation by the Planning Commission and final action by the City Council; and

WHEREAS, the Planning Commission conducted a public hearing on December 11, 1996 with regard to City staff's report on the rezone applications, upon notice of such hearing published in the Eastside Journal and mailed to over six-hundred households, including former CAC members and the affected property owners and neighbors within two-hundred feet of such properties; and

WHEREAS, by letter of transmittal to the City Council dated December 18, 1996, the Planning Commission recommended approval of the reclassification requests consistent with the city staff report; and

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WHEREAS, the City Council concurs in the Planning Commission's recommendation of approval of the redesignation of the land use classifications of such properties and desires to amend the land use classifications of such properties accordingly; 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 approves and adopts the recommendation of the Planning Commission and the City staff report upon which such recommendation is based with regard to the reclassification requests for the following described properties located in the Southwest Bellevue Subarea, File Nos. REZ 96-7754 thru REZ 96-7883.

Section 2. The following described property (Site 1) is reclassified from R-4 to R-30:

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

Beginning at the intersection of the centerline of Bellevue Way S.E. (Lake Washington Boulevard S.E.) and the North line of said subdivision; thence Easterly along said North line to the Northerly extension of the East margin of 105th Avenue S.E. (Selden Street); thence Southerly along said Northerly extension and East margin to the North margin of S.E. 10th Street (Zorayda Street); thence continuing Southerly along the Southerly extension of said East margin to the centerline of S.E. 10th Street; thence Westerly along said centerline to the centerline of Bellevue Way S.E.; thence Northerly along the centerline of Bellevue Way S.E. to the Point of Beginning.

Section 3. The following described properties (Site 2A and Site 2B) are reclassified from R-4 to R-10:

Site 2A:

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

Beginning at the intersection of the centerline of Bellevue Way S.E. (Lake Washington Boulevard S.E.) and the centerline of S.E. 10th Street (Zorayda Street); thence Easterly along the centerline of S.E. 10th Street to the centerline of Boone Street, as shown on C.R. Myers First Addition to Moorland, recorded in Volume 5 of Plats, Page 5; thence Southerly along

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said centerline to the North line of the Southeast quarter of said Northwest quarter; thence Easterly along said North line to a point 163.00 feet Easterly, as measured along said North line from the intersection of the East margin of Bellevue Way S.E.; thence Southerly parallel with the East line of said Northwest quarter a distance of 120.00 feet; thence Westerly parallel with the North line of the Southeast quarter of said Northwest quarter to the centerline of Bellevue Way S.E.; thence Northerly along said centerline to the Point of Beginning.

Site 2B:

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

Commencing at the intersection of the East margin of Bellevue Way S.E. (Lake Washington Boulevard S.E.) and the North line of the Southeast quarter of said Northwest quarter; thence Easterly along said North line 363.00 feet; thence Southerly parallel with the East line of said Northwest quarter to the South line of the North half of the North half of the Southeast quarter of said Northwest quarter; thence Westerly along said South line 100.00 feet to the True Point of Beginning; thence Northerly parallel with the East line of said Northwest quarter a distance of 91.00 feet; thence Westerly to a point on the East margin in Bellevue Way S.E. 81.25 feet Northerly, as measured along said East margin from the intersection of the South line of the North half of the North half of the Southeast quarter of said Northwest quarter; thence continuing Westerly along the Westerly extension thereof to the centerline of Bellevue Way S.E.; thence Southerly along said centerline to the North line of the South 154.00 feet of the North half of the Southeast quarter of said Northwest quarter; thence Easterly along said North line to the West line of the East 510.00 feet of said Northwest quarter; thence Southerly along said West line to the North line of the South 81.50 feet of the North half of the Southeast quarter of said Northwest quarter; thence Westerly along said North line to the centerline of Bellevue Way S.E.; thence Southerly along said centerline to the South line of the North 155.00 feet of the South half of the Southeast quarter of said Northwest quarter; thence Easterly along said South line to a line which bears Southerly and parallel with the East line of said Northwest quarter from a point on the North line of the South half of the Southeast quarter of said Northwest quarter 350.00 feet Easterly, as measured along said North line from the intersection of the East margin of Bellevue Way S.E.; thence Northerly along said parallel line to said North line; thence Westerly along said North line to the West line of the East 430.00 feet of said Northwest quarter; thence Northerly along said West line to the South line of the North 20.00 feet of the South half of the North half of the Southeast quarter of said Northwest quarter; thence Westerly along said South line to a line which

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bears Southerly and parallel with the East line of said Northwest quarter from the True Point of Beginning; thence Northerly along said parallel line to the True Point of Beginning.

R-15: Section 4. The following described property (Site 3) is reclassified from R-4 to

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

Commencing at the intersection of the East margin of Bellevue Way S.E. (Lake Washington Boulevard S.E.) and the North line of said subdivision; thence Easterly along said North line 363.00 feet; thence Southerly parallel with the East line of said subdivision to the South line of said subdivision; thence Westerly along said South line 100.00 feet; thence Northerly parallel with the East line of said subdivision 91.00 feet to the True Point of Beginning; thence Westerly to a point on the East margin of Bellevue Way S.E. 81.25 feet Northerly, as measured along said East margin from the intersection of the South line of said subdivision; thence continuing Westerly along the Westerly extension thereof to the centerline of Bellevue Way S.E.; thence Northerly along said centerline to the South line of the North 120.00 feet of said subdivision, as measured along the East line thereof; thence Easterly along said South line to a line which bears Northerly and parallel with the East line of said subdivision from the True Point of Beginning; thence Southerly along said parallel line to the True Point of Beginning.

R-30: Section 5. The following described property (Site 4) is reclassified from Office (O) to

That portion of the Southwest quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner of said subdivision; thence South $0^{\circ}07'16''$ East along the East line thereof 236.42 feet to the True Point of Beginning; thence continuing South $0^{\circ}07'16''$ East along said East line 210.00 feet; thence North $88^{\circ}30'01''$ West parallel with the North line of said subdivision 343.20 feet; thence North $0^{\circ}05'38''$ West 220.00 feet; thence South $88^{\circ}30'01''$ East 113.09 feet; thence South $0^{\circ}07'16''$ East 10.00 feet; thence South $88^{\circ}30'01''$ East 230.01 feet to the True Point of Beginning.

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Section 6. The following described property (Site 5) is reclassified from R-4 to Office (O):

That portion of the Southwest quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southerly most corner of the Brae, Maxwellton Braes, as recorded in Volume 21 of Plats, Page 80; thence Southerly along the Southerly extension of the East line thereof to the centerline of Kilmarnock Street, as shown on said plat; thence Northwesterly along said centerline to the centerline of Bellevue Way S.E. (Lincoln Avenue); thence Northerly along the centerline of Bellevue Way S.E. to the Westerly extension of the North line of said Brae; thence Easterly along said Westerly extension to the Northwest corner of said Brae; thence Southeasterly along the Southwesterly line thereof to the Point of Beginning.

Section 7. The following described property (Site 6) is reclassified from R-3.5 to R-30:

That portion of the Southwest quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of Tract 41, Bellevue Acre and Half Acre Tracts, as recorded in Volume 11 of Plats, Page 35; thence Easterly along the North line thereof 227.60 feet; thence Southwesterly to a point on the South line of said tract a distance of 137.00 feet Easterly of the Southwest corner thereof; thence Westerly along said South line and the Westerly extension thereof to the centerline of 102nd Avenue S.E. (Linden Avenue); thence Northerly along said centerline to the Westerly extension of the North line of said tract; thence Easterly along said Westerly extension to the Point of Beginning.

Section 8. The following described property (Site 7) is reclassified from R-3.5 and R-30 to R-20:

That portion of the Southwest quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southwest corner of Tract 63, Bellevue Acre and Half Acre Tracts, as recorded in Volume 11 of Plats, Page 35; thence Northerly along the West line thereof and the West line of Tract 62 of said plat to the Northwest corner of said Tract 62; thence Easterly along the North line thereof to the Northeast corner of said Tract 62; thence Easterly to the Northwest corner of Tract 37 of said plat; thence Easterly along the North line thereof to the Northeast corner of said Tract 37; thence Southerly along

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the East line thereof to the South line of the North half of said Tract 37; thence Westerly along said South line and the Westerly extension thereof to the centerline of 102nd Avenue S.E.(Linden Avenue); thence Southerly along said centerline to the centerline of S.E. 6th Street(Alder Street); thence Westerly along the centerline of S.E. 6th Street to the Southerly extension of the West line of said Tract 63; thence Northerly along said Southerly extension to the Point of Beginning.

Section 9. The following described property (Site 8) is reclassified from PO to R-15:

The West 100.00 feet of the East 340.00 feet of the South 180.06 feet of the Northwest quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington.

Section 10. The following described property (Site 9) is reclassified from R-1.8 to R-2.5:

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

Beginning at the Southeast corner of said subdivision; thence Northerly along the East line thereof to the Northeast corner of said subdivision; thence Westerly along the North line thereof to the West line of the East 29.00 feet of Lot 10, Neumann Addition, as recorded in Volume 47 of Plats, Pages 65 and 66; thence Southerly along said West line 450.52 feet; thence North $88^{\circ}36'26''$ West 1.45 feet to the Northeast margin of Kaylen Place S.E., as conveyed to the City of Bellevue by deed recorded in Volume 389 of Deeds, Page 483; thence Southwesterly along a line perpendicular to said Northeast margin to the centerline of Kaylen Place S.E.; thence South $30^{\circ}13'44''$ East along said centerline to the South line of said subdivision; thence Easterly along said South line to the Point of Beginning;

AND Commencing at the Southeast corner of said subdivision; thence Westerly along the South line thereof to the Southerly extension of the West line of Lot 7, of said Neumann Addition and the True Point of Beginning; thence Northerly along said Southerly extension and West line to the Northeast corner of Lot 8 of said plat; thence Westerly along the North line thereof to a point 70.00 feet Westerly, as measured along the North line of said Lot 8 and the Easterly extension thereof from the intersection of the East line of said Lot 7; thence North $50^{\circ}56'17''$ East 54.50 feet; thence North $52^{\circ}39'01''$ East to the centerline of Kaylen Place S.E.; thence South $30^{\circ}13'44''$ East along said centerline to the South line of said subdivision; thence Westerly along said South line to the True Point of Beginning.

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Section 11. The following described property (Site 10) is reclassified from R-1.8 to R-3.5:

That portion of the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 5, 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 Southeast corner of said subdivision; thence North $88^{\circ}31'14''$ West along the South line thereof 369.31 feet; thence North $1^{\circ}54'33''$ East 142.00 feet; thence South $88^{\circ}31'14''$ East 41.55 feet; thence North $1^{\circ}54'33''$ East 116.01 feet; thence North $88^{\circ}31'14''$ West to the centerline of 103rd Avenue S.E.; thence Northerly along said centerline to the North line of said subdivision; thence Easterly along said North line to the Point of Beginning.

Section 12. The following described property (Site 11) is reclassified from R-1.8 to R-2.5

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

Beginning at the Northwest corner of the South half of the Northeast quarter of said Southwest quarter; thence Easterly along the North line thereof to the East line of the West 6.00 feet of the Southeast quarter of the Northeast quarter of said Southwest quarter; thence Southerly along said East line to the South line of the North 112.00 feet of the Southeast quarter of the Northeast quarter of said Southwest quarter; thence Easterly along said South line to the centerline of 107th Avenue S.E. (108th Place S.E.); thence Southerly along said centerline to the Easterly extension of the South line of Lot 1, Block 5, Killarney No. 3, as recorded in Volume 45 of Plats, Page 38; thence Westerly along said Easterly extension and South line to the Northerly extension of the East line of Lot 2, Block 4 of said plat; thence Southerly along said Northerly extension and East line to the Southeast corner of said Lot 2 and the South line of the Northeast quarter of said Southwest quarter; thence Westerly along said South line to the West margin of 104th Avenue S.E.; thence Northerly along said West margin to the North line of the South 135.00 feet of the Northeast quarter of said Southwest quarter; thence Westerly along said North line to the West line of the Northeast quarter of said Southwest quarter; thence Northerly along said West line to the Point of Beginning.

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Section 13. The following described property (Site 12) is reclassified from R-1.8 to R-3.5:

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

Beginning at the Northwest corner of the Southeast quarter of said Southwest quarter; thence Southerly along the West line thereof to the South line of the North half of the North half of the Southeast quarter of said Southwest quarter; thence Easterly along said South line to the centerline of 107th Avenue S.E. (108th Place S.E.); thence Northerly along said centerline to the Easterly extension of the South line of Lot 1, Block 5, Killarney No. 3, as recorded in Volume 45 of Plats, Page 38; thence Westerly along said Easterly extension and South line to the Northerly extension of the West line of Lot 1, Block 4 of said plat; thence Southerly along said Northerly extension and West line to the Southwest corner of said Lot 1 and the North line of the Southeast quarter of said Southwest quarter; thence Westerly along said North line to the West margin of 104th Avenue S.E.; thence Northerly along said West margin to the North line of the South 135.00 feet of the Northeast quarter of said Southwest quarter; thence Westerly along said North line to the West line of the Northeast quarter of said Southwest quarter; thence Southerly along said West line to the Point of Beginning.

Section 14. The following described property (Site 13) is reclassified from Office (O) to PO:

That portion of the Southwest quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner of said subdivision; thence South $0^{\circ}07'16''$ East along the East line thereof 176.42 feet to the True Point of Beginning; thence continuing South $0^{\circ}07'16''$ East along said East line 60.00 feet; thence North $88^{\circ}30'01''$ West parallel with the North line of said subdivision 230.01 feet; thence North $0^{\circ}07'16''$ West 60.00 feet; thence South $88^{\circ}30'01''$ East to the True Point of Beginning;

EXCEPT the East 30.00 feet thereof.

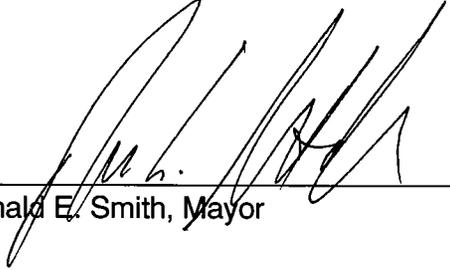
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Section 15. This Ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 3rd day of March, 1997, and signed in authentication of its passage this 3rd day of March, 1997.

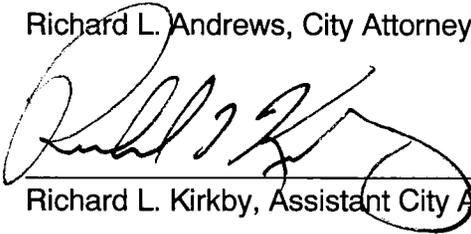
(SEAL)



Ronald E. Smith, Mayor

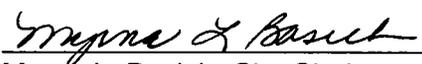
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Kirkby, Assistant City Attorney

Attest:



Myrna L. Basich, City Clerk

Published March 7, 1997