

0075-ORD  
05/29/97

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4992

AN ORDINANCE reclassifying approximately 3.74 acres located at 1234 - 134th Avenue N.E. from R-2.5 to R-3.5 on application of Cam West Development, Inc.

WHEREAS, Cam West Development, Inc. filed an application to reclassify approximately 3.74 acres located at 1234 - 134th Avenue N.E. from R-2.5 to R-3.5, subject to conditions; and

WHEREAS, on April 17, 1997, 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 May 1, 1997, 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-2.5 to R-3.5; 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 reclassification of the hereinafter described property located at 1234 - 134th Avenue N.E. from R-2.5 to R-3.5, as set forth in "Findings, Conclusions, Decisions and Recommendation of the Hearing Examiner for the City of Bellevue in the Matter of the Application of Cam West Development, Inc. (Schoning Property) Request for Approval of Rezone from R-2.5 to R-3.5, and Preliminary Plat for 14 Lots and Planned Unit Development with Open Space and Removal of Protected Status for a Portion of the Buffer for a Steep Slope, all concerning 3.74 Acres at 1234 - 134th Avenue N.E.," File REZ 96-6642, PUD 96-6641, and PP 96-6763.

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Section 2. The following described property is reclassified from R-2.5 to R-3.5:

Tract 16 and the South 1/2 of Tract 17 in Bellevue Gardens addition, as per plat recorded in Volume 19 of Plats, Page 51, records of King County;

Except the South 105 feet of said Tract 16;

Situate in the City of Bellevue, County of King, State of Washington.

This reclassification is subject to the following conditions:

- A. PUD/Plat Approval.** The PUD and preliminary plat approvals are contingent upon approval of the related rezone.
- B. Native Growth Protection Area (NGPA).** An NGPA shall be designated encompassing Kelsey Creek corridor, including the required non-disturbance setbacks. The NGPA shall be marked with permanent information signs at each property line and at each angle point not on a property line.
- C. NGPA Ownership/Dedication.** The NGPA shall be either dedicated as common ownership among the property owners of the plat or dedicated to the City of Bellevue's Parks or Utilities Department. If dedicated to common ownership, a management plan shall be submitted and approved as part of Plat Engineering and a Homeowner's Association shall be incorporated prior to Final Plat approval.
- D. Utilities Approval.** The Utilities Department approval of the Preliminary PUD/Plat is based on a conceptual design of the utility systems. Because the utility plans are conceptual, there are no implied approvals of the engineering components of the proposal. Final civil engineering of the utility design may require changes to the site layout or size of buildings to accommodate the utilities. Water, sewer and storm drainage shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. All design review, approvals and inspection shall be performed under Developer Extension Agreements.
- E. Water Quality.** To mitigate impacts to water quality from development of the site, water quality protection and treatment shall be provided per the City of Bellevue Utility Engineering Standards.

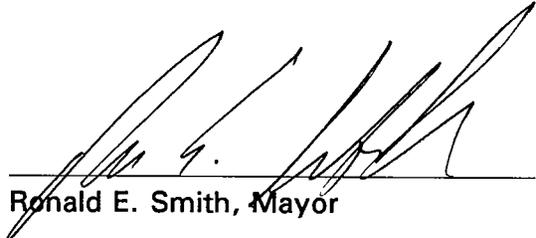
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**F. Fire Access.** To provide the required access for fire fighting vehicles, the access to Building 1-4 and 5-8 shall be increased to a minimum width of 20 feet. Alternatively, the applicant may provide fire sprinkler systems in structures 2, 3, 6, and 7.

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 2nd day of June, 1997,  
and signed in authentication of its passage this 2nd day of  
June, 1997.

(SEAL)

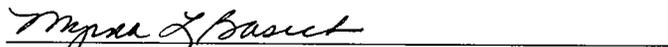
  
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Ronald E. Smith, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
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Richard G. Gilley, Deputy City Attorney

Attest:

  
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Myrna L. Basich, City Clerk

Published January 1, 1998