

0091-ORD
07/28/97

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5016

AN ORDINANCE reclassifying property located in Bridle Trails Subarea from R-1 to R-7.5 on request of the City of Bellevue and known as the Vowels Property.

WHEREAS, the City of Bellevue filed a request to reclassify approximately 1.02 acres in the Bridle Trails Subarea from R-1 to R-7.5; and

WHEREAS, the reclassification additionally includes adjoining rights of way; and

WHEREAS, on June 12, 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 June 26, 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 property from R-1 to R-7.5, 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 of the City Council approving the reclassification request with regard to the hereinafter described property located in the Bridle Trails 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 (Vowels Property) Request for Reclassification of Approximately 1.02 Acres from R-1 to R-7.5/C in Accordance with the Bridle Trails Subarea Plan of the Bellevue Comprehensive Plan," File No. REZ 96-7974.

Section 2. The following described property is reclassified from R-1 to R-7.5:

That portion of the Southwest quarter of Section 21, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southeast corner of Tract 17, Block 72, Burke and Farrar's Kirkland Addition to the City of Seattle Division No. 23, as

0091-ORD
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recorded in Volume 21 of Plats, Page 46; thence Northerly along the East line thereof 200.00 feet; thence Northeasterly to the Northwest corner of said Tract 17; thence continuing Northwesterly along the Northwesterly extension thereof to the centerline of N.E. 26th Place (Virginia Street); thence Westerly along said centerline and the Westerly extension thereof to the West margin of 120th Avenue N.E. (Wilbur Street); thence Southerly along said West margin to the LL-Line, as shown on the SR 520 MP 7.04 to MP: 12.96 Northrup Interchange to JCT. SR 202, Right of Way and Limited Access Plans, sheet 5 of 16, dated February 6, 1969; thence Easterly along said LL-Line to the Southerly extension of the East line of said Tract 17; thence Northerly along said Southerly extension to the Point of Beginning.

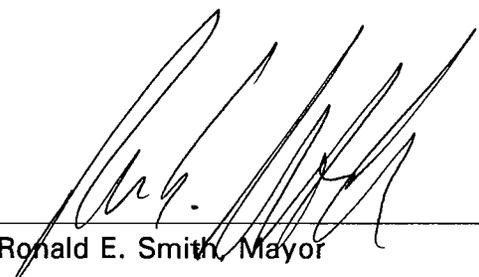
This reclassification is subject to the following condition:

Housing density on this property is limited to six units per acre. No additional density will be granted by obtaining approvals and developing the property as a PUD.

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 4th day of August, 1997, and signed in authentication of its passage this 4th day of August, 1997.

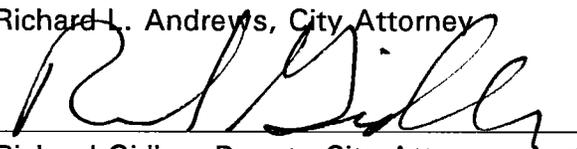
(SEAL)



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 August 8, 1997