

0109-ORD
09/30/97

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5027

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended, (chapter 36.70A RCW), amending Policy S-BT-44 of the Bridle Trails Subarea Plan. (Learning Garden CPA-97-1466)

WHEREAS, the Learning Garden School initiated a Comprehensive Plan Amendment (CPA) to modify Policy S-BT-44 of the Bridle Trails Subarea Plan; and

WHEREAS, the Planning Commission held a public hearing on July 2, 1997 with regard to such proposed amendment; and

WHEREAS, the Planning Commission recommends the City Council approve such amendment to Bridle Trails Subarea Policy S-BT-44; and

WHEREAS, the City Council desires to adopt this amendment as part of the City's 1997 amendments to the Comprehensive Plan; and

WHEREAS, the City Council has considered this amendment concurrently with the other 1997 amendments; and

WHEREAS, the City of Bellevue 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. Policy S-BT-44 of the Bridle Trails Subarea Plan is amended to read as follows:

Policy S-BT-44. Where differing uses abut, a buffer strip of approximately 75 feet on the intense side of the edge of the property line should be established. If natural vegetation provides a dense buffer, it should be left undisturbed. In lieu of an existing natural buffer, appropriate plantings should be encouraged to provide a dense buffer of appropriate height.

If the use on the intense side of the property line is an elementary school, mini-daycare center or daycare center, a buffer of less than 75 feet may be planted if: a) the planting is a minimum of 20 feet in depth and equivalent in intensity to plantings required in Transition Areas where the district providing the transition to a residential use is LI, GC, or CB, and b) no buildings, driveways or parking areas are constructed within 75 feet of the property line of the less intense use.

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Children's play equipment may be located within the 75-foot buffer provided it does not intrude into the 20-foot planting area.

Discussion: The buffering is to apply to any change in use from single-family, including multi-family.

Section 2. This ordinance shall take effect and be in force five days after its passage and legal publication. This ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

PASSED by the City Council this 6th day of October, 1997, and signed in authentication of its passage this 6th day of October, 1997.

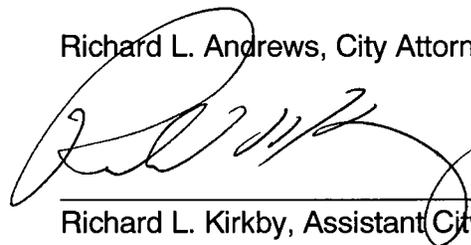
(SEAL)



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 October 10, 1997