

0140-ORD
02/19/98

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5057

AN ORDINANCE reclassifying approximately 1.8 acres located at 12010 SE 32nd Street from R-20 to LI, on application of Evergreen Hills Partnership.

WHEREAS, Evergreen Hills Partnership filed an application to reclassify approximately 1.8 acres located at 12010 SE 32nd Street from R-20 to LI; and

WHEREAS, on January 29, 1998 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 February 12, 1998, the Hearing Examiner recommended approval of the rezone application, with a condition, 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 property from R-20 to 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 that recommendation to the City Council with regard to the hereinafter described property located at 12010 SE 32nd Street as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue In the Matter of the Application of Evergreen Hills Partnership Request for Approval of Rezone of Property, including Adjacent Rights-of-Way, from R-20 to Light Industrial, concerning Approximately 1.8 Acres at 12010 SE 32nd Street," File REZ 97-5966.

Section 2. The following described property is reclassified from R-20 to LI:

That portion of the Southeast quarter of the Northwest quarter of Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Southeast corner of said subdivision; thence Westerly along the South line thereof to the West line of the East 1,020.00 feet of said subdivision; thence Northerly along said West line to the centerline of Henry Bock Road No. 1079 and the True Point of Beginning; thence continuing Northerly along said West line to a point

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300.00 feet Northerly of the North margin of said Henry Bock Road, as measured along said West line; thence Easterly parallel with the South line of said subdivision to the West margin of the Northern Pacific Railroad Right of Way; thence Northeasterly along a line perpendicular to said West margin to the East margin of said railroad right of way; thence Southerly along said East margin to the centerline of said Henry Bock Road; thence Westerly along said centerline to the True Point of Beginning.

This reclassification is subject to the following condition:

Light industrial uses on this site are limited to: contract construction services, business services, repair services, warehousing and storage services so that the permitted uses do not adversely impact nearby residents. Administrative offices are permitted only as a subordinate use to one of the above-referenced permitted uses.

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 23rd day of March, 1998, and signed in authentication of its passage this 23rd day of March, 1998.

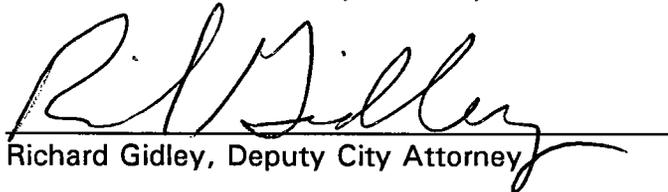
(SEAL)



Mike Creighton, Mayor

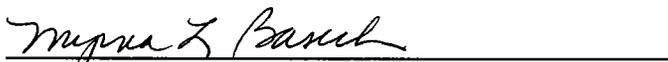
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Myrna L. Basich, City Clerk

Published March 27, 1998