

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5351

AN ORDINANCE relating to simplification of the Special Dedication Procedure which allows property owners within the Downtown to dedicate right-of-way to the City without compensation in exchange for including the land area for the purpose of computing the maximum floor area ratio for development of the property; amending Section 20.25A.020D of the Bellevue Land Use Code.

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's Environmental Procedures Code, BCC 22.02; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 20.25A.020D of the Land Use Code is amended to read as follows:

1. General. Land which is dedicated to the City of Bellevue for right-of-way without compensation to the owner in conformance with paragraph D.2 of this section is included in land area for the purpose of computing maximum FAR notwithstanding LUC 20.50.020, floor area ratio (FAR).

2. Special Dedications.

a. A property owner may make a special dedication by conveying land identified for right-of-way acquisition in a Transportation Facilities Plan of the Comprehensive Plan, the Transportation Facilities Plan adopted by the City Council or the Capital Investment Program Plan to the City of Bellevue by an instrument approved by the City Attorney.

b. A property owner may also make a special dedication by conveying land identified by the Director of Transportation as necessary for safety or operational improvement projects.

3. Recording Requirements. The Director of the Department of Planning and Community Development must record the amount (square footage) of floor area earned by area dedicated in conformance with paragraph D.2 of this section and the increase in maximum building height acquired in conformance with notice A.2(17) of this section with the King County Division of Records and Elections and with the Bellevue City Clerk.

Section 2. This ordinance shall take effect and be in force five (5) days after passage by the City Council.

PASSED by the City Council this 7th day of January, 2002, and signed in authentication of its passage this 7th day of January, 2002

(SEAL)

Mayor Connie Marshall

Approved as to form:

Richard L. Andrews, City Attorney
Lori M. Riordan, Assistant City Attorney

Attest:

Myrna L. Basich, City Clerk

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