

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5359

AN ORDINANCE reclassifying property located in the Crossroads Subarea from OU, O and PO to R-1, R-2.5, R-4, R-10, R-15, and Office on request of the City of Bellevue and known as the East Bellevue Rezone Project.

WHEREAS, the City of Bellevue filed a request to reclassify approximately 36 acres located in the Crossroads Subarea from OU, O and PO to R-1, R-2.5, R-4, R-10, R-15, and Office; and

WHEREAS, on January 3, 2002, a public hearing was held before the Hearing Examiner for the City of Bellevue pursuant to notice required by law; and

WHEREAS, on January 16, 2002, the Hearing Examiner recommended approval of the rezone application conditions, and made and entered findings of fact and conclusions 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 OU, O, and PO to R-1, R-2.5, R-4, R-10, R-15, and Office; 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 to approve the reclassification as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue in the Matter of the Application of the City of Bellevue (East Bellevue Rezone Project) to Reclassify 17 parcels (36 acres) from Open Use and Office to R-1, R-2, R-2.5, R-4, R-10, R-15, and Office," File Nos. 99-997500-LQ, 99-997502-LQ through 99-997508-LQ, 99-997510-LQ through 99-997518-LQ.

Section 2. The following described properties are reclassified as indicated:

From OU to Office.

Area 1

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

**Beginning** at the Northeast corner of Lot 2, Block 1, Kirkland Gardens Addition to Kirkland Washington, as recorded in Volume 7 of Plats, Page 12; thence Southerly along the East line thereof and the Southerly extension of said East line to the centerline of N.E. 6<sup>th</sup> Street (Woodlawn Avenue); thence Westerly along said

# ORIGINAL

centerline to the West line of said Northwest quarter, thence Northerly along said West line to the South line of the North 200.00 feet of said Northwest quarter; thence Easterly along said South line to the East line of the West 50.00 feet of said Lot 2; thence Northerly along said East line to the North line of said Lot 2; thence Easterly along said North line to the **Point of Beginning**.

From OU to R-2.5.

## Area 2

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

**Beginning** at the Northwest corner of Lot 3, Block 1, Kirkland Gardens Addition to Kirkland Washington, as recorded in Volume 7 of Plats, Page 12; thence Easterly along the North line of said Block 1 to the Northeast corner of Lot 6 of said Block 1; thence Southerly along the East line thereof and the East line of Lot 6, Block 2 of said plat to the Southeast corner of said Lot 6, Block 2; thence Westerly along the South line of said Block 2 to the Southwest corner of Lot 5 of said Block 2; thence Northerly along the West line thereof and the Northerly extension of said West line to the centerline of N.E. 6<sup>th</sup> Street (Woodlawn Avenue); thence Westerly along said centerline to the Southerly extension of the West line of said Lot 3, Block 1; thence Northerly along said Southerly extension and West line to the **Point of Beginning**.

From OU to R-4

## Area 3

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

**Beginning** at the Northwest corner of Lot 7, Block 1, Kirkland Gardens Addition to Kirkland Washington, as recorded in Volume 7 of Plats, Page 12; thence Easterly along the North line of said Block 1 to the Northeast corner of Lot 8 of said Block 1; thence Southerly along the East line thereof and the Southerly extension of said East line to the centerline of N.E. 6<sup>th</sup> Street (Woodlawn Avenue); thence Westerly along said centerline to the Southerly extension of the West line of said Lot 7; thence Northerly along said Southerly extension and West line to the **Point of Beginning**.

From OU to R-10

## Area 4

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

**Beginning** at the intersection of the West line of said subdivision and the centerline of N.E. 6<sup>th</sup> Street (Woodlawn Avenue); thence Easterly along said centerline to the Northerly extension of the West line of the East 60.00 feet of Lot 2, Block 2, Kirkland Gardens Addition to Kirkland Washington, as recorded in Volume 7 of Plats, Page 12; thence Southerly along said Northerly extension and West line to the South line of said Block 2; thence Westerly along said South line and the Westerly extension

thereof to the West line of said Northwest quarter; thence Northerly along said West line to the **Point of Beginning**.

From OU to R-1

Area 5

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

**Beginning** at the Southeast corner of Lot 4, Block 2, Kirkland Gardens Addition to Kirkland Washington, as recorded in Volume 7 of Plats, Page 12; thence Westerly along the South line of said Block 2 to the West line of the East 60.00 feet of Lot 2 of said Block 2; thence Northerly along said West line and the Northerly extension thereof to the centerline of N.E. 6<sup>th</sup> Street (Woodlawn Avenue); thence Easterly along said centerline to the Northerly extension of the East line of said Lot 4; thence Southerly along said Northerly extension and East line to the **Point of Beginning**.

From OU, Office to R-15

Area 6

That portion of the South half of the Southwest quarter of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

**Beginning** at the Northwest corner of said subdivision; thence South 88°40'19" East along the North line thereof to the Northeast corner of Pinewood Village, as recorded in Volume 58 of Condominiums, Pages 15-20; thence South 26°41'50" East along the Easterly line thereof 157.53 feet to the Westerly margin of 150<sup>th</sup> Place N.E.; thence South 40°26'26" East 30.07 feet to an angle point on the centerline of 150<sup>th</sup> Place N.E.; thence Southerly along said centerline to the South line of said Northwest quarter; thence Westerly along said South line to the Southerly extension of the East line of Parcel 2, City of Bellevue Short Plat No. 77-75, as filed under Recording No. 7803010897; thence Northerly along said Southerly extension and East line to the North line of the South 230.00 feet of said Northwest quarter; thence Westerly along said North line to a line which bears South 0°02'51" East from the Northeast corner of Parcel 1 of said City of Bellevue Short Plat No. 77-75; thence North 0°02'51" West to the Northeast corner of said Parcel 1; thence Westerly along the North line thereof and the Westerly extension of said North line to the West line of said Northwest quarter; thence Northerly along said West line to the **Point of Beginning**.

From OU to Office

Area 7

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

**Beginning** at the Northeast corner of Parcel 1, City of Bellevue Short Plat No. 77-75, as filed under Recording No. 7803010897; thence South 0°02'51" East along the Easterly line thereof 98.98 feet to an angle point on said Easterly line; thence leaving

said Easterly line South 0°02'51" East to the North line of the South 230.00 feet of said Northwest quarter; thence Westerly along said North line to the West line of said Northwest quarter; thence Northerly along said West line to the Westerly extension of the North line of said Parcel 1; thence Easterly along said Westerly extension and North line to the **Point of Beginning**.

From OU, Office to R-4

Area 8

That portion of the Northwest quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

**Beginning** at the Northwest corner of Mainvue, as recorded in Volume 118 of Plats, Pages 30-31; thence South 26°41'50" East along the Westerly line thereof 157.53 feet to the Westerly margin of 150<sup>th</sup> Place N.E.; thence South 40°26'26" East 30.07 feet to an angle point on the centerline of 150<sup>th</sup> Place N.E.; thence Southerly along said centerline to the South line of said Northwest quarter; thence Easterly along said South line to the Southerly extension of the East line of said plat; thence Northerly along said Southerly extension and East line to the Northeast corner of said plat; thence Westerly along the North line thereof to the **Point of Beginning**.

Section 3. This Ordinance shall take force and be in effect five days after its passage and legal publication.

Passed by the City Council this 19<sup>th</sup> day of February, 2002, and signed in authentication of its passage this 19<sup>th</sup> day of February, 2002.

(SEAL)

Connie B. Marshall  
Connie B. Marshall, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Lori M. Riordan  
Lori M. Riordan, Assistant City Attorney

Attest:

Myrna L. Basich  
Myrna L. Basich, City Clerk

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