

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5841

AN ORDINANCE approving the rezone application of West Pacific Development, LLC (Jack Zheng) to rezone a .57 acre tract of land at 16226 Northup Way, from R-5 to R-7.5, subject to one condition.

WHEREAS, West Pacific Development, LLC (Jack Zheng) filed an application to rezone a .57 acre tract of land at 16226 Northup Way, from R-5 to R-7.5; and

WHEREAS, on September 4, 2008, a public hearing was held before the Hearing Examiner for the City of Bellevue pursuant to notice required by law; and

WHEREAS, on September 15, 2008 the Hearing Examiner recommended approval of the rezone application, subject to one condition, and made and entered findings of fact and conclusions based thereon in support of that recommendation, and no timely appeal thereof has been filed; 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 rezone of a .57 acre tract of land at 16226 Northup Way, from R-5 to R-7.5; 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 to the City Council with regard to the hereinafter described property located at 16226 Northup Way as set for within "Findings of Fact, Conclusions of Law, and Recommendation In re the matter of the Application of West Pacific Development, LLC, JACK ZHENG REZONE For Property Located at 16226 Northup Way, FILE NO: 08-122538-LQ," subject to one condition.

Section 2. The property described below is hereby rezoned from R-5 to R-7.5:

That portion of the West half of the East half of the Southeast quarter of the Northeast quarter of Section 26, Township 25 North, Range 5 East, W.M. King County, Washington, described as follows:

Beginning at the Southeast corner of said subdivision;

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10/02/08

Thence North 1°04'40" East along the East line of the said subdivision, 512.63 feet to the true point of beginning;  
Thence North 88°55'20" West 135 feet;  
Thence South 1°04'40" West 150 feet, more or less, to the Northeasterly margin of county road;  
Thence Southeasterly along said road margin, 149.47 feet more or less to the East line of said subdivision;  
Thence North 1°04'40" East 214.17 feet, more or less, to the true point of beginning.

Situate in the City of Bellevue, County of King, State of Washington.

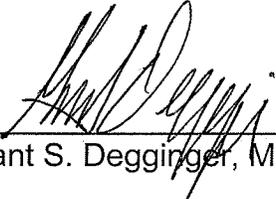
Section 3. This rezone shall be subject to the following condition:

Any future development on the property shall be limited to one access location (curb cut) on Northup Way. Individual, private driveways for dwelling units in a short plat will not be allowed.

Section 4. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

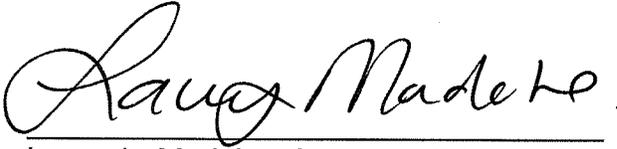
Passed by the City Council this 20<sup>th</sup> day of October, 2008, and signed in authentication of its passage this 20<sup>th</sup> day of October, 2008.

(SEAL)

  
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Grant S. Degginger, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

  
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Lacey L. Madche, Assistant City Attorney

Attest:

  
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Myrna L. Basich, City Clerk

Published Oct. 23, 2008