

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6095

AN ORDINANCE rezoning properties within Horizon View C from R 3.5 to R 2.5 land use designation; and establishing an effective date.

WHEREAS, by Ordinance No. 6060 Horizon View was annexed to the City of Bellevue; and

WHEREAS, the land use designation of R-3.5 applied to the property upon the effective date of annexation; and

WHEREAS, the City initiated a legislative process to rezone portions of the Horizon View annexation area to R 2.5, consistent with the City's Comprehensive Plan and as further described in this Ordinance; and

WHEREAS, the City's Land Use Code establishes that area-wide amendments to the City's zoning designations shall be processed as legislative rezones through Process IV; and

WHEREAS, Notice of Application for the proposed legislative rezone was published on July 26, 2012; and

WHEREAS, a Determination of Non-Significance (DNS) under the State Environment Policy Act was issued on August 23, 2012 upon finding that the proposal at issue did not have a probable significant impact on the environment; and

WHEREAS, upon due notice, the Planning Commission held a public hearing on the proposed rezoning September 12, 2012; and

WHEREAS, the Planning Commission recommends approval of said application ; and

WHEREAS, the City Council has considered the proposed zoning map and land use designations for the Horizon View area; and

WHEREAS, the City Council finds that the proposed land use designations are consistent with the City's Comprehensive Land Use Map and the criteria of LUC Section 20.30A.140; and

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

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

Section 1. The property as legally described below is hereby rezoned from R-3.5 to R-2.5:

HORIZON VIEW C REZONE AREA

Beginning at the Northeast corner of Lot 1 of the plat of Horizon View Addition Division C, recorded in Volume 56 of Plats, Pages 20-21, records of King County, being the basis of bearings for said description and said point, the True Point of Beginning;

Thence N90°00'00"W along the North line of said Lot 1 and Westerly extension thereof a distance of 222.83 feet to the intersection with the centerline of 151st Avenue SE (George S. Farmer Road) being a point on a curve to the South the center of which bears S74°54'50"W a distance of 750.00 feet;

Thence along said curve following the centerline of said 151st Avenue SE, an arc distance of 222.56 feet;

Thence on a tangent bearing S01°55'00"W, a distance of 288.84 feet to the beginning of a curve to the left with a radius of 1000.00 feet;

Thence along said curve an arc distance of 136.14 feet;

Thence on a tangent bearing S05°53'00"E, a distance of 109.70 feet to the beginning of a curve to the right with a radius of 450.00 feet;

Thence along said curve an arc distance of 146.22 feet;

Thence on a tangent bearing S12°44'01"W, a distance of 213.97 feet to the intersection with the centerline of 152nd Place SE noted on said plat;

Thence S49°08'17"E along said centerline a distance of 328.69 feet to the beginning of a curve to the right with a radius of 400.00 feet;

Thence along said curve an arc distance of 42.58 feet;

Thence on a tangent bearing S43°02'20"E, a distance of 179.05 feet;

Thence S40°28'51"E, a distance of 162.89 feet to the beginning of a curve to the right with a radius of 224.76 feet;

Thence along said curve an arc distance of 85.98 feet to the beginning of a curve to the left with a radius of 186.28 feet;

Thence along said curve an arc distance of 69.71 feet;

Thence on a tangent bearing S40°00'07"E, a distance of 147.30 feet to the beginning of a curve to the left with a radius of 246.36 feet;

Thence along said curve an arc distance of 78.86 feet;

Thence on a tangent bearing $S58^{\circ}20'31''E$, a distance of 29.00 feet to a prolongation of the East line of Lot 4, Block 3 of said plat;

Thence $N31^{\circ}39'29''E$, a distance of 30.00 feet to the southernmost corner of said Lot 4;

Thence $S58^{\circ}20'31''E$ along the prolongation of the Southwesterly line of said Lot 4 20.00 feet to the Northwesterly corner of Lot 12 of the plat of The Summit Division No. 3, recorded in Volume 140 of Plats, Pages 39-43, records of King County;

Thence $N31^{\circ}39'29''E$ along the Northwesterly boundary of said Lot 12 a distance of 163.16 feet to the North corner of said Lot 12, also being on the Westerly boundary of Lot 51 of the plat of The Summit Division No. 1, recorded in Volume 131 of Plats, Pages 46-49, records of King County;

Thence $N01^{\circ}54'42''W$ along the Westerly boundary of Lots 51 and 50 of said plat a distance of 135.06 feet;

Thence continuing along the Westerly boundary of Lots 50 and 49 of said plat $N05^{\circ}39'59''E$ a distance of 150.00 feet;

Thence continuing along the Westerly boundary of Lots 49 and 48 of said plat $N16^{\circ}30'16''E$ a distance of 180.30 feet to the Northwest corner of said Lot 48;

Thence $N65^{\circ}16'04''W$ along the Southerly boundary of Lot 41 of said plat a distance of 86.87 feet to a point of a curve concave to the Southeast, the center of which bears $S52^{\circ}50'22''E$ a distance of 170.00 feet;

Thence along said curve an arc distance of 11.83 feet to a point on the Southeasterly right-of-way of 153rd Avenue Southeast;

Thence $N19^{\circ}49'51''W$ across said right-of-way a distance of 66.05 feet to the Northwesterly right-of-way of said street also being the Easterly corner of Lot 14 of Tract 1 of Horizon View Addition Division C, recorded in Volume 56 of Plats, Pages 20-21, records of King County;

Thence $N12^{\circ}09'46''W$ a distance of 231.75 feet along the Easterly boundary of Lots 14 and 13, Block 1 of said plat;

Thence continuing along the East boundary of Lots 12, 11, 10, and 9, Block 1 of said plat $N00^{\circ}00'00''E$, a distance of 615.74 feet to the Northeast corner of Lot 8;

Thence $N77^{\circ}35'33''W$ along the North boundary of said Lot 8, a distance of 307.17 feet to the Northeast corner of Lot 7;

Thence $S71^{\circ}54'54''W$ along the North boundary of said Lot 7, a distance of 182.31 feet to the Northwest corner of said Lot 7 also being the Southeast corner of Lot 3 in said Block;

Thence $N17^{\circ}51'27''W$ along the West boundary of Lots 3 and 2 a distance of 206.00 feet to the Southeast corner of Lot 1 in said Block;

Thence N00°00'00"E along the East line of said Lot 1, a distance of 173.00 feet to the Northeast corner of Lot 1, the True Point of Beginning.

Section 2. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

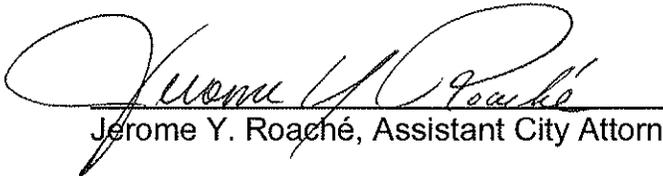
Passed by the City Council this 10th day of December, 2012 and signed in authentication of its passage this 10th day of December, 2012.

(SEAL)

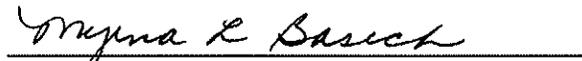

Conrad Lee, Mayor

Approved as to form:

Lori M. Riordan, City Attorney


Jerome Y. Roaché, Assistant City Attorney

Attest:


Myrna L. Basich, City Clerk

Published December 13, 2012.