

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6167

AN ORDINANCE approving the rezone application of the Tsai Family, LLC (Bellevue Heights Apartments) to replace the existing O-Office zoning with R-30 zoning to permit multi-family residential development of up to 30 units per acre and increase the maximum allowable density for the property from 39 units to 55 units located at 13902 NE 8th Street, Bellevue, Washington.

WHEREAS, the Tsai Family, LLC (Bellevue Heights Apartments) filed an application for a rezone to replace the existing O-Office zoning with R-30 zoning located at 13902 NE 8th Street in the Wilburton/Subarea, which is attached hereto as Exhibit A and by this reference fully incorporated herein; and

WHEREAS, on May 22, 2014, a public hearing was held before the Hearing Examiner for the City of Bellevue pursuant to notice required by law; and

WHEREAS, on June 5, 2014, the Hearing Examiner recommended approval of the rezone application, and made and entered findings of fact and conclusions of law 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; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code and a Determination of Non-Significance was issued on October 3, 2013; 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 as set forth in "Findings, Conclusions and Recommendations of the Hearing Examiner for the City of Bellevue in the matter of the Application for a site specific rezone of a 1.84 acre site from O-Office to R-30 (Multi-Family Residential) zoning Relating to Bellevue Heights Apartments located at 13902 NE 8th Street on the Request of the Tsai, LLC, Owners, File No. 12-132255-LQ."

ORIGINAL

1394-ORD
07/02/14

Section 2. The property legally described in Exhibit A, which is attached hereto and by this reference fully incorporated herein is hereby reclassified from O-Office to R-30.

Section 3. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

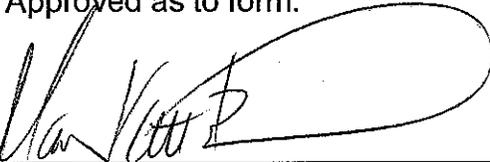
Passed by the City Council this 7th day of July, 2014
and signed in authentication of its passage this 7th day of July,
2014.

(SEAL)



Claudia Balducci, Mayor

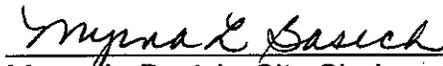
Approved as to form:



Lori M. Riordan, City Attorney

for

Attest:



Myrna L. Basich, City Clerk

Published July 10, 2014

**EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY**

Lot 2 and 3, City of Bellevue Short Plat No. 81-37, filed under Recording No. 8206259004 survey records of King County, Washington and further amended as Lot 2A, Declaration of Lot Combination under Recording No. 8503060856 records of King County, Washington.
EXCEPTING THERFROM all that portion described in that certain deed filed under Recording No. 9005030553 records of King County, Washington.