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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3557

AN ORDINANCE amending the reclassification of approximately 12.93 acres of property (Sheffield Greens Division 3) located south of the City's boundary and west of 148th Avenue N.E., and north and east of the Bellevue Municipal Golf Course in the Bridle Trails Subarea; and amending Section 2 of Ordinance No. 3121.

WHEREAS, 26.1 acres of property (Site 4) were reclassified by Ordinance No. 3121 adopted on June 21, 1982 from R-1 and R-3.5 to R-5 with conditions; and

WHEREAS, a condition of the Site 4 reclassification requires Administrative Design Review for all property within Site 4; and

WHEREAS, Sheffield Greens Division 3 is a portion of the Site 4 property reclassified by Ordinance No. 3121; and

WHEREAS, a preliminary plat application for the development of 49 single-family homes was approved by the City Council on April 22, 1985 by passage of Resolution 4535; and

WHEREAS, Administrative Design Review is not required for the Sheffield Greens Division 3 property; and

WHEREAS, an application for an amendment to the reclassification of the Sheffield Greens Division 3 property was duly filed by the applicant Burnstead Construction with the appropriate City Officials; and

WHEREAS, on May 16, 1985, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested parties; and

WHEREAS, on June 24, 1985 the Hearing Examiner recommended approval with conditions of the request to amend the reclassification of said property (Sheffield Greens Division 3) located south of the City's boundary and west of 148th Avenue N.E., and north and east of the Bellevue Municipal Golf Course in the Bridle Trails Subarea; and made and entered findings of facts and conclusions based thereon in support of his 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 amending the classification of said property with conditions; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Ordinance; now, therefore

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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 of conditional approval to the City Council in this matter as set forth in "Findings and Recommendations of the Hearing Examiner for the City of Bellevue, in the Matter of the Application of Burnstead Construction (Sheffield Greens, Division 3) for Amendment of the Reclassification, File No. HE-A 84-10," dated June 24, 1985.

Section 2. Section 2. of Ordinance No. 3121, adopted on June 21, 1982 is hereby amended to read as follows:

Section 2. The use classification of the following described property is changed from R-1 and R-3.5 to R-5 with conditions:

The Northeast quarter of the Northeast quarter of Section 15, Township 25 North, Range 5 East, W.M.; in King County Washington; EXCEPT the Southwest quarter of the Northeast quarter of the Northeast quarter of said Section 15.

This reclassification is subject to the following conditions:

1. Administrative Design Review shall be required prior to issuance of a building permit. Review shall include but need not be limited to (1) access, (2) circulation, (3) mitigation of noise impacts from 148th Avenue N.E., (4) landscaping, (5) screening, (6) retention of existing vegetation, (7) parking area location and design, (8) building design and siting with respect to orientation of the golf course.

2. Plans for access and drainage shall be approved by the Department of Public Works in conjunction with the required design review. Department of Public Works review shall particularly include review of provisions for a coordinated single access point to 148th Avenue N.E. serving all development within Site 4.

Provided that that portion of the above-described property designated as the Plat of Sheffield Greens Division 3 and more particularly described as

The North half of the Northeast Quarter of the Northeast Quarter of said Section 15; except the North 30 feet and the West 15 feet thereof; and except the South half of the West half of the North half of said Northeast Quarter of the Northeast Quarter of said Section 15, Township 25 North, Range 5 East, W.M.

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shall not be subject to the conditions cited above but shall instead be subject to the following conditions:

1. Plans for access and drainage shall be approved by the Department of Public Works. Department of Public Works review shall particularly include review of provisions for a coordinated single access point to 148th Avenue N.E. serving all development within Site 4.

2. At the time of development, a 60-foot minimum dwelling setback shall be provided for all habitable buildings adjacent to the golf course fence which parallels the 14th fairway of the Bellevue Municipal Golf Course.

3. Prior to the issuance of a building permit, the applicant shall submit a landscaping plan for the west property line showing the addition of trees between the habitable buildings and the golf course fence.

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

PASSED by the City Council this 21st day of October 1985, and signed in authentication of its passage this 21st day of October 1985.

(SEAL)



Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Kirkby, Assistant City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published October 25, 1985