

03-28-86
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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3628

AN ORDINANCE reclassifying the easterly portion of property consisting of 1.8 acres (Site 19) in the North Bellevue Subarea located southeasterly of the intersection of 99th Avenue N.E. and N.E. 8th Street, with condition.

WHEREAS, an application for reclassification of the property hereinafter described was duly filed with the appropriate City officials;

WHEREAS, on January 17, 1985, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on March 5, 1986, the Hearing Examiner recommended to the City Council approval with condition of said reclassification of the easterly portion of property located southeasterly of the intersection of 99th Avenue N.E. and N.E. 8th Street in the North Bellevue Subarea from R-3.5 to R-10 but denied reclassification of the westerly portion of said property; and made and entered findings of fact 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 reclassifying the easterly portion of said property; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Ordinance; 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, as they apply to the easterly portion of Site 19 as more specifically described in Section 2 of this ordinance, made and entered by the Hearing Examiner in support of his recommendation to the Council in this matter as set forth in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of the City of Bellevue For a Reclassification of Property Identified as Site 19 to Implement the North Bellevue Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 84-2."

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Section 2. The use classification of the following described property is changed from R-3.5 to R-10 with condition:

That portion of the Northeast quarter of Section 31, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner of Lot 1 of Lochleven Addition No. 1 according to the plat thereof recorded in Volume 16 of Plats, page 46, records of King County, Washington; thence Southerly along the East line of said Lot 1 to the South line of the North 64.25 feet of said Lot 1 and the point of beginning of this description; thence Easterly along the Easterly extension of said South line to the centerline of 100th Avenue N.E.; thence Southerly along said centerline to the intersection of the Easterly extension of the South line of the North 190.25 feet of said Lot 1; thence Westerly along said South line to the West line of the East half of said Lot 1; thence Northerly along said West line to the South line of the North 64.25 feet of said Lot 1; thence Easterly along said South line to the point of beginning.

This reclassification is subject to the following condition:

Administrative Design Review approval of development plans pursuant to Land Use Code Section 20.30F shall be required to insure that development on the site is compatible in scale and design to the adjacent residential areas and to further insure the vegetation and topography are utilized to promote quality design. Elements to be reviewed include, but are not limited to: roof profile, site access, building design and materials, parking lot screening, landscaping, and signage.

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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 14th day of April, 1986, and signed in authentication of its passage this 14th day of April, 1986.

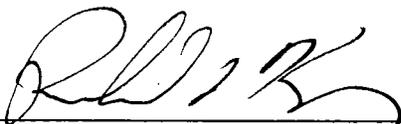
(SEAL)



Cary E. Bozeman, Mayor

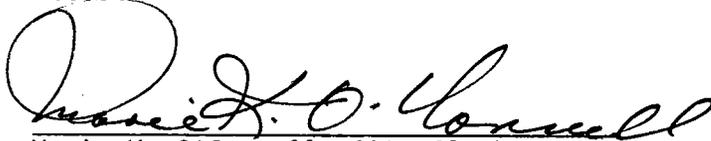
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Kirkby, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published April 19, 1986