

ORIGINAL

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03/25/94

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4639

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of an approximately 168 acre parcel of unincorporated property located generally south of I-90, extending west of I-405 to the Burlington Northern railroad right-of-way beyond 120th Avenue S.E. and extending east of I-405 to 124th Avenue S.E. and 128th Avenue S.E. north of Coal Creek Parkway, commonly referred to as the Greenwich Crest/Mockingbird Hill annexation area.

WHEREAS, RCW 35A.14.330 authorizes the City Council to adopt a proposed zoning regulation to become effective upon the annexation of any area that might reasonably be expected to be annexed by the City at any future time; and

WHEREAS, it is anticipated that an approximately 168 acre parcel of unincorporated property located generally south of I-90, extending west of I-405 to the Burlington Northern railroad right-of-way beyond 120th Avenue S.E. and extending east of I-405 to 124th Avenue S.E. and 128th Avenue S.E. north of Coal Creek Parkway, commonly referred to as the Greenwich Crest/Mockingbird Hill annexation area may be annexed by the City in the near future; and

WHEREAS, pursuant to RCW 35A.14.340, public hearings were held by the City Council on December 7, 1992 and on April 4, 1994, at the hour of 8:00 p.m. pursuant to notice of said hearings published in a newspaper of general circulation in the City and in the area to be annexed and all interested parties appearing at said hearings and desiring to be heard in regard to the proposed zoning regulation having been heard by the City Council; and

WHEREAS, R-5, R-20, R-30, PO and CB zoning designations for the Greenwich Crest/Mockingbird Hill annexation area are deemed necessary by the Council to be in the best interest of the health, safety, and general welfare of the City and are consistent with the City's Comprehensive Plan; and

WHEREAS, all statutory requirements have been complied with, including those set forth in RCW 35A.14.330 and .340; and

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WHEREAS, the City of Bellevue 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. A proposed zoning regulation is hereby adopted establishing use classification R-5 for certain property located in the Greenwich Crest/Mockingbird Hill annexation area more specifically described as:

That portion of Sections 9 and 16, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the South line of said Section 9 and the LW-Line, as shown on the S.R. 405, Bagley Lane to Wilburton, Right of Way Plans, sheet 3 of 7, dated March 31, 1959 and the S.R. 90, East Channel Bridge to Richards Road, Right of Way Plans, sheet 5 of 20, dated August 17, 1965; thence Northerly along said LW-Line to a line 30.00 feet Southerly of the centerline of Primary State Highway No. 2, and said line being the Bellevue City Limits established by City of Bellevue Ordinance No. 676; thence Westerly along said line to the Easterly margin of the Burlington Northern Railroad Right of Way; thence Southerly along said Easterly margin to the centerline of Newport Way/Coal Creek Parkway S.E.; thence Southeasterly along said centerline to the Rt. Lanes-Line, as shown on the Primary State Highway No. 1(S.R. 405), Bagley Lane to Wilburton, Right of Way Plans, sheet 2 of 7, dated March 31, 1959; thence Northerly along said Rt. Lanes-Line to the Northwesterly extension of the Northeasterly margin of Newport Way/Coal Creek Parkway S.E.; thence Southeasterly along said Northwesterly extension and Northeasterly margin to the Easterly margin of 124th Avenue S.E.; thence Northerly along said Easterly margin to the South line of the North half of the North half of the Southwest quarter of the Northeast quarter of said Section 16; thence Easterly along said South line to the East line of the West 430.00 feet of the Northeast quarter of said

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Section 16; thence Northerly along said East line to the North line of the Southwest quarter of the Northeast quarter of said Section 16; thence Westerly along said North line to the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 16; thence Westerly along the South line thereof to the Lt. Lanes-Line/LW-Line, as shown on sheets 2 and 3 of 7 of said S.R. 405 Right of Way Plans; thence Northerly along said Lt. Lanes-Line to the Point of Beginning; and

That portion of 128th Avenue S.E., lying Southerly of the North line of the South half of the North half of the South half of the Northeast quarter of Section 16, Township 24 North, Range 5 East, W.M., in King County, Washington and lying Northerly of the North line of the South 200.00 feet of the North half of the South half of the South half of the Northeast quarter of said Section 16.

Section 2. A proposed zoning regulation is hereby adopted establishing use classification R-20 for certain property located in the Greenwich Crest/Mockingbird Hill annexation area more specifically described as:

That portion of Section 16, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 16; thence Westerly along the South line thereof to the Lt. Lanes-Line, as shown on the S.R. 405, Bagley Lane to Wilburton, Right of Way Plans, sheet 2 of 7, dated March 31, 1959; thence Northerly along said Lt. Lanes-Line to the North line of the Southeast quarter of the Northeast quarter of the Northwest quarter of said Section 16; thence Easterly along said North line to the Westerly margin of 124th Avenue S.E.; thence Southerly along said Westerly margin to the Westerly extension of the Northerly margin of S.E. 41st Street; thence Easterly along said Westerly extension, Northerly margin and the Easterly extension thereof to the Easterly margin of 128th Avenue S.E.; thence Southerly along said Easterly margin

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to the South line of the North half of the Northeast quarter of said Section 16; thence Westerly along said South line to the West line of the East 264.00 feet of the Southwest quarter of the Northeast quarter of said Section 16; thence Southerly along said West line to the centerline of S.E. 42nd Street; thence Westerly along said centerline to the East line of the West 430.00 feet of the Northeast quarter of said Section 16; thence Northerly along said East line to the South line of the Northwest quarter of the Northeast quarter of said Section 16; thence Westerly along said South line to the Point of Beginning.

Section 3. A proposed zoning regulation is hereby adopted establishing use classification R-30 for certain property located in the Greenwich Crest/Mockingbird Hill annexation area more specifically described as:

That portion of the Northeast quarter of Section 16, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 16; thence Westerly along the North line thereof to the West line of the East 264.00 feet of said subdivision; thence Southerly along said West line to the centerline of S.E. 42nd Street; thence Westerly along said centerline to the East line of the West 430.00 feet of the Northeast quarter of said Section 16; thence Southerly along said East line to the South line of the North half of the Southwest quarter of the Northeast quarter of said Section 16; thence Easterly along said South line to the West line of the East 150.00 feet of the Southwest quarter of the Northeast quarter of said Section 16; thence Northerly along said West line to the centerline of S.E. 42nd Street; thence Easterly along said centerline and the Easterly extension thereof to the Easterly margin of 128th Avenue S.E.; thence Northerly along said Easterly margin to the North line of the Southeast quarter of the Northeast quarter of said Section 16; thence Westerly along said North line to the Point of Beginning.

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**Section 4.** A proposed zoning regulation is hereby adopted establishing use classification CB for certain property located in the Greenwich Crest/Mockingbird Hill annexation area more specifically described as:

That portion of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 16, Township 24 North, Range 5 East, W.M., in King County, Washington, lying Westerly of the Westerly margin of 124th Avenue S.E. and lying Easterly of the Lt. Lanes-Line, as shown on the S.R. 405, Bagley Lane to Wilburton, Right of Way Plans, sheets 2 and 3 of 7, dated March 31, 1959.

**Section 5.** A proposed zoning regulation is hereby adopted establishing use classification PO for certain property located in the Greenwich Crest/Mockingbird Hill annexation area more specifically described as:

That portion of the Northeast quarter of Section 16, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerlines of 128th Avenue S.E. and S.E. 42nd Street; thence Westerly along the centerline of S.E. 42nd Street to the West line of the East 150.00 feet of the Southwest quarter of the Northeast quarter of said Section 16; thence Southerly along said West line to the South line of the North half of the North half of the South half of the Northeast quarter of said Section 16; thence Easterly along said South line to the Easterly margin of 128th Avenue S.E.; thence Northerly along said Easterly margin to the Easterly extension of the centerline of S.E. 42nd Street; thence Westerly along said Easterly extension to the Point of Beginning.

**Section 6.** The proposed zoning regulations set forth in Sections 1 through 5 of this ordinance shall become effective upon annexation to the City of Bellevue of the property described in said sections respectively.

**Section 7.** A copy of this ordinance, duly certified as a true copy by the Clerk of the City, shall be filed with the County Auditor.

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Section 8. This ordinance shall take effect and be in force five days after its passage and legal publication.

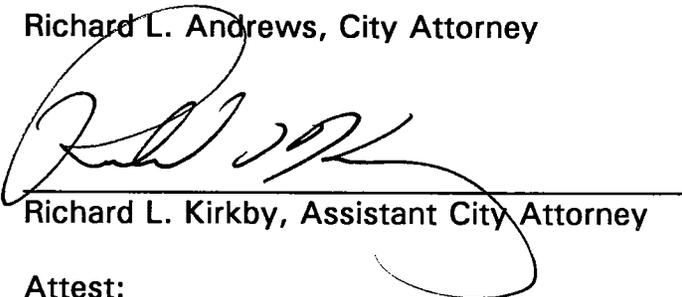
PASSED by the City Council this 4th day of April, 1994, and signed in authentication of its passage this 4th day of April, 1994.

(SEAL)

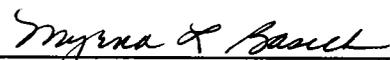
  
Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard L. Kirkby, Assistant City Attorney

Attest:

  
Myrna L. Basich, City Clerk

Published April 8, 1994