

# ORIGINAL

WP0620C-ORD  
09/06/96

## CITY OF BELLEVUE, WASHINGTON

### ORDINANCE NO. 4914

AN ORDINANCE reclassifying property located in the Southeast Bellevue and Eastgate Subareas from PO, NB, O and OU to R-20, CB, GC and OLB on request of the City of Bellevue.

WHEREAS, the City of Bellevue filed a request to reclassify various parcels and adjacent rights-of-way in the Eastgate and Southeast Bellevue Subareas from PO, NB, O and OU to R-20, CB, GC and OLB; and

WHEREAS, on July 18, 1996, a public hearing was held on the reclassification application before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on August 1, 1996, the Hearing Examiner recommended approval, with conditions, of the rezone proposal and made and entered findings of fact and conclusions based thereon in support of that 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 approving the reclassification of said properties from PO, NB, OU and O to R-20, CB, GC, and OLB, with conditions; and

WHEREAS, the City 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. 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 approving the reclassification request with regard to the hereinafter described property located in the Eastgate and Southeast Bellevue Subareas with conditions as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue in The Matter of Application of City of Bellevue (Eastgate Subarea and Southeast Bellevue Subarea) for Reclassification of 10 parcels (Approximately 16 Acres) and Adjacent Rights-of-Way in 4 Rezone Areas, to R-20, CB, GC and OLB in Accordance with the Eastgate Subarea Plan and Southeast Bellevue

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Subarea Plan of the Bellevue Comprehensive Plan.", File Nos. REZ 96-1752 through REZ 96-1765.

Section 2. The following described properties are reclassified as indicated:

## Area 1

That portion of the Southeast quarter of Section 35, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northerly most corner of Lot 1, Block 7, Lake Hills No. 4, as recorded in Volume 59 of Plats, Pages 33-35; thence Southeasterly along the Easterly line thereof and the Easterly line of Lots 2 through 9 of said Block 7 to the Southeast corner of said Lot 9; thence Westerly along the South line thereof and the Westerly extension of said South line to the centerline of 156th Avenue S.E.; thence Northerly along said centerline to the Southwesterly extension of the Northwest line of said Lot 1; thence Northeasterly along said Southwesterly extension and Northwest line to the Point of Beginning.

From PO to R-20.

## Area 2

That portion of the Southwest quarter of Section 11, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the LL-Line, as shown on the SR 90 MP 7.71 to MP 11.73 Richards Road to Lake Sammamish, Right-of-Way and Limited Access Plans, sheet 5 of 25, dated June 12, 1969, and the Northerly extension of the East line of Lot 1, City of Bellevue Short Plat No. 81-01, as filed under Recording No. 8107219002; thence Southerly along said Northerly extension to the South margin of S.E. 37th Street (VPROC-Line and FR8-Line, as shown on said right-of-way plans); thence Westerly along said South margin to a point 62.61 feet Easterly, as measured along said South margin from an angle point opposite FR8-Line Station 10+99.86; thence South 00°30'00" East 120.50 feet; thence South 89°30'00" West 134.00 feet to the East margin of 150th

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Avenue S.E. (150th NB-Line, as shown on said right-of-way plans) and a line 23.00 feet Easterly, as measured at right angles to said 150th NB-Line; thence Southerly along said line to the FR6-Line (S.E. 38th Street and S.E. 36th Street), as shown on said right-of-way plans; thence Northwesterly along said FR6-Line to the East line of Block 1, Eastgate Addition Division G, as recorded in Volume 54 of Plats, Pages 18-19; thence Northerly along said East line and the Northerly extension thereof to said LL-Line; thence Easterly along said LL-Line to the Point of Beginning;

EXCEPT that portion lying Easterly and Southeasterly of the Easterly and Southeasterly margins of the FR8E-Line, as shown on said right-of-way plans, lying North of the North margin of said S.E. 37th Street and lying West of the following described line: Commencing at FR8-Line Station 16+91.96, as shown on said right-of-way plans; thence Northeasterly along said FR8-Line 21.89 feet; thence North  $28^{\circ}22'18''$  West 30.00 feet to the North margin of said S.E. 37th Street and the True Point of Beginning; thence North  $24^{\circ}47'18''$  West 21.57 feet; thence North  $8^{\circ}49'50''$  West 192.52 feet to the Southeasterly margin of said FR8E-Line and the Terminus of said Line;

AND EXCEPT that portion lying South of the South margins of said FR8E-Line and SR 90, lying North of the North margin of said S.E. 37th Street and lying East of the following described line: Commencing at said FR8-Line Station 16+91.96; thence Northeasterly along said FR8-Line 21.89 feet; thence North  $28^{\circ}22'18''$  West 30.00 feet to the North margin of said S.E. 37th Street; thence North  $24^{\circ}47'18''$  East 21.57 feet; thence North  $8^{\circ}49'50''$  West 192.52 feet to the Southeasterly margin of the said FR8E-Line; thence Northeasterly along said Southeasterly margin 149.98 feet to the True Point of Beginning; thence South  $11^{\circ}26'50''$  East to the North margin of said S.E. 37th Street and the Terminus of said Line.

From NB to CB.

### Area 3

That portion of the Southwest quarter of Section 11, Township 24 North, Range 5 East, W.J., in King County, Washington, described as follows:

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Beginning at the intersection of the LL-Line, as shown on the SR 90 MP 7.71 to MP 11.73 Richards Road to Lake Sammamish, Right of Way and Limited Access Plans, sheets 5 and 7 of 25, dated June 12, 1969 and the East line of said subdivision; thence Southerly along said East line to the Northeast corner of Tract B, Eastgate Division B, as recorded in Volume 52 of Plats, Pages 13-18; thence North  $88^{\circ}38'15''$  West along the Northerly line thereof 398.75 feet; thence North  $1^{\circ}25'14''$  East along said Northerly line 105.77 feet; thence continuing North  $1^{\circ}25'14''$  East to a point on the South margin of S.E. 37th Street (VPROC-Line, as shown on said sheet 5 of 25) opposite VPROC-Line Station 26+78.15; thence Westerly along said South margin to the Northeast corner of Lot 2, City of Bellevue Short Plat No. 81-01, as filed under Recording No. 8107219002; thence Southerly along the East line thereof to the Southeast corner of said lot; thence Westerly along the South line thereof to the Southwest corner of said lot; thence Northerly along the Westerly line thereof to the Northwest corner of said lot; thence continuing Northerly along the Northerly extension thereof to the LL-Line, as shown on said sheets 5 and 7 of 25; thence Easterly along said LL-Line to the Point of Beginning.

From NB to GC.

## Area 4-A

That portion of the Southeast quarter of Section 11, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Easterly most corner of Lot 2, City of Bellevue Boundary Line Adjustment No. 85-44, as filed under Recording No. 8601109005; thence North  $17^{\circ}53'38''$  West along the East line thereof 113.14 feet; thence North  $8^{\circ}25'45''$  West along said East line 129.03 feet; thence North  $4^{\circ}16'21''$  East along said East line 79.09 feet; thence South  $28^{\circ}46'37''$  West 346.47 feet; thence North  $62^{\circ}37'58''$  West 203.08 feet to the West line of the Southeast quarter of said Section 11; thence South  $1^{\circ}25'31''$  West along said West line 48.21 feet; thence South  $88^{\circ}37'58''$  East 50.00 feet to the Westerly line of said Lot 2; thence South  $1^{\circ}25'31''$  West along said Westerly line 96.16 feet to the Southwest corner of said Lot 2; thence South  $88^{\circ}34'29''$  East along the Southerly line thereof 290.00 feet; thence North  $1^{\circ}25'31''$  East along said Southerly line 57.63 feet; thence South

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81°19'44" East along said Southerly line 57.85 feet to the Point of Beginning.

From OU to GC.

## Area 4-B

Lot 1, City of Bellevue Boundary Line Adjustment No. 91-10297, as filed under Recording No. 9206229009, in King County, Washington;

EXCEPT that portion lying North of the following described line: Commencing at the Southwest corner of said Lot 1; thence North 1°25'31" East along the West line thereof 623.60 feet to the True Point of Beginning; thence South 88°37'58" East 50.00 feet to the Northerly line of said Lot 1 and the Terminus of said Line.

From OU to OLB, subject to the following conditions:

- a. Non-motorized Access: If the site is developed with residential uses, non-motorized access shall be provided to 156th Ave. SE.
- b. Hotel, Motel, and Retail Uses: Hotel, motel and retail uses, including commercial recreation uses, shall be prohibited (Standard Land Use Reference Nos. 13, 15, 51-59, 72 and 74; Standard Industrial Classification No. 79).
- c. Traffic/Circulation Study: The applicant of any future development proposal shall conduct a Traffic Standards Code (TSC) and State Environmental Policy Act (SEPA) traffic analysis and pay a Transportation Impact Fee based on the size of development. The traffic/circulation study shall identify and disclose traffic impacts and shall define a plan of action for dealing with increasing congestion in the area of the tunnel under Interstate 90. The traffic/circulation study shall also verify that identified development impacts are within adopted level of service standards (TSC Ordinance No. 4823).

## Area 4-C

That portion of the Southeast quarter of Section 11, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

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Beginning at the intersection of the LL-Line, as shown on the SR 90 MP 7.71 to MP 11.73 Richards road to Lake Sammamish, Right-of-Way and Limited Access Plans, sheet 7 of 25, dated June 12, 1969 and the East line of the West half of the Southwest quarter of the Southeast quarter of said Section 11; thence Southerly along said East line to the Southerly margin of SR 90, as shown on said right-of-way plans; thence Northwesterly along said Southerly margin to an angle point 60.00 feet opposite and Southwesterly of FR8-Line Station 34 + 79.53; thence Northeasterly perpendicular to said FR8-Line to the LL-Line, as shown on said right-of-way plans; thence Southeasterly along said LL-Line to the Point of Beginning;

TOGETHER with the Ponding Area Right-of-Way, as shown on said right-of-way plans lying Southwesterly of FR8-Line Station 36 + 94.53.

From OU & O to OLB.

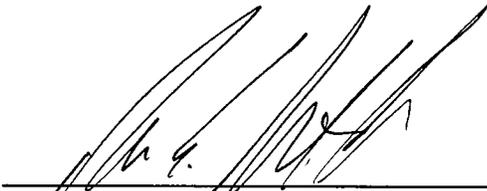
Section 3. This Ordinance shall take effect and be in force five days after its passage and legal publication.

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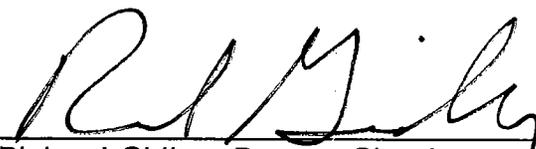
PASSED by the City Council this 16<sup>th</sup> day of September, 1996, and signed in authentication of its passage this 16<sup>th</sup> day of September, 1996.

(SEAL)

  
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Ronald E. Smith, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
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Richard L. Andrews, City Attorney

Attest:

  
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Myrna L. Basich, City Clerk

Published September 20, 1996