

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5623

AN ORDINANCE approving the rezone application of Sterling Realty (Campus Office Park) to remove development restrictions as mandated by the 1977 Concomitant Agreement No. 4416 adopted by Ordinance No. 2476 and amended by Ordinance No. 3906.

WHEREAS, an application was filed seeking removal of development restrictions from the existing Concomitant Agreement including the removal of the requirements for a 50-foot buffer on the north, and the limitation on gross floor area to a 0.35 Floor Area Ratio; and

WHEREAS, notice of the application and public meeting was published on March 10, 2005; and

WHEREAS, a Determination of Non-Significance was issued on June 16, 2005; and

WHEREAS, a public hearing was held before the Hearing Examiner for the City of Bellevue on June 30, 2005 pursuant to notice required by law; and

WHEREAS, on July 15, 2005, the Hearing Examiner recommended approval of the rezone application, and made and entered findings of fact and conclusions 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 rezone application to remove the development restrictions relating to buffer size and floor area ratio; 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 his recommendation to the City Council to approve the rezone application to remove the requirement for a 50-foot buffer on the north side of the property and amend the 0.35 ratio limitation on gross floor area as mandated by the 1977 Concomitant Zoning

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Agreement No. 4416 adopted by Ordinance No. 2476, as amended by Ordinance No. 3906. The side setback for the north side of the property, as amended, is 20 feet, and the Floor Area Ratio is 0.5.

Section 2. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

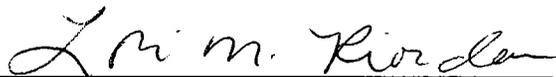
Passed by the City Council this 19<sup>th</sup> day of September, 2005, and signed in authentication of its passage this 19<sup>th</sup> day of September, 2005.

(SEAL)

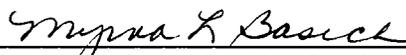
  
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Connie B. Marshall, Mayor

Approved as to form:

Office of the City Attorney

  
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Lori M. Riordan, City Attorney

Attest:

  
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Myrna L. Basich, City Clerk

Published September 23, 2005