

WP0447C-ORD
06/05/95

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4771

AN ORDINANCE reclassifying approximately 69.5 acres located generally north of Main Street and east of 136th Avenue N.E. extending in places as far north as N.E. 8th Street and as far east as 143rd Avenue N.E., from R-1.8 and PO to R-2.5 on application of the City of Bellevue and known as the Wilburton/N.E. 8th Street-16 Rezone Project.

WHEREAS, the City of Bellevue filed an application to reclassify approximately 69.5 acres located generally north of Main Street and east of 136th Avenue N.E. extending in places as far north as N.E. 8th Street and as far east as 143rd Avenue N.E., from R-1.8 and PO to R-2.5; and

WHEREAS, on April 27, 1995, 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 May 17, 1995, the Hearing Examiner recommended approval, with a condition, of the rezone application 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 R-1.8 and PO to R-2.5 with a condition; 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:

WP0447C-ORD

06/05/95

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 of the City Council with regard to the hereinafter described property located north of Main Street and east of 136th Avenue N.E. extending in places as far north as N.E. 8th Street and as far east as 143rd Avenue N.E., from R-1.8 and PO to R-2.5, with a condition, as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner of the City of Bellevue in the Matter of The City of Bellevue (Wilburton N.E. 8th Street-16 Rezone Project) Request for Reclassification of 71 parcels, one partial parcel and areas of City right-of-way totaling approximately 69.5 acres from R-1.8 and PO to R-2.5 in accordance with the Bellevue Comprehensive Plan, File No. REZ 94-8008 through 8077".

Section 2. The following described property is reclassified from R-1.8 and PO to R-2.5:

That portion of the North half of Section 34, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of the Northeast quarter of said Section 34; thence Easterly along the North line thereof to the Northerly extension of the East line of Lot 45, Upper and Renick's Kirkland Gardens Addition to Kirkland, as recorded in Volume 8 of Plats, Page 10; thence Southerly along said Northerly extension and East line to the Northwest corner of Lot 3, City of Bellevue Short Plat No. 76-43, as filed under Recording No. 7611010648; thence Easterly along the North line thereof to the Northeast corner of said Lot 3; thence Southerly along the East line thereof to the North line of Lot 43 of said Upper and Renick's Kirkland Gardens Addition to Kirkland; thence Easterly along the North line of Lots 41 to 43 of said plat to the Northeast corner of said Lot 41; thence Southerly along the East line thereof and the Southerly extension of said East line to the North line of the South half of Woodlawn Avenue, as shown on said plat; thence Easterly along said North line to the Northerly extension of the West line of the East 32.00 feet of Lot 34 of said plat; thence Southerly along said Northerly extension and West line to the South line of said Lot 34; thence Westerly along the South line of Lots 33 and 34 of said plat to the Southwest corner of said Lot 33; thence Northerly along the West line thereof to the South line of the North 246.00 feet of Lots 29 to 32 of said plat; thence Westerly along said South line and the Westerly

WP0447C-ORD
06/05/95

extension thereof to the East line of the Northwest quarter of said section; thence Southerly along said East line to the Southeast corner of the Northwest quarter of said section; thence Westerly along the South line thereof to the Southwest corner of the East half of the Northwest quarter of said section; thence Northerly along the West line thereof to the North line of the South half of the Northeast quarter of the Northwest quarter of said section; thence Easterly along said North line to the West line of the Northeast quarter of said section; thence Northerly along said West line to the Point of Beginning;

EXCEPT that portion of the North half of the North half of the North half of the Southeast quarter of the Northwest quarter of said Section 34, lying East of the West 245.50 feet thereof and lying west of the East 828.00 feet thereof.

Section 3. This reclassification is subject to the following condition:

1. Prior to the issuance of any building permit or approval of a plat the applicant shall comply with LUC 20.20.128.B.3 for the provision of affordable housing and shall sign any necessary agreements with the City to implement these requirements. For purposes of calculating the required number of affordable units, the maximum allowable density under the original (R-1.8) zoning is 1.8 units per acres. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purposes of allowing the owner to obtain financing for development of the property, consistent with any applicable provisions of the LUC in effect at the time of issuance of the development permit(s).

WP0447C-ORD
06/05/95

Section 4. This Ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 26th day of June, 1995, and signed in authentication of its passage this 26th day of June, 1995.

(SEAL)


Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Andrews, City Attorney

Attest:


Myrna L. Basich, City Clerk

Published June 30, 1995