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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2257

AN ORDINANCE approving Bellefield Residential Park Planned Residential Unit Development located on the west side of 112th Avenue S.E., opposite the entrance to Bellefield Office Park.

WHEREAS, on February 25, 1974 the Bellevue City Council approved a concept design proposal for this planned residential unit development in accordance with Section 18.42.100 of the Bellevue Zoning Code. No modifications to the concept design proposal were made by the Council. On August 25, 1974 the concept design approval expired because a preliminary development plan was not filed by that date. On October 7, 1974 the City Council renewed the conceptual approval previously given to this proposal and reinstated the Planning Department report of February 25, 1974.

WHEREAS, the Bellevue Hearing Examiner on July 18, 1975 approved the Bellefield Residential Park planned residential unit development preliminary development plan with conditions; and

WHEREAS, the Bellevue Hearing Examiner has reviewed final project plans for development of 61 dwelling units on 14.108 acres located on the west side of Bellefield Office Park (112th Ave. S.E.), South of S.E. 11th, and east of 109th Ave. S.E.

WHEREAS, public hearings have been held by the Hearing Examiner upon proper legal notice and all parties have had an opportunity to be heard; and

WHEREAS, the Hearing Examiner has found the proposed final development to be in conformance with the purposes and policies of the Comprehensive Plan for the City and with the requirements of Chapter 18.42 of the Bellevue Zoning Code; and

WHEREAS, the Hearing Examiner has recommended approval of the final development plan for the Bellefield Residential Park planned residential unit development with conditions; and

WHEREAS, the City has complied with 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 concurs with the Hearing Examiner's recommendation and does hereby approve the final development plan for Bellefield Residential Park Planned Residential Unit Development No. PC-B73-2 together with such conditions, commitments, reports, and other documents as

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are attached thereto and does hereby establish a planned residential unit development on the following described parcel:

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

Commencing at the North quarter corner of said section, thence South $1^{\circ}35'41''$ west along the North-South centerline of said Section, a distance of 942.66 feet to the northwest corner of said Southwest quarter, thence South $88^{\circ}30'05''$ east along said North line, a distance of 250.00 feet to the East line of the West 250.00 feet in width of said Subdivision and the POINT OF BEGINNING; Thence continuing south $88^{\circ}30'05''$ east along said North line and along the South line of the Plat of Hearthstone Addition, Part No. 1, as recorded in Volume 62 of Plats, pages 29 and 30, records of King County, Washington, and along the South line of the Plat of Hearthstone Addition, Part No. 2, as recorded in Volume 65 of Plats, pages 77 and 78, records of said County, a total distance of 1075.67 feet to intersect the West margin of 112th Avenue Southeast, as conveyed to the City of Bellevue by Deed recorded under Auditors file 6616103, at a point on a curve from which the center lies North $88^{\circ}08'03''$ West 674.07 feet; thence southwesterly along said curve to the right and along said margin through a central angle of $39^{\circ}42'12''$ an arc distance of 467.10' to a point of tangency; thence South $41^{\circ}34'09''$ West along said margin a distance of 963.33 feet to intersect a line lying 30.00 feet easterly of the centerline of the old Northern Pacific and Puget Sound Railway at a point on a curve from which the center lies North $78^{\circ}51'29''$ West 2894.93 feet; Thence Northerly along said curve to the left and concentric with and 30.00 feet easterly of said railroad centerline through a central angle of $15^{\circ}26'53''$ an arc distance of 780.53 feet to a Point of Tangency; Thence continuing along said line North $4^{\circ}18'22''$ West, a distance of 58.65 feet, to intersect the South line of the North one quarter of the Southwest quarter of said Northeast quarter; Thence North $88^{\circ}30'23''$ West along said South line and along the North line of the plat of Evergreen Village Division #2, as recorded in Volume 48, page 13, Records of said County, a total distance of 318.00 feet to the East line of said West 250.00 feet of said Subdivision; Thence North $1^{\circ}35'41''$ East along said east line a distance of 330.74 feet to the POINT OF BEGINNING.

PROVIDED THAT, all of the conditions imposed by the Hearing Examiner on Page 11 of the Examiner's Report and Recommendation dated October 17, 1975, relating to the Bellefield Residential Park Planned Residential Unit Development are incorporated herein by reference and are to be complied with as conditions of this Planned Residential Unit Development as if fully set forth herein.

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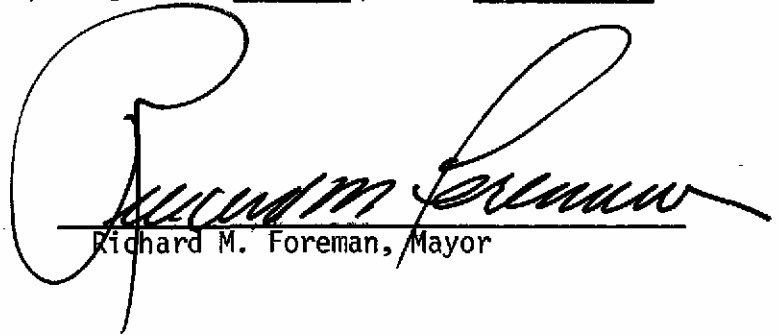
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Section 2. Those certain project plans and attachments, conditions, commitments, reports, and other documents relating to the Planned Residential Unit Development, given Clerk's Receiving No. 3476 are hereby approved and incorporated herein by reference.

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

PASSED by the City Council this 3 day of November, 1975, and signed in authentication of its passage this 3 day of November 1975.

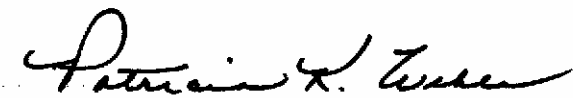
(SEAL)


Richard M. Foreman, Mayor

Approved as to form:


Lee Kraft, City Attorney

Attest:


Sharon S. Stewart, Deputy City Clerk

Published November 13, 1975