

2357
11/30/76

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2357

AN ORDINANCE reclassifying property located north of Northup Avenue, approximately 250 feet east of 116th Avenue N.E. in the City of Bellevue upon application of Craig V. Wentz.

WHEREAS, an application for reclassification of the parcels hereinafter described was duly filed with the appropriate City officials; and

WHEREAS, a public hearing was held thereon before the Planning Commission upon notice to all interested persons; and

WHEREAS, the Planning Commission has recommended approval of said reclassification of the properties located north of Northup Avenue, approximately 250 feet east of 116th Avenue N.E. in the City of Bellevue from RS 9600 to B-2L essential uses only, in part, and from RS 9600 to R-13.5, in part, based upon findings that the proposed development is in keeping with the objectives of the Comprehensive Plan and that there is merit and value in the proposed development for the community as a whole; and

WHEREAS, the City Council has determined that the public use and interest will be served by reclassifying said parcels; and

WHEREAS, the City has complied with the requirements of 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 findings and recommendation of the Planning Commission are hereby affirmed and adopted.

Section 2. The use classification of the following described parcels is changed from RS 9600 to B-2L essential uses only:

Parcel No. I owned by Louis and Marfette Hessel:

A portion of Lot 2 in Block 70 of Burke & Farrar's Kirkland Addition to the City of Seattle, Division No. 23, according to plat thereof recorded in Volume 21 of Plats, page 46, in King County, described as follows:
Beginning on the southwesterly line of said Lot 2 at a point which is 253.53 feet southeasterly of the southwest corner

2357
11/30/76

of Lot 1 in said Block; thence northerly 334.37 feet to the south line of the north 238.00 feet of said Lot 2 at a point which is 193.00 feet east of the westerly line of Lot 1 in said Block; thence easterly parallel with the northerly line of said Lot 2, a distance of 208.12 feet to the easterly line of said Lot 2; thence southwesterly along said easterly line 404.19 feet to the most southerly corner of said Lot 2; thence northwesterly along the southwesterly line of said Lot 2, a distance of 49.83 feet to the point of beginning.

Parcel No. II owned by George and Gwen Steele:

Lot 3, Block 70, Burke and Farrar's Kirkland Addition to the City of Seattle, Division No. 23, according to plat recorded in Volume 21 of Plats, page 46, in King County, Washington.

Beginning at the northwest corner of the above described property; thence south $26^{\circ}15'30''$ west 258.44 feet along the westerly line of the above described property to the true point of beginning; thence south $26^{\circ}15'30''$ west 415.77 feet to the northerly margin of Northup Interchange recorded on sheet 4 of 36, Washington State Right-of-Way map SR 520; Thence south $44^{\circ}15'17''$ east 19.45 feet along said margin; thence south $54^{\circ}25'56''$ east 184.14 feet; thence north $26^{\circ}15'30''$ east 452.05 feet along the easterly line of the above described property; thence north $63^{\circ}44'30''$ west 200.05 feet to the true point of beginning.

Parcel No. III owned by Charles and Alice Miller:

Lot 4, Block 70, Burke and Farrar's Kirkland Addition to the City of Seattle, Division No. 23, according to plat recorded in Volume 21 of Plats, page 46, in King County, Washington. EXCEPT that portion condemned for SR520 under King County Superior Court Cause No. 716948 (Item No. 2).

Beginning at the northwest corner of the above described property; thence south $26^{\circ}15'30''$ west 349.72 feet along the westerly line of said property to the true point of beginning; thence south $26^{\circ}15'30''$ west 452.05 feet to the northerly margin of Northup Interchange recorded on sheet 4 of 36 Washington State Right-of-Way map SR 520; thence south $54^{\circ}25'56''$ east 77.02 feet along said margin; thence south $35^{\circ}22'09''$ east 140.98 feet; thence north $26^{\circ}15'30''$ east 531.50 feet along the easterly line of the above described property; thence north $63^{\circ}44'30''$ west 200.05 feet to the true point of beginning.

Section 3. The use classification of the following described parcels is changed from RS 9600 to R-13.5:

2357
11/30/76

Parcel No. II owned by George and Gwen Steele:

Lot 3, Block 70, Burke and Farrar's Kirkland Addition to the City of Seattle, Division No. 23, according to plat recorded in Volume 21 of Plats, page 46, in King County, Washington.

Beginning at the northwest corner of the above described property the true point of beginning; thence south $88^{\circ}16'02''$ east 219.89 feet along the south margin of NE 28th Street; thence south $26^{\circ}15'30''$ west 349.72 feet along the easterly line of the above described property; thence north $63^{\circ}44'30''$ west 200.05 feet; thence north $26^{\circ}15'30''$ east 258.44 feet along the westerly line of the above described property to the true point of beginning.

Parcel No. III owned by Charles and Alice Miller:

Lot 4, Block 70, Burke and Farrar's Kirkland Addition to the City of Seattle, Division No. 23, according to plat recorded in Volume 21 of Plats, page 46, in King County, Washington. EXCEPT that portion condemned for SR 520 under King County Superior Court Cause No. 716948 (Item No. 2).

Beginning at the northwest corner of the above described property the true point of beginning; thence south $88^{\circ}16'02''$ east 219.89 feet along the southerly margin of NE 28th Street; thence south $26^{\circ}15'30''$ west 441.00 feet along the easterly line of said property; thence north $63^{\circ}44'30''$ west 200.05 feet; thence north $26^{\circ}15'30''$ east 349.72 feet along the westerly line of said property to the true point of beginning.

Section 4. The reclassifications of the above parcels from RS 9600 to B-2L essential uses only, in part, and R-13.5, in part, are conditioned on full compliance by the owners of said properties and their heirs, assigns, grantees or successors in interest, with the terms and conditions of those certain concomitant zoning agreements executed by Louis G. Hessel and Mariette Hessel, George Steele and Gwen Steele, Charles M. Miller and Alice S. Miller, copies of which have been given Clerk's Receiving Nos. 3955,

2357
11/30/76

3954, 3953 and which are adopted by reference into this ordinance as though fully set forth herein.

Section 5. This ordinance shall take effect and be in force five days after its passage, approval and legal publication.

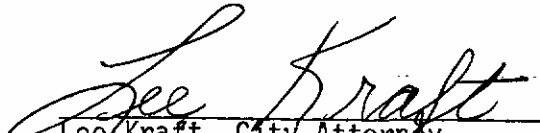
PASSED by the City Council this 17 day of January, 1976, and signed in authentication of its passage this 17 day of January, 1976.

(SEAL)



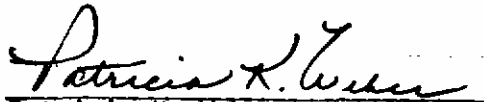
M. F. Vanik, Mayor

Approved as to form:



Lee Kraft, City Attorney

Attest:



Patricia K. Weber, City Clerk

Published January 25, 1977