

2688  
3-5-79

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2688

AN ORDINANCE relating to the Land Use Code; reducing the Council vote needed to establish a Temporary Holding District classification from 5 votes to a majority vote of the Council; prohibiting reclassification of property in a Temporary Holding District except as initiated by the City Council or otherwise provided by the Council, and giving retroactive effect thereto; requiring use of school property by City to be compatible with surrounding land uses; revising procedures for review of land use applications in transition areas; and amending Sections 20.30.528, 20.30.529, 20.20.740 and Subsection 20.20.900C of the Bellevue City Code.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 20.30.528 of the Bellevue City Code is hereby amended to read as follows:

20.30.528 Approval by Council

No property shall be reclassified to the Temporary Holding District classification except upon an affirmative vote of a majority of the whole membership of the Council.

Section 2. Section 20.30.529 of the Bellevue City Code is hereby amended to read as follows:

20.30.529 Duration of Classification

The Temporary Holding District classification placed on any property hereunder shall apply thereto for such period of time as the City Council shall designate, not to exceed one year, provided said classification may be extended for an additional period not to exceed one year by the City Council. Such an extension shall be made by the Council only upon a finding that it is required by extraordinary conditions, and the Council, whenever it provides for such an extension, shall make and enter findings setting forth the reasons therefore.

During the designated period of the Temporary Holding District, property within the Temporary Holding District may not be reclassified to another use classification except upon the initiation of an application by the City Council or except as the Council might specify in an ordinance reclassifying designated property to the temporary holding district. This section shall have retroactive effect and shall apply to previous temporary holding district classifications adopted by this council.

If the property has not been reclassified by the expiration of such period, or any extension thereof, it shall return to the use classification applying to it prior to reclassification to Temporary Holding District. The Temporary Holding District classification placed on any property shall not be extended beyond the single one year extension provided for above, and no property may be again reclassified to Temporary Holding District for one year following the expiration of said classification on such property.

Section 3. Section 20.20.740 of the Bellevue City Code is hereby amended to read as follows:

20.20.740 Schools.

Public and private pre-schools, elementary and secondary schools are permitted as indicated by the Chart in Section 20.10.440, provided the following standards are met:

School buildings in residential districts shall cover not more than 35% of their site area. Side and rear yards of elementary and higher-grade schools shall be a minimum of 50' each. Wherever practical schools should be located convenient to public parks.

Elementary:	1 acre per 100 students
Junior High:	1-1/2 acres per 100 students
Senior High:	2 acres per 100 students
Schools for pre-elementary school age students:	
as required by the Hearing Body, where a Conditional Use Permit is sought.	

Playfields for junior and senior high schools may be on sites removed from the school site but must be reasonably near, and travel to and from the school site must not be hazardous.

Playfields developed to the limits of their property and which are adjacent to developed private property shall be fenced with an 8' high chain link or similar fence.

The Planning Director may administratively consider, approve or disapprove the addition of temporary, portable classrooms to existing primary or secondary public schools subject to the criteria set forth in Section 20.30.610.

Any school, including school grounds, which has been approved as a conditional use and which is leased by or under the control of the City, may be used by the City or leased by the City to other users for non-profit and community-related uses that are compatible with surrounding land uses, except that the following uses are prohibited:

1. Wholesale and retail trade uses and
2. The presentation of commercial motion pictures and lectures to the general public for the purpose of making a profit, except where undertaken by a bona-fide charitable organization as defined by the Internal Revenue Code.

Section 4. Subsection 20.20.900C of the Bellevue City Code is hereby amended to read as follows:

20.20.900 Transition Areas Defined; Approval of Plans Required; Optional Design Review.

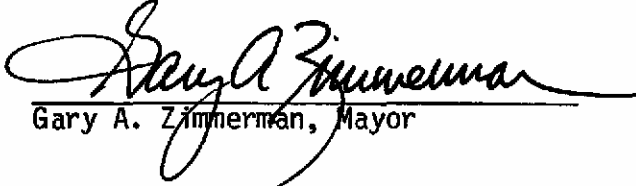
- C. Design Review for Transition Areas. An applicant shall submit development plans for any structures, parking areas, access drive and clearing or grading within a Transition Area to the Planning Director for review. The Planning Director may approve such development plans only if they meet specific standards for the particular Transition Area as set forth below. The Planning Director may require that the applicant submit sufficient technical data or reports to substantiate compliance with these standards.

2688  
3-5-79

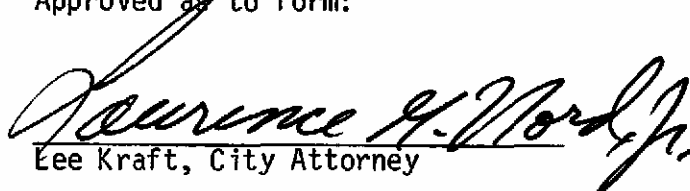
Section 5. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 12 day of March, 1979, and signed in authentication of its passage this 12 day of March, 1979.

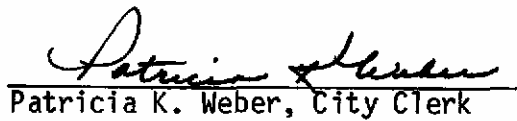
(SEAL)

  
Gary A. Zimmerman, Mayor

Approved as to form:

  
Lee Kraft, City Attorney

Attest:

  
Patricia K. Weber, City Clerk

Published March 17, 1979