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9-30-85

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3551

AN ORDINANCE reclassifying approximately 1.6 acres of property, located on the east side of 156th Avenue N.E. approximately 400 feet south of N.E. 8th Street in Planning District E of the Crossroads Subarea (Site 4), from P0 to R-15 with conditions.

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

WHEREAS, on June 7, 1984, a public hearing was held thereon before the Hearing Examiner Pro Tem upon proper notice to all interested persons; and

WHEREAS, on June 21, 1984, the Hearing Examiner Pro Tem recommended approval of the application to reclassify property located on the east side of 156th Avenue N.E. approximately 400 feet south of N.E. 8th Street in the Crossroads Subarea (Site 4) from P0 to R-20 without conditions; and made and entered findings of fact and conclusions based thereon in support of the recommendation; and

WHEREAS, on October 15, 1984, the City Council considered the recommendation of the Hearing Examiner Pro Tem and voted to remand the application to the Hearing Examiner Pro Tem for consideration of a building height restriction; and

WHEREAS, on January 24, 1985, a hearing was held before the Hearing Examiner Pro Tem to consider conditions relating to building height; and

WHEREAS, on February 7, 1985, the Hearing Examiner Pro Tem made an amended recommendation supplementing the recommendation of June 21, 1984, recommending conditional approval of the application subject to building height limitations set forth in the recommendation; and

WHEREAS, on March 25, 1985, the City Council considered the amended recommendation of the Hearing Examiner Pro Tem and remanded the application to the Hearing Examiner Pro Tem for a hearing on the question of whether or not R-15 zoning is appropriate for the subject site and whether adequate assurances existed in the initial recommendation requiring a greenbelt; and

WHEREAS, on June 27, 1985, a hearing was held before the Hearing Examiner Pro Tem on the City Council's order of March 25, 1985, remanding the reclassification application to reconsider reclassifying

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the property from P0 to R-15 with conditions; and

WHEREAS, on July 11, 1985, the Hearing Examiner Pro Tem issued second supplemental findings and recommendation recommending approval of the application with conditions; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner Pro Tem as set forth in the second supplemental recommendation of July 11, 1985 and has determined that the public use and interest will be served by reclassifying said property from P0 to R-15 with conditions; 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 City Council adopts the findings of fact and conclusions based thereon made and entered by the Hearing Examiner in support of her recommendations to the City Council in this matter as set forth in the "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, in the Matter of the Application of City of Bellevue for a Reclassification, File No. PC-A 84-3" dated June 21, 1984 as amended by the "Supplemental Findings and Recommendation of the Hearing Examiner Pro Tem for the City of Bellevue", dated February 7, 1985 and as further amended by the "Second Supplemental Findings and Recommendation of the Hearing Examiner Pro Tem for the City of Bellevue" dated July 11, 1985.

Section 2. The use classification of the following described property is changed from P0 to R-15 with conditions.

The condominium plat of Villa 156 according to the plat thereof recorded in Volume 39 of Condominium Plats, pages 94 through 97, records of King County, Washington.

This reclassification is subject to the following conditions:

1. The rezone from P0 to R-15 zoning is conditioned upon a building grade height limitation of 30 feet above average finished grade as defined by Bellevue Land Use Code Section 20.50.022 except that any building directly abutting a single-family district shall be limited to 20 feet in height.

2. A landscape buffer will be provided within the

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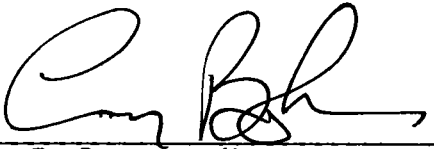
following landscape portions of the subject property; the south 50 feet; and the north 125 feet of the south 175 feet of the east 50 feet; and the north 100 feet of the south 150 feet of the west 50 feet.

3. No buildings, parking lots or any other facilities will be constructed in this area. Vegetation will not be removed or altered except for minor pruning and trimming for maintenance purposes and consistent with good horticultural practice within the above-described portion of the subject property.

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

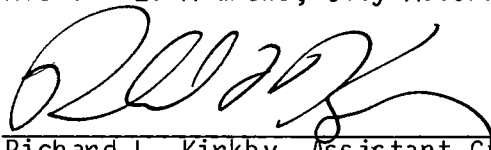
PASSED by the City Council this 7th day of October, 1985 and signed in authentication of its passage this 7th day of October, 1985.

(SEAL)

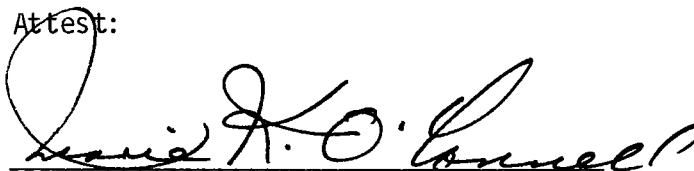

Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Kirkby, Assistant City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published October 12, 1985