

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5482

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended (Chapter 36.70A RCW); adopting 2003 amendments to the Comprehensive Plan amending Wilburton Subarea Policy S-WI-16a to permit auto sales in GC, CB and OLB districts on both sides of 116th Avenue from the new SE 8th Street exit off I-405 to NE 8th Street, and amending the Wilburton Subarea Plan Map to reflect this change and remove a Public Facilities (PF/) designation from the current City Hall site.

WHEREAS, the City initiated a Comprehensive Plan Amendment to modify Wilburton Subarea Policy S-WI-16a and the Wilburton Subarea Plan Map of the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on September 17, 2003 with regard to such proposed amendment;

WHEREAS, the Planning Commission recommends that the City Council approve such proposed amendment; and

WHEREAS, the City Council has considered this amendment concurrently with the other 2003 amendments; and

WHEREAS, the City of Bellevue 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:

Section 1. Policy S-WI-16a of the Wilburton Subarea Plan is amended to read as follows:

Policy S-WI-16a. Retail auto sales are appropriate in GC, CB and OLB districts on both sides of 116th Avenue from the new SE 8th Street exit off I-405 to NE 8th Street.


Discussion: The 116th Avenue Corridor between the SE 8th Street exit off I-405 and NE 8th Street is regionally known as "Auto Row", an area of dealerships featuring cars of major domestic and foreign automobile manufactures. Although the west side of this corridor is designated OLB with specific freeway-oriented urban design objectives, auto sales shall be permitted along with modified landscape standards for retail auto sales uses only. All other design standards shall apply.

Section 2. The Wilburton Subarea Plan Map of the Comprehensive Plan is amended as set forth in Attachment PC-1.

Section 3. This ordinance shall take effect and be in force five days after its passage and legal publication. This ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this 20th day of October, 2003, and signed in authentication of its passage this 20th day of October, 2003.

(SEAL)



Connie B. Marshall, Mayor

Approved as to form:

Richard L. Andrews, City Attorney



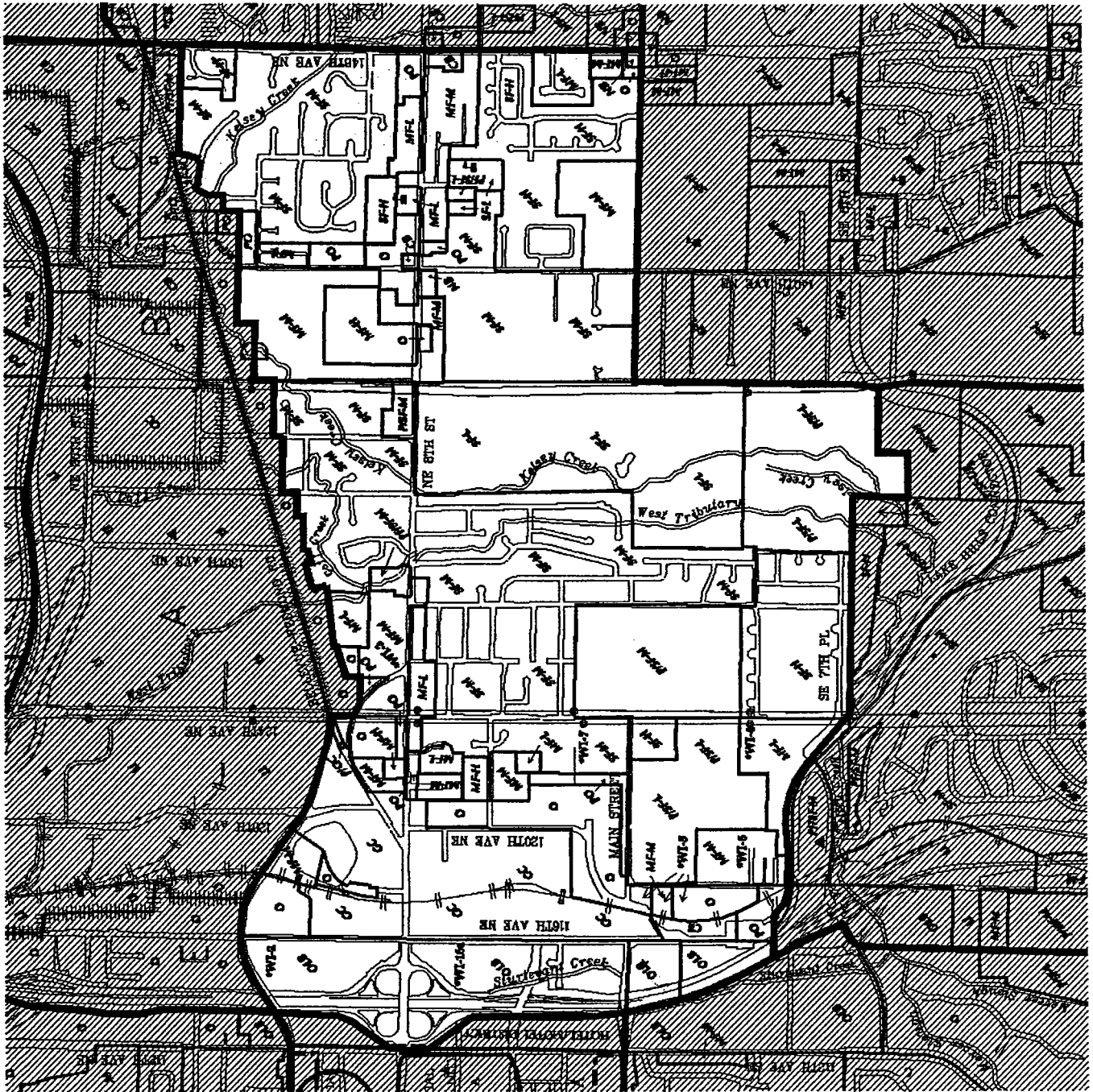
Lori M. Riordan, Assistant City Attorney

Attest:



Myrna L. Basich, City Clerk

Published October 24, 2003



FIGURES-W1.1
Wilburton/N.E. 8th Street Land Use Plan

- | | | | | | | | |
|-----|-------------------|-----|--------------------------|------|-------------------|-----|-----------------|
| SF | Single Family | PO | Professional Office | PF/ | Public Facility | ⌂ | School |
| MF | Multi-Family | O | Office | P/ | Park | ▲ | Fire Station |
| -L | Low Density | OLB | Office, Limited Business | — | Subarea Boundary | ★ | Public Facility |
| -M | Medium Density | NB | Neighborhood Business | | Planning District | —+— | Railroad Track |
| -H | High Density | CB | Community Business | ---- | City Limit | —○— | Power Lines |
| -UR | Urban Residential | GC | General Commercial | | | | |
| | | LI | Light Industrial | | | | |



This map is a graphic representation. It is not to be relied on for survey accuracy; it is not intended to specify acreage, dimensions or exact densities of development. Any reproduction or sale of this map, or any portion thereof, is prohibited without the express written authority of the City of Bellevue.

