

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6744

AN ORDINANCE amending the selected land use designations to incorporate Affordable Housing (AH) suffixes, consistent with Affordable Housing Strategy (AHS) Action C-1, Phase 2, Comprehensive Plan Amendments (CPA) and Land Use Code Amendment (LUCA); providing for severability; and establishing an effective date.

WHEREAS, the City of Bellevue adopted the AHS in 2017, recognizing the housing crisis in the Puget Sound region and the City; and

WHEREAS, AHS Action C-1 recommends increasing development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing; and

WHEREAS, the City of Bellevue Comprehensive Plan Policy HO-36 allows properties owned by religious organizations, located in single family Land Use Districts, and meeting other location criteria to be reclassified to multifamily when all proposed housing units are permanent affordable housing; and

WHEREAS, the City's Land Use Code (LUC) establishes that area-wide amendments to the City's zoning designations shall be processed as legislative rezones through Process IV in chapter 20.35 of the LUC; and

WHEREAS, on April 12, 2023, the Planning Commission held a public hearing on the C-1, Phase 2, LUCA, including the AH suffixes, rezone eligibility criteria, and eligible properties; and

WHEREAS, the City Council has considered the City's Comprehensive Land Use Map and the proposed land use designations; and

WHEREAS, the City Council finds that the proposed land use designations are consistent with the City's Comprehensive Land Use Map and the decision criteria in LUC 20.30A.140; and

WHEREAS, the City Council finds that Ordinance No. 4771 and all conditions included in Ordinance No. 4771, as well as any concomitant zoning agreements applying to the below-described rezoned properties, shall not apply to the areas being rezoned by this Ordinance; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act, chapter 43.21C RCW, and the City Environmental Procedures Code, chapter 22.02 BCC, and the Environmental Coordinator for the City of Bellevue determined that this proposal will not result in any probable, significant, adverse environmental impact and issued a final threshold determination of non-significance on March 23, 2023; now, therefore,

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

Section 1. The property legally described in “Zoning Description R-1 (AH-3)” and given Clerk’s Receiving No. _____ is hereby rezoned to R-1 (AH-3). The R-1 (AH-3) Land Use District is described in the below legal description and depicted in the attached map.

R-1 (AH-3)

Site No. 8

Parcel ID – 2225059014

Lot 1, City of Bellevue Boundary Line Adjustment 08-115867-LW as filed under Rec. No. 20090611900013, records of King County, Washington., situate in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 25 North, Range 5 East, W.M.

Parcel ID – 2225059038

The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4, Section 22, Township 25 North, Range 5 East, W.M. lying northerly of N.E. 24th St.

Section 2. The property legally described in “Zoning Description R-1.8 (AH-3)” and given Clerk’s Receiving No. _____ is hereby rezoned to R-1.8 (AH-3). The R-1.8 (AH-3) Land Use District is described in the below legal description and depicted in the attached map.

R-1.8 (AH-3)

Site No. 1

Parcel ID – 7963900185

Lot 4, 5 and 6, Block 5, Stanley Park, according to the plat thereof filed in Volume 57 of Plats, Pages 39 and 40, records of King County, Washington.

Section 3. The property legally described in “Zoning Description R-1.8 (AH-4)” and given Clerk’s Receiving No. _____ is hereby rezoned to R-1.8 (AH-4). The R-1.8 (AH-4) Land Use District is described in the below legal description and depicted in the attached map.

R-1.8 (AH-4)

Site No. 21

Parcel ID – 3316500185

Lot 1, Block 1, Hill-Aire Addition, according to the plat thereof filed in Volume 43 of Plats, Page 34, records of King County, Washington.

Parcel ID – 3316500190

Lot 2, Block 1, Hill-Aire Addition, according to the plat thereof filed in Volume 43 of Plats, Page 34, records of King County, Washington.

Parcel ID – 3316500195

Lot 3, Block 1, Hill-Aire Addition, according to the plat thereof filed in Volume 43 of Plats, Page 34, records of King County, Washington.

Section 4. The property legally described in “Zoning Description R-2.5 (AH-3)” and given Clerk’s Receiving No. _____ is hereby rezoned to R-2.5 (AH-3). The R-2.5 (AH-3) Land Use District is described in the below legal description and depicted in the attached map.

R-2.5 (AH-3)

Site No. 4

Parcel ID – 2925059201

That portion of the West 1/2 of the Northeast 1/4 of Section 29, Township 25 North, Range 5 East W.M. described as follows:

Beginning on the west line of said subdivision at a point 297.00 feet south of the Northwest Corner of the Southwest 1/4 of the Northeast 1/4 of said Section; thence east parallel with the North Line of said Southwest 1/4 of the Northeast 1/4 a distance of 465.60 feet; thence North, parallel with the West line of the Northeast 1/4 of said section distance of 300.00 feet; thence West to a point on the West Line of the Northeast 1/4 of said section, distant and 300.00 feet North of the Point of Beginning; thence South 300.00 feet to the Point of Beginning;

Except the West 30.00 feet for 108th Avenue NE.

Site No. 12

Parcel ID – 8838900132

That portion of Tract 25, Upper and Renick’s Belt Line Addition to Seattle, as filed in Volume 7 of Plats, Page 94, records of King County, Washington, lying easterly of 145th Place S.E. as established by deed filed under Recording No. 8409240712, records of said County.

Site No. 14

Parcel ID – 3425059115

The South 348.58 feet of the South 1/2 of the Southeast 1/4, of the Northwest 1/4, Section 34, Township 25 North, Range 5 East, W.M., King County, Washington;

Except the West 990 feet therefrom;
Also except the East 30 feet for 140th Avenue N.E. and the South 30 feet for Main St as condemned in King County Superior Court Cause No. 104461.

Section 5. The property legally described in "Zoning Description R-2.5 (AH-4)" and given Clerk's Receiving No. _____ is hereby rezoned to R-2.5 (AH-4). The R-2.5 (AH-4) Land Use District is described in the below legal description and depicted in the attached map.

R-2.5 (AH-4)

Site No. 13

Parcel ID – 3425059003

The North 160 feet of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 25 North, Range 5 East W.M.; except the East 30 feet for 140th Avenue N.E.;

Together with the South 3 feet of the East 260.67 feet of the North 163 feet of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 34; except the East 30 feet for 140th Avenue N.E.;

Together with the South 100 feet of Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 34; except the East 30 feet for 140th Avenue N.E.

Parcel ID – 3425059004

The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 25 North, Range 5 East W.M.

Except the North 160 feet thereof;

Also Except the North 3 feet of the East 260. 67 feet thereof;

Also Except the East 30 feet thereof for 140th Avenue N.E.

Parcel ID – 3425059006

The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4; and the West 25 feet of the East 30 feet of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 25 North, Range 5 East W. M.;

Except the North 40 feet of said West 25 feet of said Section 34 for road;

Together with the East 30 feet of the South 1/2 of the Northeast 1/4 the Northwest 1/4 of the Northwest 1/4 of said Section 34.

Parcel ID – 3425059009

The North 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 25 North, Range 5 East, W. M., King County, Washington;

Except the West 20 feet of the South 40 feet thereof;

Also Except the East 30 feet thereof for 140th Avenue N.E.;

Together with the North 4 feet of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 34.

Section 6. The property legally described in “Zoning Description R-3.5 (AH-3)” and given Clerk’s Receiving No. _____ is hereby rezoned to R-3.5 (AH-3). The R-3.5 (AH-3) Land Use District is described in the below legal description and depicted in the attached map.

R-3.5 (AH-3)

Site No. 2

Parcel ID – 2925059098

Lot A, Declaration of Lot Combination DLC-93-692 as filed under Rec. No. 9505040813, records of King County, Washington.

Site No. 33

Parcel ID – 0424059053

The East 600 feet of the North 200 feet of the Southeast 1/4 of the Southeast 1/4, Section 4, Township 24 North, Range 5 East, W.M. lying westerly of 132nd Avenue S.E. (Richards Road).

Together with Lots 1, 2, 3, and Tract A, City of Bellevue Short Plat No. 81-43 as filed under Recording No. 8409249002, records of King County, Washington.

Except therefrom that portion conveyed to the City of Bellevue by deed filed under Recording No. 9807200338, records of said County.

Section 7. The property legally described in “Zoning Description R-3.5 (AH-4)” and given Clerk’s Receiving No. _____ is hereby rezoned to R-3.5 (AH-4). The R-3.5 (AH-4) Land Use District is described in the below legal description and depicted in the attached map.

R-3.5 (AH-4)

Site No. 24

Parcel ID – 2625059069

Lot 1 City of Bellevue Short Plat 79-21 as filed under Recording No. 7906250824, records of King County, Washington; situate in the City of Bellevue, King County, Washington.

Site No. 25

Parcel ID – 2625059259

Parcel A, City of Bellevue Boundary Line Adjustment 86-33 as filed under Recording No. 8705199003, records of King County, Washington.

Section 8. The property legally described in “Zoning Description R-4 (AH-2)” and given Clerk’s Receiving No. _____ is hereby rezoned to R-4 (AH-2). The R-4 (AH-2) Land Use District is described in the below legal description and depicted in the attached map.

R-4 (AH-2)

Site No. 5

Parcel ID – 0524059030

The West 264.00 feet of the of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 5, Township 24 North, Range 5 East W.M.

Except the West 30 feet for 104th Avenue S.E.

Except the North 30 feet for Southeast 11th St.

Site No. 6

Parcel ID – 0524059009

The North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 5, Township 24 North, Range 5 East, W.M. lying westerly of Lake Washington Blvd S.E.;

Except the West 264 feet of said subdivision;

And except the South 105 feet of the North 135 feet of the East 85 feet of the West 349 feet of said subdivision.

Parcel ID – 0524059233

The South 105 feet of the North 135 feet of the East 85 feet of the West 349 feet of the Southeast 1/4 of the Northwest 1/4, Section 5, Township 24 North, Range 5 East, W.M.

Site No. 7

Parcel ID – 5739601390

Portions of the Plat of C.R. Meyers First Addition to Moorland as filed in Volume 5 of Plats, Page 5, records of King County, Washington, described as follows:

Vacated Block 10 of said Plat, lying easterly of 104th Avenue S.E. (also known as WM Raine County Road No. 1305); together with that portion of vacated Alder St as shown on said plat, which would attach by operation of law;

Together with Vacated Block 11 of said Plat lying southerly of Southeast 10th St, westerly of Lake Washington Blvd, and northerly of Southeast 11th St; together with those portions of Vacated Alder St and Selden St., as shown on said plat, which would attach by operation of law;

Together with Lots 9 through 14, Block 14 of said plat lying westerly of Lake Washington Blvd; together with those portions of Vacated Selden St, as show on said plat; which would attach to Lots 8 through 14, Block 14, of said plat by operation of law.

Section 9. The property legally described in “Zoning Description R-4 (AH-3)” and given Clerk’s Receiving No. _____ is hereby rezoned to R-4 (AH-3). The R-4 (AH-3) Land Use District is described in the below legal description and depicted in the attached map.

R-4 (AH-3)

Site No. 2

Parcel ID – 2925059338

Lot 2, City of Bellevue Short Plat 82-17 as filed under Rec. No. 8302179006, records of King County, Washington.

Site No. 3

Parcel ID – 2925059088

Lot 1, City of Bellevue Short Plat 82-17 as filed under Rec. No. 8302179006, records of King County, Washington.

Section 10. The property legally described in “Zoning Description R-5 (AH-1)” and given Clerk’s Receiving No. _____ is hereby rezoned to R-5 (AH-1). The R-5 (AH-1) Land Use District is described in the below legal description and depicted in the attached map.

R-5 (AH-1)

Site No. 16

Parcel ID – 1524059108

That portion of the West 1/2 of the Northeast 1/4 of Section 15, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing the intersection of the South Line of the JG Allen County Road No 754, with the Easterly line of said West 1/2;

Thence South 84°10’20” West along the South Margin of said road a distance of 316.907 feet;

Thence South 00°51’31” West 235.048 feet;

Thence North 89°08’29” West 107.00 feet to the Point of Beginning;

Thence continuing North 89°08'29" West 92 feet;
Thence North 30°00'00" West 43 feet more or less to a major angle point
contained in a deed recorded August 6, 1963, under Auditor's File No 5619815;
Thence North 88°46'48" West 148.86 feet;
Thence South 54°55'38" East 205.59 feet;
Thence South 89°08'29" East 96.823 feet;
Thence North 00°51'31" East 78.610 feet to the Point of Beginning;

Together with;

Commencing the intersection of the South Line of the JG Allen County Road
No 754, with the Easterly line of said West 1/2;

Thence South 84°10'20" West along the South Margin of said road a distance
of 316.907 feet;

Thence South 00°51'31" West 237 feet to the Point of Beginning;

Thence South 89°08'29" East 20 feet, more or less, to the West line of the
East 294.75 feet of said subdivision;

Thence South 00°51'31" West along said westerly line to the northerly line of
a tract described in Contract to Methodist Union of Seattle, as purchaser, recorded
under Auditor's File No. 5389978;

Thence along said Northerly Line of Methodist Union Tract, the following
courses and distances;

Thence South 58°04'45" West 24.99 feet;

Thence North 46°38'46" West 122.342 feet;

Thence North 89°08'29" West 16 feet;

Thence leaving said northerly line, North 00°51'31" East 79 feet;

Thence South 89°08'29" East 107 feet, more or less, to the Point of
Beginning.

Parcel ID – 1524059116

That portion of the West 1/2 of the Northeast 1/4 of Section 15, Township 24
North, Range 5 East, W.M., in King County, Washington, described as
follows:

Commencing at a point of intersection of center line of J.G. Allen County
Road no. 754

With the easterly line of said west half; Thence South 00°51'31" West 170.21
feet to the Point of Beginning; thence continuing South 00°51'31" West to the
northerly margin of Newport-Issaquah

Road (S.E. Newport Way); thence northwesterly along said northerly margin
to a point that is 431.45 feet distant from, as measured at right angles to, westerly
line of Northeast 1/4 of said section 15; thence North 00°26'00" East 344.51 feet;

thence South 79°19'48" East 204.94 feet;

thence South 54°55'38" East 205.59 feet;

thence South 89°06'23" East 112.61 feet;

thence South 44°38'46" East 122.34 feet;
thence North 58°04'45" East 152.65 feet;
thence North 13°29'39" East 198.48 feet;
thence North 84°10'20" East 144.99 feet to the Point of Beginning;

Except that portion thereof described as follows:

Commencing at the intersection of the center line of J.G. Allen County Road No. 754 with the easterly line of said west half; thence South 00°51'31" West 170.21 feet to Point of Beginning;

thence South 84°10'20" West 144.99 feet;
thence South 13°29'39" West 198.48 feet;
thence South 58°04'45" West 127.66 feet;
thence South 0°51'31" West to the northerly margin of S.E. Newport Way;
thence southeasterly along said northerly margin to the east line of the West 1/2 of the Northeast 1/4 of said Section 15; Thence northerly along said easterly line to the Point of Beginning;

And except that portion thereof lying easterly of the westerly margin of 142nd PL S.E. as conveyed to King County by deed filed under Recording No. 8304110814.

Section 11. The property legally described in "Zoning Description R-5 (AH-2)" and given Clerk's Receiving No. _____ is hereby rezoned to R-5 (AH-2). The R-5 (AH-2) Land Use District is described in the below legal description and depicted in the attached map.

R-5 (AH-2)

Site No. 26

Parcel ID – 2525059120

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows:

Beginning at the Southwest Corner of said subdivision; thence North 01°12'14" East along the westerly line of said subdivision a distance 663.37; thence South 88°41'40" East a distance of 100.00 feet; thence North 49°27'20" East a distance of 229.62 feet to the southwesterly margin of Northup Road; thence along a curve to the left the center which of bears North 61°22'52" East 1430.00 feet distant; thence southeasterly along the arc of said survey and said margin distance of 50.92 feet; thence South 49°27'20" West a distance of 15.98 feet; thence South 01°12'14" West a distance of 761.57 feet to the south line of said subdivision; thence North 88°49'43" West along said south line a distance of 285.50 feet to point of beginning;

Except the south 30 feet thereof conveyed to King County for Northeast 8th Street by deed recorded under Auditor's File No. 5080443.

Section 12. The property legally described in "Zoning Description R-5 (AH-3)" and given Clerk's Receiving No. _____ is hereby rezoned to R-5 (AH-3). The R-5 (AH-3) Land Use District is described in the below legal description and depicted in the attached map.

R-5 (AH-3)

Site No. 10

Parcel ID – 2207100006

Tract C, Block 3, Plat of Eastgate Hills Evergreen Addition as filed in Volume 55 of Plats, pages 49 through 51, under Auditors File No. 4579881, records of King County, Washington.

Parcel ID – 2207100010

Lot 2, Block 3, Plat of Eastgate Hills Evergreen Addition as filed in Volume 55 of Plats, pages 49 through 51, under Auditors File No. 4579881, records of King County, Washington.

Site No. 11

Parcel ID – 2207100005

Tract A, Block 3, Plat of Eastgate Hills Evergreen Addition as filed in Volume 55 of plats, pages 49 through 51, records of King County, Washington.

Parcel ID – 2207100008

Lot 1, Block 3, Plat of Eastgate Hills Evergreen Addition as filed in Volume 55 of plats, pages 49 through 51, records of King County, Washington.

Site No. 19

Parcel ID – 1624059022

That portion of the South 791.208 feet of the East 1/3 of the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 24 North, Range 5 East W.M., King County, Washington, lying easterly of the Newport-Issaquah County Road, as condemned in King County Superior Court Cause No. 91330;

Except the South 385.25 feet thereof;
And except the North 300 feet thereof.

Parcel ID – 1624059057

The South 385.25 feet of the East 1/3 of the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 24 North, Range 5, East W. M., King County, Washington;

Except that portion thereof condemned in King County Superior Court Cause No. 91330, for the purpose of changing, improving and establishing the Newport-Issaquah Road;

And except that portion thereof condemned in King County Superior Court Cause No. 614516 for highway;

And except any portion thereof lying westerly of Coal Creek Parkway S.E.

Parcel ID – 1624059085

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 24 North, Range 5 East, W.M., King County, Washington, lying easterly of Coal Creek Parkway Southeast.

Parcel ID – 1624059158

That portion of the North 100.00 feet of the South 691.208 feet of the East 1/3 of the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 24 North, Range 5 East W.M., King County, Washington, lying easterly of the Newport-Issaquah County Road, as condemned in King County Superior Court Cause No. 91330.

Parcel ID – 1624059167

That portion of the North 100.00 feet of the South 591.208 feet of the East 1/3 of the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 24 North, Range 5 East W.M., King County, Washington, lying easterly of the Newport-Issaquah County Road, as condemned in King County Superior Court Cause No. 91330.

Site No. 20

Parcel ID – 1624059017

The South 150 Feet of the North 573.91 feet of the East 1/2 of the of the Northeast 1/4 of the Southeast 1/4, Section 16, Township 24 North, Range 5 East, W.M.;

Except the West 30 feet thereof conveyed to King County for road purposes by deed recorded under Auditors File No. 3639310.

Parcel ID – 1624059058

The North 573.91 feet of that portion of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 16, Township 24 North, Range 5 east, W.M., lying southeast of the right of way of Newport-Issaquah County Road as condemned in King County Superior Court Cause No. 91330;

Except the south 150 feet thereof; And except the west 30 feet thereof conveyed to King County for road purposes by recorded under Auditors File No. 3639310.

Parcel ID – 1624059060

The South 205.75 feet of the north 779.66 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 16, Township 24 North, Range 5 East, W.M., King County, Washington;

Except the West 30 feet thereof conveyed to King County for road purposes by deed recorded under Auditors File No. 3639311.

Parcel ID – 1624059321

Lot 2, King County Short Plat No. S92S0060 as filed under Recording No. 9409029002, records of King County, Washington.

Site No. 32

Parcel ID – 8838900200

Portions of Upper and Renick's Belt Line Addition to Seattle, as filed in Volume 7 of Plats, Page 94, records of King County, Washington, described as follows:

Tract C, lying easterly of 145th Place S.E.;
together with the north 75.00 feet of Tract D, lying easterly of 145th Place S.E.;

Together with Tract G;

Except the north 30 feet thereof conveyed to King County for road purposes by deed recorded under Auditors File No. 1888815, records of King County;

Except the east 10 feet thereof conveyed to King County for road purposes by deed recorded under Auditors File No. 4988311, records of King County;

Except that portion thereof condemned by the City of Bellevue for 148th Avenue S.E by King County Superior Court Cause No. 788430, records of King County;

Except that portion conveyed to the City of Bellevue by deed filed under Recording No. 20110309000988, records of King County.

Site No. 35

Parcel ID – 2207100700

Lots 22 through 25, Block 11, Eastgate Hills Evergreen Addition as filed in Volume 55 of plats, pages 49 through 51, under Auditors File No. 4579881, records of King County, Washington.

Section 13. The property legally described in "Zoning Description R-5 (AH-4)" and given Clerk's Receiving No. _____ is hereby rezoned to R-5 (AH-4). The R-5 (AH-4) Land Use District is described in the below legal description and depicted in the attached map.

R-5 (AH-4)

Site No. 9

Parcel ID – 3425059189

The West 1/2 of the East 1/2, of the Southeast 1/4, of the Northeast 1/4, Section 34, Township 25 North, Range 5 East, W.M., King County, Washington; Except therefrom that portion lying north of the following described line:

Commencing at the Northwest Corner of said subdivision; thence South 00°05'46" West along the west line of said subdivision a distance of 724.95 feet to the westerly most corner of Lot 16, Plat of Pryde Addition No. 4, as filed in Volume 87, Page 52, records of said County, and the Point of Beginning; thence South 88°28'02" East along the south line of Lots 16 and 17 of said plat, a distance of 293.73 feet to the easterly most corner of Lot 17 of said plat; thence South 51°22'23" East along the southwesterly line of Lot 18 of said plat, a distance of 39.96 feet to the easterly line of said subdivision and the terminus of said line.

Site No. 15

Parcel ID – 2205500010

Lot 2, 3, and 4, Eastgate Addition Division G, as filed in Volume 54 of Plats, Pages 18 and 19, records of King County, Washington;

Except therefrom that portion conveyed to the State of Washington for highway purposes.

Site No. 17

Parcel ID – 5176300024

Lot 5, Martindale Addition No. 2, according to the plat thereof recorded in Volume 45 of Plats, Page 43, records of King County, Washington;

Except the Northerly 260 feet thereof; And except that portion described as follows:

Beginning at the Southwest corner of said Lot 5; Thence North 01°34'33" East, along the West line of said Lot, 146.74 feet; Thence South 88°32'36" East, parallel with the North line of said Lot, 85 feet; Thence South 01°34'33" West, parallel with the East line of Lot 5 to the Northerly margin of Issaquah-Newport Road; Thence Southwesterly along said Northerly margin, 87 feet, more or less, to the Point of Beginning.

Parcel ID – 5176300025

Lot 6, Martindale Addition No. 2, according to the plat thereof recorded in Volume 45 of Plats, Page 43, records of King County, Washington;

Except the Northerly 392.30 feet thereof.

(Also being known as Lot 6A, unrecorded King County Short Plat No. 07847)

Parcel ID – 5176300026

The North 392.3 feet of Lot 6, Martindale Addition No. 2, according to the plat thereof recorded in Volume 45 of Plats, Page 43, records of King County, Washington;

Except the Northerly 260.00 feet thereof.

(Also being known as Lot 6B, unrecorded King County Short Plat No. 07847)

Parcel ID – 5176300027

Lot 7, Martindale Addition No. 2, according to the plat thereof recorded in Volume 45 of Plats, Page 43, records of King County, Washington;

Except the Northerly 471.60 feet thereof.

(Also being known as Lot 7A, unrecorded King County Short Plat No. 07863)

Parcel ID – 5176300028

The Northerly 471.60 feet of Lot 7, Martindale Addition No. 2, according to the plat thereof recorded in Volume 45 of Plats, Page 43, records of King County, Washington;

Except the Northerly 359.00 feet thereof.

(Also being known as Lot 7B, unrecorded King County Short Plat No. 07863)

Parcel ID – 5176300029

The Northerly 359.00 feet of Lot 7, Martindale Addition No. 2, according to the plat thereof recorded in Volume 45 of Plats, Page 43, records of King County, Washington;

Except the Northerly 260.00 feet thereof.

(Also being known as Lot 7C, unrecorded King County Short Plat No. 07863)

Site No. 18

Parcel ID – 2201500005

Lots 1, 2, and 3, Block 1, Eastgate Addition Division B, as filed in Volume 52 of plats, pages 13 through 18, records of King County, Washington.

Site No. 22

Parcel ID – 3525059048

That portion of the Southeast 1/4 of the Northwest 1/4, Section 35, Township 25 North, Range 5 East, W. M. King County, Washington, described as follows:

Beginning at the southwest corner of said subdivision; thence South 88°38'51" East along south line thereof, 360 feet; thence North 00°04'20" West parallel with the west line of said subdivision. 380 feet; thence northwesterly to the west line of said subdivision at a point from where the point of beginning lies South 00°04'20" East 831 feet therefrom; thence South 00°04'20" East 831 feet to the point of beginning, except the south 30 feet thereof.

And except that portion of the Southeast 1/4 of the Northwest 1/4, Section 35, Township 25 North, Range 5 East, W. M. King County, Washington, described as follows:

Commencing at the southwest corner of said subdivision, thence North 00°04'20" West 831 feet to the Point of Beginning; thence South 38°06'49" East 117.2 feet, more or less, along the westerly line of Lake Hills No. 53 as recorded in Volume 66 of Plats, Page 31, records of King County, to the most southerly corner of Lot 6, Block 2, of said Lake Hills No. 53; thence South 51°53'11" West 91.7 feet, more or less, along an extension of the southeasterly line of said Lot 6, Block 2, of said Lake Hills No. 53, to the intersection with the westerly line of said first mentioned subdivision; thence North 00°04'20" West 148.8 feet, more or less, to the Point of Beginning.

Site No. 23

Parcel ID – 3891100205

All of Lots 17 and 18, Block 2 and the south 455 feet of Lots 19 and 20, Kirkland Gardens, Addition to Kirkland, as filed in Volume 7 of Plats, Page 12, records of King County, Washington;

Except therefrom any portion lying within N.E. 6th St and 156th Ave S.E.

Site No. 27

Parcel ID – 1624059169

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 24 North, Range 5 East W.M., King County, Washington;

Except the south 75 feet of said subdivision;

Except the west 185 feet of said subdivision;

Together with;

The south 30 feet of the north 130 feet of the west 185 feet of said subdivision lying easterly of 120th Avenue S.E.

Parcel ID – 5448300350

Tracts 37 and 38 Plat of Mercer as filed in Volume 17 of Plats, Page 8, records of King County, Washington;

Together with vacated Cedar Street;

Except therefrom the south 1/2 of vacated Cedar Street which would attach by operation of law to the North 100 feet of the West 185 feet of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 24 North, Range 5 East W.M.

Site No. 28

Parcel ID – 1624059232

The west 400 feet of the North 1/2 of the North 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 16, Township 24 North, Range 5 East, W.M., lying easterly of 124th Ave S.E.

Situate in the City of Bellevue, King County, Washington.

Site No. 29

Parcel ID – 3343301700

Tract 304 of C.D. Hillman's Lake Washington Garden of Eden Addition to Seattle, Division No. 3, as filed in Volume 11 of Plats, Page 81 Records of King County; together with that portion of vacated S.E. 60th St, adjoining on the North, which is attached by operation of law;

Except that portion of said vacated S.E. 60th St conveyed to King County for road purposes by Deed recorded under Auditors File No. 5913519;

Situate in the City of Bellevue, King County, Washington.

Site No. 30

Parcel ID – 1124059048

The West 631.62 feet of the South 336.97 feet of the Northwest 1/4 of the Northwest 1/4, Section 11, Township 24 North, Range 5 East, W.M.

Except that portion thereof, if any, lying within the right-of-way of that portion of the C.J. O'Connor Road not heretofore vacated;

And except those portions conveyed to the City of Bellevue by deeds filed under Recording Nos. 7504140097, 9408312460, and 20050322000924, records of King County;

Situate in the City of Bellevue, King County, Washington.

Site No. 31

Parcel ID – 1124059119

Lot 2, City of Bellevue Short Plat FSP 94-2984 as filed under Recording No. 9412159008, records of King County, Washington.

Site No. 34

Parcel ID – 1624059069

That portion of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 24 North, Range 5 East, lying Southerly of the Newport-Issaquah Road;

Except City of Seattle pipeline right of way; situate in the County of King, State of Washington.

Site No. 36

Parcel ID – 2201501205

Lot 7, Block 8, Eastgate Addition Division B, as filed in Volume 52 of plats, pages 13 through 18, under Auditors File No. 4393604, records of King County, Washington.

Section 14. The property legally described in “Zoning Description R-5 (AH-4)” and given Clerk’s Receiving No. _____ is hereby rezoned to R-7.5 (AH-4). The R-7.5 (AH-4) Land Use District is described in the below legal description and depicted in the attached map.

R-7.5 (AH-4)

Site No. 25

Parcel ID – 2625059075

That portion of the Westerly 150 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 25 North, Range 5 East, W.M., lying south of Northup Road Rev. No. 1431 and north of a line which is 300 feet north and parallel with the south line of said subdivision;

Except therefrom any portion lying southerly of a line described as follows:

Commencing at the intersection of the west line of said subdivision with the north line of the south 300 feet of said subdivision; thence northerly along the west line of said subdivision, 182 feet; thence southeasterly to a point on the east line of the west 150 feet of said subdivision being 132 feet northerly of, as measured along said east line, from the intersection of the east line of the west 150 feet of said subdivision with the north line of the south 300 feet of said subdivision.

Parcel ID – 2625059119

That portion of the Westerly 150 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 25 North, Range 5 East, W.M., lying south of Northup Road Rev. No. 1431 and north of a line which is 300 feet north and parallel with the south line of said subdivision;

Except therefrom any portion lying northerly of a line described as follows:

Commencing at the intersection of the west line of said subdivision with the north line of the south 300 feet of said subdivision; thence northerly along the west line of said subdivision, 182 feet; thence southeasterly to a point on the east line of the west 150 feet of said subdivision being 132 feet northerly of, as measured along said east line, from the intersection of the east line of the west 150 feet of said subdivision with the north line of the south 300 feet of said subdivision.



Section 15. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 16. Effective Date. This Ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this _____ day of _____, 2023 and signed in authentication of its passage this _____ day of _____, 2023.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:

Kathryn L. Gerla, City Attorney

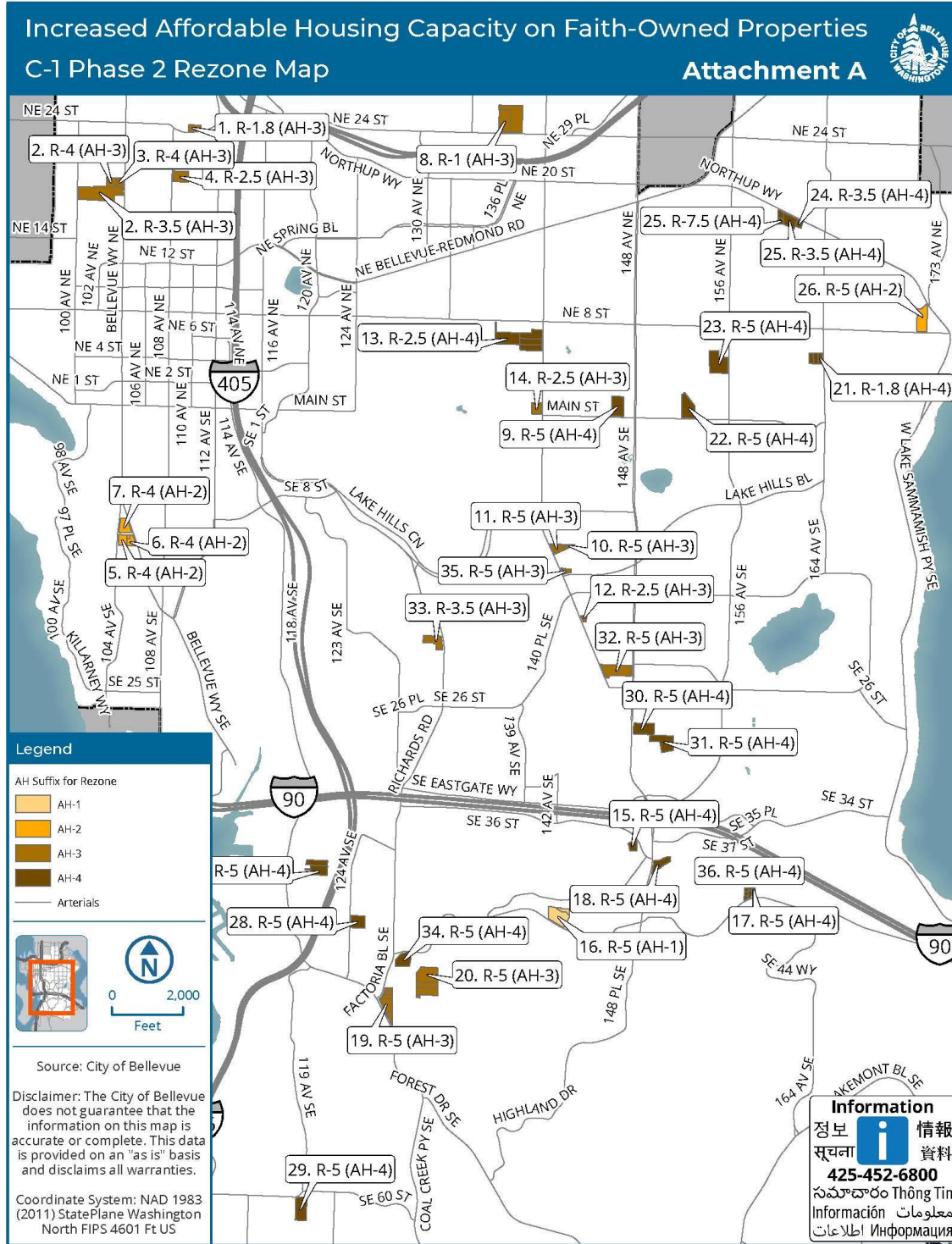
Matthew McFarland, Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published: _____

Attachment A



Eligible Sites and AH Suffixes for Rezone

Site	Property Name	Address	Recommended AH Suffix for Rezone
1	Hope Presbyterian Church	10936 NE 24th St	AH-3
2	Bellevue Presbyterian Church	1717 Bellevue Way NE	AH-3
3	The Church in Bellevue	1835 Bellevue Way NE	AH-3
4	First United Methodist Church	1934 108th Ave NE	AH-3
5	Bellevue Church of Christ	1212 104th Ave SE	AH-2
6	Redemption Hill Bible Church	10431 SE 11th St	AH-2
7	Pilgrim Lutheran Church	10420 SE 11th St	AH-2
8	Westminster Chapel	13646 NE 24th St	AH-3
9	LDS Church	14536 Main St	AH-4
10	Evangel Temple	14250 SE 13th Pl	AH-3
11	Jubilee REACH	14200 SE 13th Pl	AH-3
12	Champion Group Home	1800 145th Pl SE	AH-3
13	The Neighborhood Church	627 140th Ave NE	AH-4
14	Bellevue Seventh-Day Adventist Church	15 140th Ave NE	AH-3
15	Christ-King Lutheran Church	3730 148th Ave SE	AH-4
16	Aldersgate United Methodist Church	14230 SE Newport Way	AH-1
17	Buddhist Tzu Chi Foundation	15880 SE Newport Way	AH-4
18	Eastgate Bible Fellowship	15005 SE 38th St	AH-4
19	Newport Covenant Church	12800 Coal Creek Pkwy SE	AH-3
20	St. Madeline Sophie Catholic Church	4400 130th Pl SE	AH-3
21	Calvary Lutheran Church	16231 NE 6th St	AH-4
22	Church of the Resurrection	15220 Main St	AH-4
23	Cross of Christ Lutheran Church	411 156th Ave NE	AH-4
24	Eastside Torah Center	16199 Northup Way	AH-4
25	LDS Church	16035 Northup Way	AH-4
26	St Peters Methodist Church	17222 NE 8th St	AH-2
27	Newport United Presbyterian Church	4010 120th Ave SE	AH-4
28	LDS Church	4200 124th Ave SE	AH-4
29	Korean Pilgrim Presbyterian	6016 120th Ave SE	AH-4
30	St. Andrew's Lutheran Church	2650 148th Ave SE	AH-4
31	LDS Church	15205 SE 28th St	AH-4
32	Eastside Christian School	14615 SE 22nd St	AH-3
33	Bellevue Foursquare Church	2015 Richards Rd	AH-3
34	Holy Cross Lutheran Church	4315 129th Pl SE	AH-4
35	Church of Christ Lake Hills	14212 Lake Hills Blvd	AH-3
36	De Hirsch Sinai Single-Family Residential	3828 156th Ave SE	AH-4