

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6834

AN ORDINANCE authorizing the City Manager to amend the Concomitant Zoning Agreement entered pursuant to Ordinance 4429 that rezoned the subject property in 1992; providing for severability; and establishing an effective date.

WHEREAS, Silver Glen, a non-profit corporation, is the owner of certain real property located at 15057 Bel-Red Road in Bellevue, Washington, King County Parcel No. 2625059025 (the "Property"); and

WHEREAS, in November 1992, the City and Silver Glen's predecessors-in-interest entered into Concomitant Zoning Agreement No. 18394, King County Recording No. 9210230237 (the "Concomitant"); and

WHEREAS, in November 1992 the City adopted Ordinance No. 4429, which rezoned the Property and incorporated the Concomitant by reference; and

WHEREAS, the Concomitant imposed terms and conditions affecting the development of the Property in exchange for the City's rezoning of that Property from Multi-Family (R-30) to Office (O) zoning; and

WHEREAS, these terms and conditions were based on the Bellevue Land Use Code ("LUC") in effect at the time of the execution of the Concomitant; and

WHEREAS, the Concomitant broadly limited the occupancy of residential units at the Property to persons at least 55 years of age or older; and

WHEREAS, a single residential unit at the Property, dedicated as the manager or caretaker unit, has been occupied by a person younger than 55 years of age; and

WHEREAS, an amendment to the Concomitant is required to permit the occupancy of this single residential unit, dedicated as the manager or caretaker "unit" to an individual younger than 55 years of age,

WHEREAS, this Ordinance does not substantively amend current zoning for the Property, with the exception of eliminating the age restriction for the manager or caretaker unit at the Property; and

WHEREAS, with the exception of the "manager/caretaker" unit at the Property, all other units at the Property shall remain senior housing, available only to residents who are at least 55 years of age or older; and

WHEREAS, the City Council now desire to amend the Concomitant.

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

Section 1. The City Manager or their designee is hereby authorized to take all actions necessary to amend and remove the age restriction, at least 55 years, and application of this requirement from the single residential "unit" designated as the manager or caretaker "unit" imposed under the Concomitant Zoning Agreement No. 18394.

Section 2. Ordinance No. 2486 is hereby amended to reflect that one, single "unit", to be dedicated to the manager or caretaker, does not require occupancy of a person who is at least 55 years of age or older.

Section 3. 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 4. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication.

Passed by the City Council this _____ day of _____, 2025
and signed in authentication of its passage this _____ day of _____,
2025.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Trisna Tanus, City Attorney

Philip Sanchez, Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published _____