

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6273

AN ORDINANCE approving the application of Mike McClure of MJR Development (JMS Ventures) to rezone 3.68 acres at the Belle-View Office Park located at 275/325 118th Avenue SE in the Wilburton Subarea by repealing a 1977 Concomitant Zoning Agreement (Ordinance No. 2445).

WHEREAS, on March 11, 2015, an application was filed by Mike McClure of MJR Development (JMS Ventures) seeking a rezone to repeal a 1977 Concomitant Zoning Agreement as it pertains to 3.68 acres at the Belle-View Office Park located at 275/325 118th Avenue SE in the Wilburton Subarea; and

WHEREAS, public notice of the request was published on June 4, 2015 and the request was considered at a public meeting on June 9, 2015; and

WHEREAS, a public hearing was held before the Hearing Examiner for the City of Bellevue on December 9, 2015 pursuant to notice required by law; and

WHEREAS, on December 22, 2015, the Hearing Examiner recommended approval of the rezone application with conditions, and made and entered findings of fact and conclusions thereon in support of that recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner and has determined that the public use and interest will be served by approving the rezone application; and

WHEREAS, the City 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. The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Hearing Examiner in support of the recommendation to the City Council with regard to the hereinafter described property as set forth in Findings, Conclusions and Recommendations of the Hearing Examiner for the City of Bellevue "In the Matter of the Application of Mike McClure of MJR Development (JMS Ventures) to rezone 3.68 acres at the Belle-View Office Park located at 275/325 118th Avenue SE in the Wilburton Subarea. The requested rezone seeks to repeal a 1977 Concomitant Zoning Agreement. Subjecting the property to the existing land use designation of Office (O) and to the Transition Area Design District Overlay. Permit File No. 15-107116-LQ", which property is legally

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described in Exhibit A, attached hereto and by this reference fully incorporated herein.

Section 2. That certain 1977 Concomitant Zoning Agreement set forth in Ordinance 2445 is hereby repealed.

Section 3. 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 _____, 2016 and signed in authentication of its passage this _____ day of _____, 2016.

(SEAL)

John Stokes, Mayor

Approved as to form:

Robert A. Hyde, Deputy City Attorney

Attest:

Kyle Stannert, Acting City Clerk

Published _____

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Exhibit A
Legal Description

South Building:

Lot 2, City of Bellevue boundary line adjustment number BLA-99-965, recorded under recording number 19990722900006, in King County, Washington, said Lot 2 being a portion of parcel 1 and all of parcel 2 of City of Bellevue short plat number 83-20, recorded under recording number 8311229001.

North Building:

Lot 1, City of Bellevue boundary line adjustment number BLA 99-965, recorded under recording number 19990722900006, said Lot 1 being a portion of parcel 1, City of Bellevue short plat number 83-20, recorded under recording number 8311229001, in King County, Washington.