

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6271

AN ORDINANCE approving the application of Demian Minjarez of SMR Architects, to rezone a 4.3 acre site located within the North Bellevue Subarea at 3030 Bellevue Way from R-2.5 to R-20, to be consistent with the recently approved Comprehensive Plan Amendment #15-103696 AC.

WHEREAS, on August 6, 2015, Demian Minjarez of SMR Architects filed an application seeking to rezone a 4.3 acre site located within the North Bellevue Subarea from R-2.5 to R-20; and

WHEREAS, public notice of the request was published on September 10, 2015, and the request was considered at a public meeting on September 30, 2015; and

WHEREAS, a public hearing was held before the Hearing Examiner for the City of Bellevue on November 19, 2015, pursuant to notice required by law; and

WHEREAS, on December 3, 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 Demian Minjarez of SMR Architects to rezone a 4.3 acre site located within the North Bellevue Subarea from R-2.5 to R-20, to be consistent with the recently approved Comprehensive Plan Amendment #15-103696 AC. Permit file number 15-103697 LQ."

Section 2. The property legally described in Exhibit A, which is attached hereto and by this reference fully incorporated herein, is hereby rezoned from R-2.5 to R-20

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 _____

Exhibit A
Legal Description

Parcel A:

North half of the North half of the Northeast quarter of the Southwest quarter of Section 20, Township 25 North, Range 5 East, Willamette Meridian, in King County, Washington, EXCEPT the East 809.71 feet, EXCEPT portion of said premises conveyed to King County for road by deed recorded under recording number 2589173, EXCEPT the North 192 feet.

Parcel B:

That portion of the South half of the North half of the Northeast quarter of the Southwest quarter of Section 20, Township 25 North, Range 5 East, Willamette Meridian, in King County, Washington, described as follows:

Beginning at a point on the East line of the West 40 feet of said subdivision which is North 0°57'00" East 120 feet, measured along said East line, from the South line of said subdivision;

Thence South 88°22'40" East parallel with said South line 180 feet;

Thence South 0°57'00" West 90 feet;

Thence South 88°22'40" East 276 feet;

Thence North 0°57'00" East 303.64 feet to the North line of said subdivision;

Thence North 88°26'45" West along said North line 451.56 feet to the East line of 104th Avenue Northeast;

Thence Southerly along said East line 213.29 feet, more or less, to the point of beginning.