

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6278

AN ORDINANCE approving the rezone application Permit File No. 15-120842-LQ submitted by Alamo Manhattan Properties, LLC. The applicant seeks a rezone of a .19-acre parcel at 120 106th Avenue SE to change the zoning from Office (O) and R-30 (residential-multifamily high) to Downtown Mixed Use (DNTN-MU) to allow coordinated development of the site under the requested designation.

WHEREAS, an application was filed on August 13, 2015 for a rezone from Office (O) and R-30 (residential-multifamily high) designation to Downtown Mixed Use (DNTN-MU) for a .19-acre parcel at 120 106th Avenue SE, the legal description of which is attached hereto as Exhibit A and by this reference fully incorporated herein; and

WHEREAS, public notice of the request was published on October 29, 2015 and the request was considered at a public meeting on November 12, 2015; and

WHEREAS, a public hearing was held before the Hearing Examiner for the City of Bellevue on January 7, 2016 pursuant to notice required by law; and

WHEREAS, on January 22, 2016, the Hearing Examiner recommended approval of the rezone application, and made and entered findings of fact and conclusions of law based thereon in support of that recommendation, and no timely appeal thereof has been filed; 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; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code and a Determination of Non-Significance was issued on February 12, 2015; 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 for rezone by Alamo Manhattan Properties, LLC of .19-acre parcel at 120 106th Avenue SE to change the zoning from Office (O) and R-30 (residential-multifamily high) to

Downtown Mixed Use (DNTN-MU) to allow coordinated development of the site under the requested designation. Permit File No. 15-120842-LQ.”

Section 2. The property legally described in Exhibit A, which is attached hereto and by this reference fully incorporated herein is hereby reclassified from Office (O) and R-30 (residential-multifamily high) to Downtown Mixed Use (DNTN-MU).

Section 3. This Ordinance shall take effect and be in force five (5) days after 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:

\_\_\_\_\_  
Lori M. Riordan, City Attorney

Attest:

\_\_\_\_\_  
Kyle Stannert, City Clerk

Published \_\_\_\_\_

**Exhibit A**  
**Legal Description**

THAT PORTION OF LOT 2, TRINWITH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 96, RECORDED IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2;  
THENCE SOUTH 00°09' 41" WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 59.24 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 88°18' 47" EAST, A DISTANCE OF 160.16 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2;  
THENCE CONTINUING SOUTH 88°18'47" EAST, A DISTANCE OF 25.01 FEET TO A POINT ON THE WEST HALF OF THE 50.00 FOOT RIGHT OF WAY FOR 107<sup>TH</sup> AVENUE SOUTHEAST;  
THENCE SOUTH 00 ° 09' 41" WEST, ALONG SAID WEST HALF OF RIGHT OF WAY, A DISTANCE OF 38.15 FEET;  
THENCE NORTH 89 ° 49' 15" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2;  
THENCE CONTINUING NORTH 89 ° 49'15" WEST, A DISTANCE OF 160.10 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2;  
THENCE CONTINUING NORTH 89 ° 49'15" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST HALF OF THE 30.00 FOOT RIGHT OF WAY FOR 106<sup>TH</sup> AVENUE SOUTHEAST;  
THENCE NORTH 00 ° 09' 41" EAST, ALONG SAID EAST HALF OF RIGHT OF WAY, A DISTANCE OF 43.42 FEET;  
THENCE SOUTH 88 ° 18' 47" EAST, A DISTANCE OF 15.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2 AND THE POINT OF BEGINNING;

CONTAINING 8,162 SQUARE FEET OR 0.1874 ACRES, MORE OR LESS.

SITUATE IN THE CITY OF BELLEVUE, KING COUNTY, WASHINGTON.