

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6279

AN ORDINANCE approving the rezone application Permit File No. 15-120775-LQ submitted by Colin Radford of Tri Western Syndicated Investments, LLC. The applicant seeks a rezone of a .29-acre parcel site of the Radford Building located at 11 105th Avenue SE, from Office (O) zoning designation to Downtown Mixed Use (DNTN-MU) to allow coordinated development of the site under the requested designation.

WHEREAS, an application was filed on August 12, 2015 for a rezone from Office (O) zoning designation to Downtown Mixed Use (DNTN-MU) located at 11 105th 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 of a .29-acre parcel site of the Radford Building located at 11 105th Avenue SE, from Office (O) zoning designation to Downtown Mixed Use (DNTN-MU) to allow coordinated

development of the site under the requested designation. Permit File No. 15-120775-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) zoning designation 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**

LOT 57, MAXWELTON BRAES, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 21 OF PLATS, PAGE 80, RECORDS OF KING COUNTY  
WASHINGTON;  
TOGETHER WITH THAT PORTION OF VACATED SE 1ST STREET, WHICH  
UPON VACATION, ATTACHED TO SAID PROPERTY BY OPERATION OF LAW,  
AS PROVIDED BY ORDINANCE NO. 713 OF THE CITY OF BELLEVUE;  
TOGETHER WITH THE WEST 30.00 FEET OF 105TH AVENUE SE, AS  
ADJACENT THERETO;