

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6594

AN ORDINANCE approving with conditions the rezone application of the Sunset North Lot 10 Rezone submitted by Sunset North, LLC; a rezone of a 7.2-acre site located at 3002 139th Avenue SE from Office Limited Business (OLB) to Eastgate Transit Oriented Development (EG-TOD) and for clarification of associated concomitant zoning agreements. Permit File No. 18-127169-LQ

WHEREAS, on November 13, 2018, the City of Bellevue received an application to rezone a 7.2-acre site located at 3002 139th Avenue SE from Office Limited Business (OLB) to Eastgate Transit Oriented Development (EG-TOD); and

WHEREAS, the legal description of the Property is attached hereto as Exhibit A and by this reference incorporated herein; and

WHEREAS, the City published public notice of the application on December 13, 2018 and held a public meeting on the application on January 15, 2019; and

WHEREAS, on June 3, 2021, the Hearing Examiner for the City of Bellevue held a public hearing on the rezone application pursuant to notice required by law; and

WHEREAS, on June 11, 2021, the Hearing Examiner recommended approval of the rezone application, subject to conditions recommended by the Hearing Examiner and the City's Development Services Department; and

WHEREAS, the Hearing Examiner, as part of their recommendation of approval, made and entered findings of fact and conclusions of law in support of the recommendation and conditions contained therein; and

WHEREAS, no timely appeal of the Hearing Examiner's June 11, 2021 recommendation has been filed; and

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

WHEREAS, the Environmental Coordinator for the City of Bellevue determined that this rezone is the same proposal evaluated in connection with the Comprehensive Plan Amendment (CPA) for the Property, File No. 12-127970-AC and approved by

Ordinance 6250 and the City has adopted the Determination of Non-signification issued for the CPA pursuant to WAC 197-11-600-(4)(a); and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act, chapter 43.21C RCW and WAC 197-11-600, and the City's Environmental Procedures Code, chapter 22.02 BCC; and

WHEREAS, on July 19, 2021, City staff presented information on this rezone application at the Council's regular meeting; 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, conclusions of law, and conditions made and entered by the Hearing Examiner in support of the recommendation to the City Council regarding the Property as set forth in the Findings of Fact, Conclusions of Law, Conditions, and Recommendation of the Hearing Examiner "In the Matter of the Application For Sunset North Lot 10 For a Rezone of a parcel Approximately 7.2 Acres Within the Eastgate Subarea from Office Limited Business (OLB) to Eastgate Transit Oriented Development (EG-TOD) And for Clarification of Associated Concomitant Zoning Agreements", Permit File No. 18-127169-LQ.

Section 2. The Property is legally described in Exhibit A, which is attached hereto and by this reference fully incorporated herein, and is hereby rezoned from Office Limited Business (OLB) to Eastgate Transit Oriented Development (EG-TOD), subject to the conditions recommended by the Hearing Examiner.

Section 3. Effective Date. This Ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this _____ day of _____, 2021
and signed in authentication of its passage this _____ day of _____,
2021.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Kathryn L. Gerla, City Attorney

Nicholas Melissinos, Deputy City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published _____

EXHIBIT A

Lot 10 Sunset Ridge I-90 Corporate Campus, 1st Amendment Binding Site Plan, as per plat recorded in Volume 197 of Plats, Pages 13 through 21, records of King County, as amended by affidavit of correction recorded under recording no. 20050121001870;

Except any portion conveyed for 139th Avenue Southeast, by deed recorded under recording number 9101280422.