

CITY COUNCIL REGULAR SESSION

Ordinance amending the selected land use designations in the Southwest Bellevue subarea for consistency with revisions to the East Main Transit Oriented Development (EM-TOD) land use designation in the Comprehensive Plan; repealing Ordinance No. 2961, which adopted Concomitant Zoning Agreement No. 6837, where the conditions have been met or are no longer necessary; providing for severability; and establishing an effective date.

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EXECUTIVE SUMMARY

This Ordinance is a rezone of parcels in the East Main TOD to EM-TOD-H and EM-TOD-L, and repeal of Concomitant Zoning Agreement No. 6837, Ordinance No. 2961, for consistency with the EM-TOD land use designation in the Comprehensive Plan. On December 6, after discussion in Regular Session, Council directed staff to bring back this Ordinance for final adoption.

RECOMMENDATION

Move to adopt Ordinance No. 6628.

BACKGROUND/ANALYSIS

Background

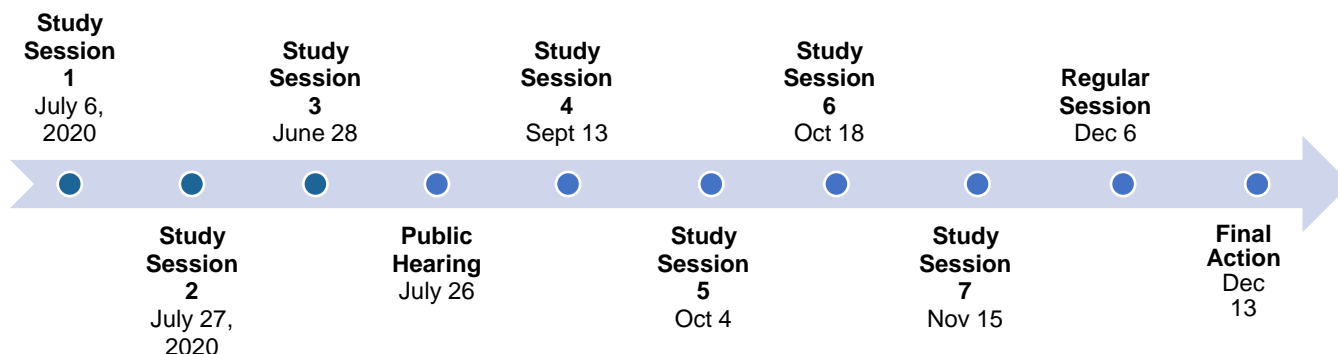
Council has reviewed the East Main code amendments in seven study sessions, including at the public hearing for the Land Use Code Amendment (LUCA) on July 26 and a regular session for the East Main code amendments on December 6. The package of East Main code amendments includes a LUCA to create a new Part 20.25Q in the Land Use Code; and three companion Ordinances that Council will be asked to take action if Council adopts the LUCA Ordinance: a rezone for the parcels within the East Main TOD (this Ordinance); and conformance amendments to the Noise Control Code, Chapter 9.18 BCC, and to the Sign Code, Chapter 22B.10 BCC. At the December 6 regular session, Council directed staff to bring back this Ordinance for final approval.

In the associated East Main LUCA, Council created two new land use districts: EM-TOD-H and EM-TOD-L Land Use Districts pursuant to the EM-TOD designation in the East Main Comprehensive Plan. Council also created new requirements, standards, and design guidelines associated with each of the new Districts. This legislative rezone for the East Main TOD ensures consistency with the EM-TOD land use designations in the East Main Comprehensive Plan. A map of the rezone area is included with this memorandum as Attachment A.

The proposed rezone ordinance also repeals Concomitant Zoning Agreement No. 6837, Ordinance No. 2961, because the new development regulations address the development issues in this old concomitant agreement.

Review Process

The timeline below identifies the City Council review process for the East Main code amendments.



POLICY & FISCAL IMPACTS

Policy Impact

The proposed Rezone of parcels in the East Main TOD to two new EM-TOD-H and EM-TOD-L Land Use Districts will achieve consistency with the EM-TOD land use designation in the East Main Comprehensive Plan.

Fiscal Impact

There is no fiscal impact associated with implementing the proposed Rezone.

OPTIONS

1. Adopt the Ordinance amending the selected land use designations in the Southwest Bellevue subarea for consistency with revisions to the East Main Transit Oriented Development (EM-TOD) land use designation in the Comprehensive Plan; repealing Ordinance No. 2961, which adopted Concomitant Zoning Agreement No. 6837, where the conditions have been met or are no longer necessary; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. East Main Rezone Map
 - B. East Main CPA Land Use Map
- Proposed Ordinance No. 6628

AVAILABLE IN COUNCIL LIBRARY

N/A