



# Bellevue Planning Commission

February 23, 2022

## PLANNING COMMISSION STUDY SESSION ITEM

### SUBJECT

Geographic Scope: 2022 Annual Comprehensive Plan Amendments

### STAFF CONTACT

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*Community Development Department*

### DIRECTION NEEDED FROM THE PLANNING COMMISSION

**ACTION**

**DIRECTION**

**INFORMATION ONLY**

The Planning Commission is requested to provide direction to:

1. Not expand the geographic scope of the privately-initiated map amendment (staff recommendation)
2. Set a public hearing for the Threshold Review

### BACKGROUND

Pursuant to the state Growth Management Act (GMA), the Bellevue City Code permits property owners to propose site-specific Comprehensive Plan Amendments (CPAs), and for any person or entity to propose non-site-specific (i.e. text) CPAs. Planning Commission received a briefing on December 8, 2021 on the privately-initiated amendment submitted for consideration in 2022 (summarized below). The property is located within the Northwest Bellevue Subarea/Neighborhood and across the street from Downtown Park.

The City processes privately-initiated CPA applications through procedures and criteria set forth in the Land Use Code at LUC 20.30I. Review of amendments follows a two-step procedure:

- 1) Threshold Review determines whether to include the proposal in the City's annual amendment work; and
- 2) Final Review considers a proposal's merits framed by the Comprehensive Plan.

Prior to the Threshold Review, Planning Commission must consider the expansion of the geographic scope to nearby, similarly situated properties.

Proposed Plan Amendment	Site-specific Proposal	Applicant
<p style="text-align: center;"><b>115 100th Ave NE (Former Chimney Condominiums)</b> 21 1020225 AC 115 100th Ave NE Northwest Bellevue</p>	<p>This privately-initiated application proposes a map amendment from Multi-family High (MF-H) to Neighborhood Mixed Use (NMU) on a 1-acre site.</p>	<p style="text-align: center;">Ben Wei</p>

**POLICY ISSUES**

*Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly situated property shares the characteristics of the proposed amendment’s site. Expansion shall be the minimum necessary to include properties with shared characteristics.*

*-LUC 20.30I.130.A.1.a.ii – Consideration of Geographic Scope*

The geographic scope of the application may be expanded to other properties if they are,

1. nearby
2. similarly situated
3. share characteristics of the site in the application.

**GEOGRAPHIC SCOPE**

Bellevue’s Land Use Code directs the Planning Commission to consider expanding the geographic scope of privately-initiated map amendments before conducting a public hearing for the Threshold Review (LUC 20.30I.130.A.1.a.ii). The criteria for expanding the scope to other properties is that the other properties must be:

- 1) nearby,
- 2) similarly situated, and
- 3) share characteristics with the proposed site

The Planning Commission can expand the geographic scope if these criteria are met, provided the expansion must be the minimum necessary to include such properties. The following analysis will consider these criteria individually and together.

**Nearby.** The expansion of the geographic scope would first extend to immediately adjacent parcels, then possibly beyond that. This analysis will identify the parcels that share a parcel boundary with or are across the street from the proposed amendment site as the basis for analyzing the second and third criteria.

The following parcels either share a parcel boundary with the 115 100th site or are across the street from it (see map in Attachment A).

- 0592400000, 199 100th Ave NE (Boys & Girls Club)
- 1545100122, 10001 NE 1st St (Amlis Apartments)
- 4389200265, 35 100th Ave NE (Office Building)
- 4389200281, 9933 NE 1st St (Bell Terra Apartments)

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- 4389200285, 9925 NE 1st St (Lochleven Apartments)
- 0587200000, 9909 NE 1st St (Bayside Place Condominium)
- 4389200490, 9831 NE 1st St (Single-family residence)
- 5494650000, 101 99th Ave NE (Meydenbauer Square Condominium)

**Similarly Situated.** To identify whether a property is similarly situated, the salient characteristics must first be identified. In the case of the proposed amendment property, the following characteristics are the ones that distinguish it from other sites in the City,

- 1) across from Downtown Park
- 2) in the Northwest Bellevue Subarea

The applicant identified its location across from Downtown Park as one of the reasons why the land use category change is appropriate. In addition, this parcel is across the street from the Downtown Subarea/Neighborhood but is located in the Northwest Subarea/Neighborhood. The situation of parcels in the Downtown Subarea/Neighborhood is substantially different because the future land use categories in that subarea are designed specifically for Downtown development characteristics and uses. There are only two parcels that are across from Downtown Park and in the Northwest Subarea/Neighborhood.

- 0592400000, 199 100th Ave NE (Boys & Girls Club)
- 4389200265, 35 100th Ave NE (Office Building)

**Shared characteristics.** This analysis goes beyond the context to look at whether the site characteristics are similar to the proposed amendment site. One of the distinguishing features of the site is that it is close to an acre. Larger parcels are required to develop buildings in the NMU zone. The office building parcel is not of sufficient size to be developed in an NMU zone, leaving the Boys & Girls Club parcel to analyze for shared characteristics.

The Boys & Girls Club parcel was recently redeveloped and a multifamily residential building was added. The residential building shares access and parking lot with the Boys & Girls Club. Both the Boys & Girls Club parcel and the 115 100th parcel are in the Multifamily-High land use category and zoned R-30. Recreational activities and multifamily buildings are permitted uses in R-30. However, in NMU, recreational activities are conditional uses. In NMU, the Boys & Girls Club would require additional approvals to expand or significantly remodel the building.

The 115 100th parcel is within the Transition Area Design District, an overlay zone that limits the height and other characteristics of buildings within a specified distance of residential buildings. The 115 100th parcel is in the single-family transition zone regardless of the land use classification or zone. The Boys & Girls Club parcel is not currently in the single-family transition zone. If it were reclassified to NMU, it would be in the multi-family transition zone and additional height limits would be imposed on future development on the parcel.

### **STAFF RECOMMENDATION**

Staff recommends not expanding the geographic scope of this map amendment. The only parcel that is nearby, similarly situated, and large enough is the Boys & Girls Club parcel. It does not, however, share characteristics with the application site beyond the size. Changing the designation to NMU would make it difficult for the Boys & Girls Club to expand or modify their building. In addition, the multifamily

residential building on the site would become nonconforming as it does not have commercial on the first floor.

**ATTACHMENTS**

A. Location of 115 100th Ave NE with nearby properties identified.