



Bellevue Planning Commission

December 8, 2021

PLANNING COMMISSION STUDY SESSION ITEM

SUBJECT

Introductory Study Session: 2022 Annual Comprehensive Plan Amendments

STAFF CONTACT

Kate Nesse, Senior Planner, 452-2042
Community Development Department

POLICY ISSUES

The Comprehensive Plan is Bellevue’s foundational policy document which guides the nature and intensity of development in the City and sets out the community’s vision for the future, provides policies to guide city actions, and provides a framework to allow the city and community organizations to work towards common goals. An amendment to the Plan is a mechanism by which the City may modify its land use, development, or growth policies.
-LUC 20.30I.120 - Purpose

Pursuant to the state Growth Management Act (GMA), the Bellevue City Code permits property owners to propose site-specific Comprehensive Plan amendments, and for any person or entity to propose non-site-specific (i.e. text) Comprehensive Plan amendments. These privately-initiated applications are accepted until September 15 and reviewed annually the following year. Proposed site-specific amendments, if approved, will be followed by rezoning.

The city processes these 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.

This memo:

- Introduces the one privately proposed site-specific Comprehensive Plan amendment; and
- Reviews Bellevue’s two-part plan amendment process.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION

DIRECTION

INFORMATION ONLY

1. Review the applications and the Threshold Review criteria (Attachment 4). A second Planning Commission Study Session is scheduled for early 2022. This study session will examine whether shared characteristics with similarly situated property exist, in preparation for consideration of the expansion of the geographic scope of the proposal (LUC 20.30I.140.F).
2. Read the Background and Analysis. This section provides a brief overview of the proposed amendment and the process for reviewing it in 2022. Determine if there is any data that would help

the Planning Commission to inform a decision for Threshold Review. Please be mindful that the amount and type of requested data is contingent upon availability of information and staff resources.

Proposed Plan Amendment	Site-specific Proposal	Applicant
<p style="text-align: center;">115 100th Ave NE (Former Chimney Condominiums) 21 1020225 AC 115 100th Ave NE <i>BelRed</i></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>

BACKGROUND/ANALYSIS

The 115 100th Ave NE proposed plan amendment is requesting a land use designation change from MF-H to NMU on a 1-acre site; which is currently occupied by the Chimney Condominiums that were subject to a fire on October 24, 2016. The building has been vacant since that time. There is a transportation right-of-way that allowed access to parking on the Northeast property line. The property is within the Northwest Bellevue neighborhood and across the street from Downtown Park.

The applicant has indicated that they are aiming to develop the property with small-scale retail on the first floor and residential or hotel above. Most types of commercial uses are not allowed in the R-30 zone which is the only zone falling in the MF-H land use category. However, NMU requires retail on the first floor and would allow for development of the proposed site with a mix of retail and residential uses, which is consistent with the applicant’s proposal.

Relevant Plans. The property is subject to the Northwest Bellevue Subarea Plan. The Northwest Subarea Plan is currently under review by City Council. If the Plan is adopted, this property will be subject to the policies in the new plan. The land use map did not change in the update.

Other plans that impact this include the Meydenbauer Bay Park and Land Use Plan. In that plan, the street along the Southwest border of the lot is recommended for street improvements. The site itself is outside of the study area of that plan.

Property Restrictions. This property is within the Transition Area Design District from single-family which limits the height and adds setback requirements to the property. The maximum height in an R-30 zone is 30 feet (40 with bonuses) and in a NMU zone the maximum height is 45 feet (no increase with bonuses). All development in this overlay district must follow the Design Review Process (LUC 20.30F).

REVIEW PROCESS

Growth Management Act procedures (RCW 36.70A.470(2)) allow any interested person or persons to suggest plan amendments. Although any qualified person can propose an amendment to the plan, it is up to the city to determine whether the proposal should be included in the annual amendment process. In Bellevue, consideration of privately-initiated amendments is a two-step process with the first step

being the Threshold Review and the second step the Final Review. The process was developed in 2001 (Ordinance No. 5328) and then revised in 2005 (Ordinance No. 5650) and is consistent with administrative procedures at WAC 365-196-640 (6).

Threshold Review determines whether a proposal is appropriate for plan amendment review. Applications that have passed over the threshold will be considered together in the work program established by City Council action for Final Review. If a site-specific proposal passes the threshold review, the city must consider whether to expand the boundaries of the proposed change to include nearby similarly situated properties.

Final Review addresses specific, merit-based issues and fulfills GMA requirements that amendments proposed to the Comprehensive Plan be considered cumulatively (WAC 365-196-640 (5)). Final Review addresses issues such as how the Plan's Land Use Strategy locates jobs and housing growth; where the geography of the city's planning areas affects the Land Use Strategy; why consistency with other, similar amendments is important in plan review; and when reviewing a potential environmental impact such as traffic is appropriate.

ATTACHMENTS

- A. Aerial Map of 115 100th Ave NE
- B. Threshold Review Decision Criteria