



2021 Annual Comprehensive Plan Amendments

Threshold Review and Geographic Scoping

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Community Development
January 27, 2021



2021 Annual Plan Amendments

Planning
Commission
tonight

- Consider expansion of geographic scope
- Set Threshold Review public hearing date

[Back](#)

**Direction/feedback
requested on:**

- Data for Threshold Review
- Results of real-time auditing of tonight's material

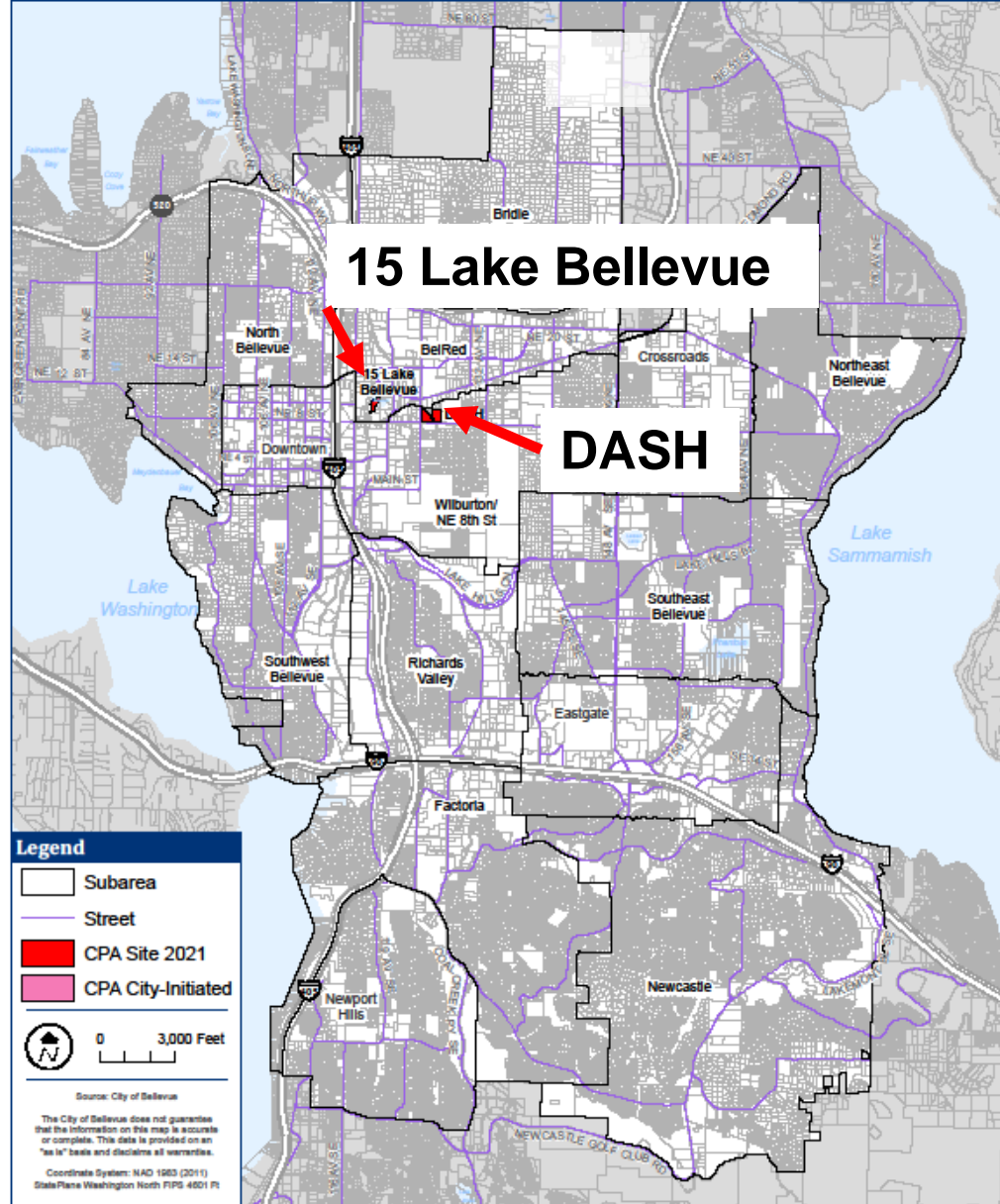


Agenda

1. Overview of the two 2021 applications
2. Expansion of geographic scope analysis
3. Overall Public Comments
4. Next Steps in the 2021 amendment process

The Two

2021 Comprehensive Plan Amendments





The two 2021s

Proposed Plan Amendment	Site-specific Proposal	Applicant
<p>15 Lake Bellevue 20 114296 AC 15 Lake Bellevue Dr. <i>BelRed</i></p>	<p>This privately-initiated application proposes a map amendment from BelRed-General Commercial (BR-GC) to BelRed-Office Residential (BR-OR-2) on a 2.8-acre site and amend Policy S-BR-96 for maximum building heights allowances.</p>	<p>American Capital Group</p>
<p>DASH Glendale 20-114270 AC 12600 NE 8th St and 900 124th Ave NE <i>Wilburton</i></p>	<p>This privately-initiated application proposes a map amendment from Multifamily-Medium (MF-M) to Neighborhood Mixed Use (NMU) on two parcels totaling 7.5 acres.</p>	<p>DASH</p>



Expansion of geographic scope

- Review each application
- Discuss and use consensus to guide staff to set noticing distance

When **expansion of the geographic scope** of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics
(LUC 20.30I.140.F)

15 Lake Bellevue

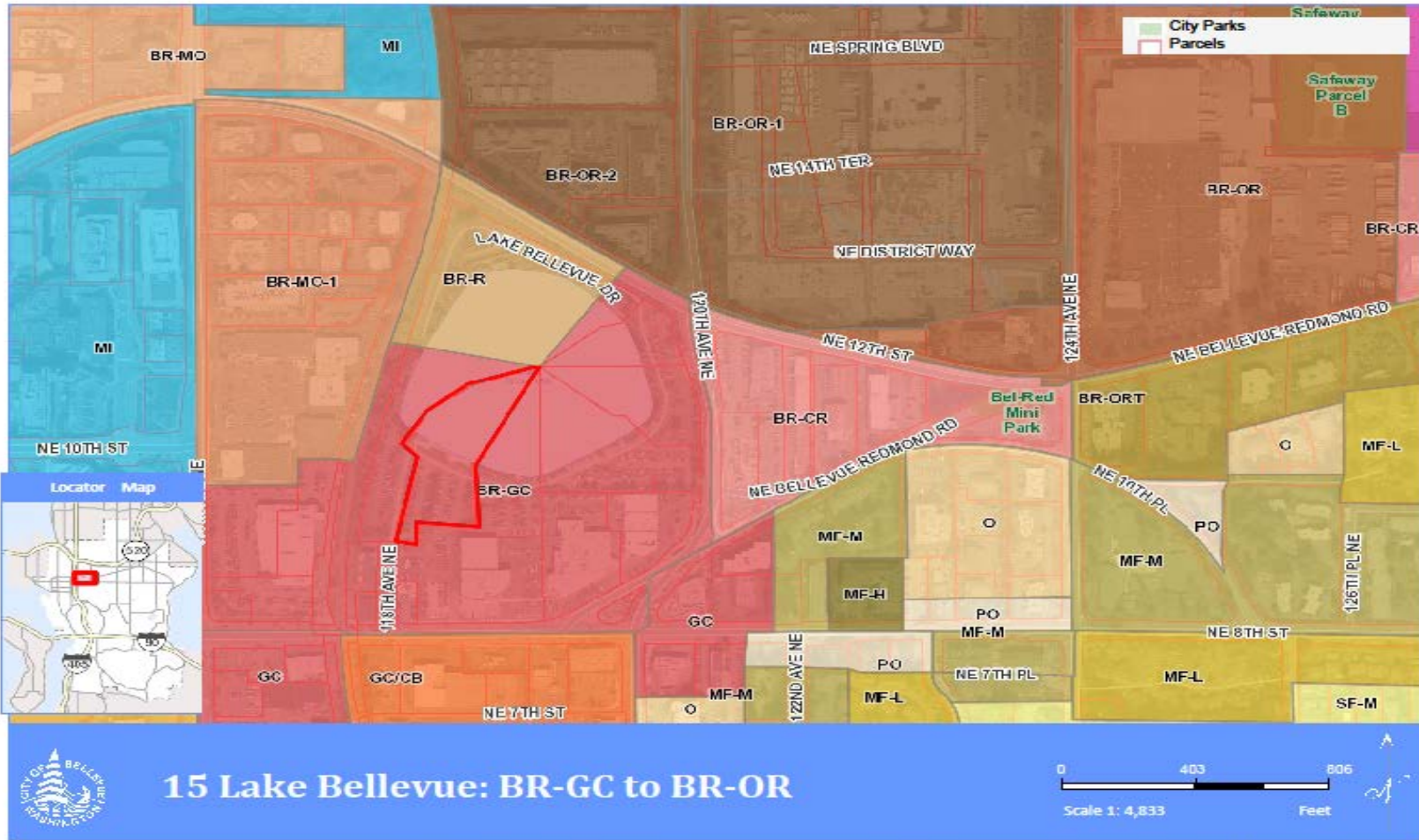


Map Generated on: 12/08/2020

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15 Lake Bellevue

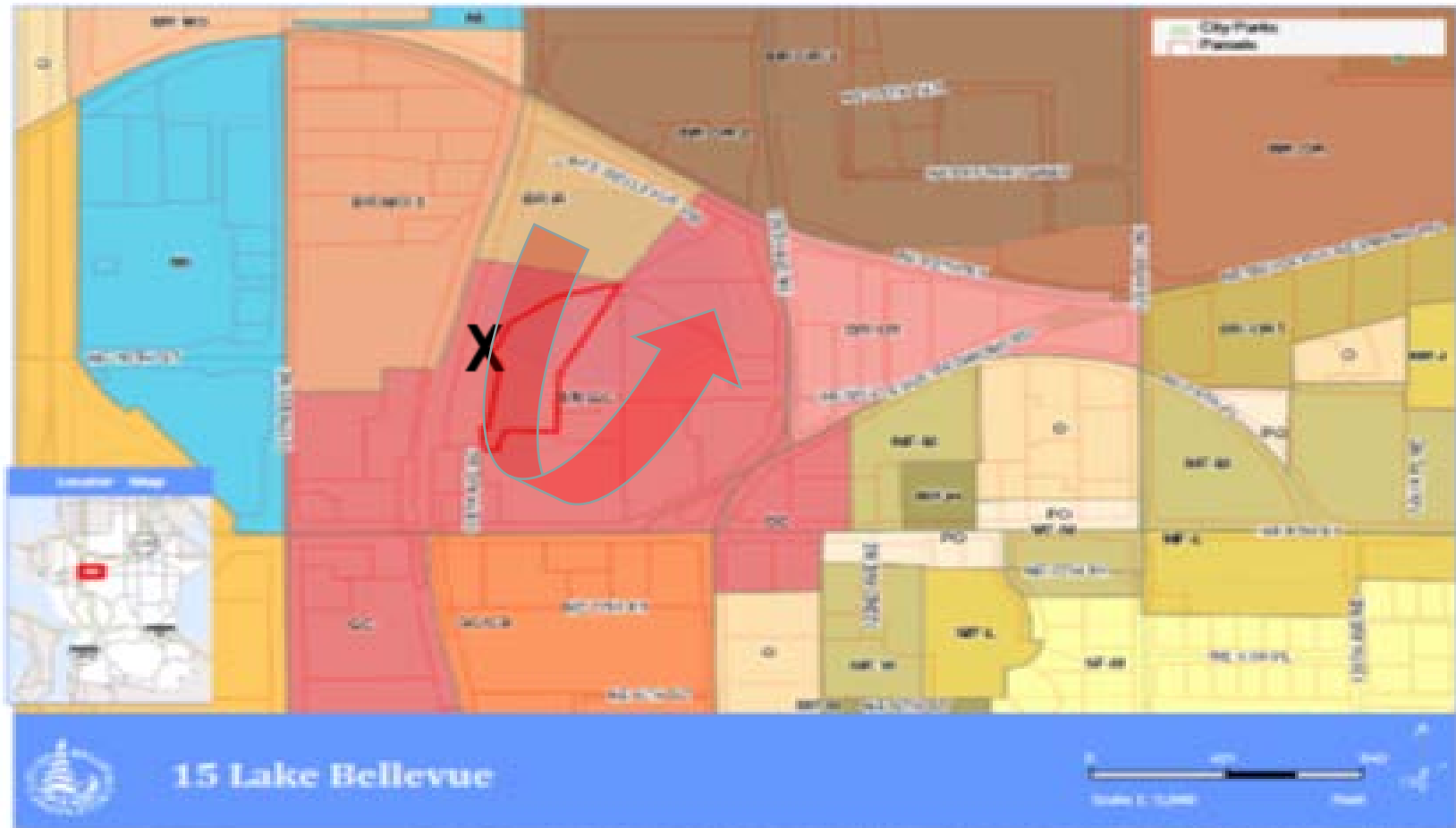


15 Lake Bellevue: BR-GC to BR-OR

Map Generated on: 11/09/2020

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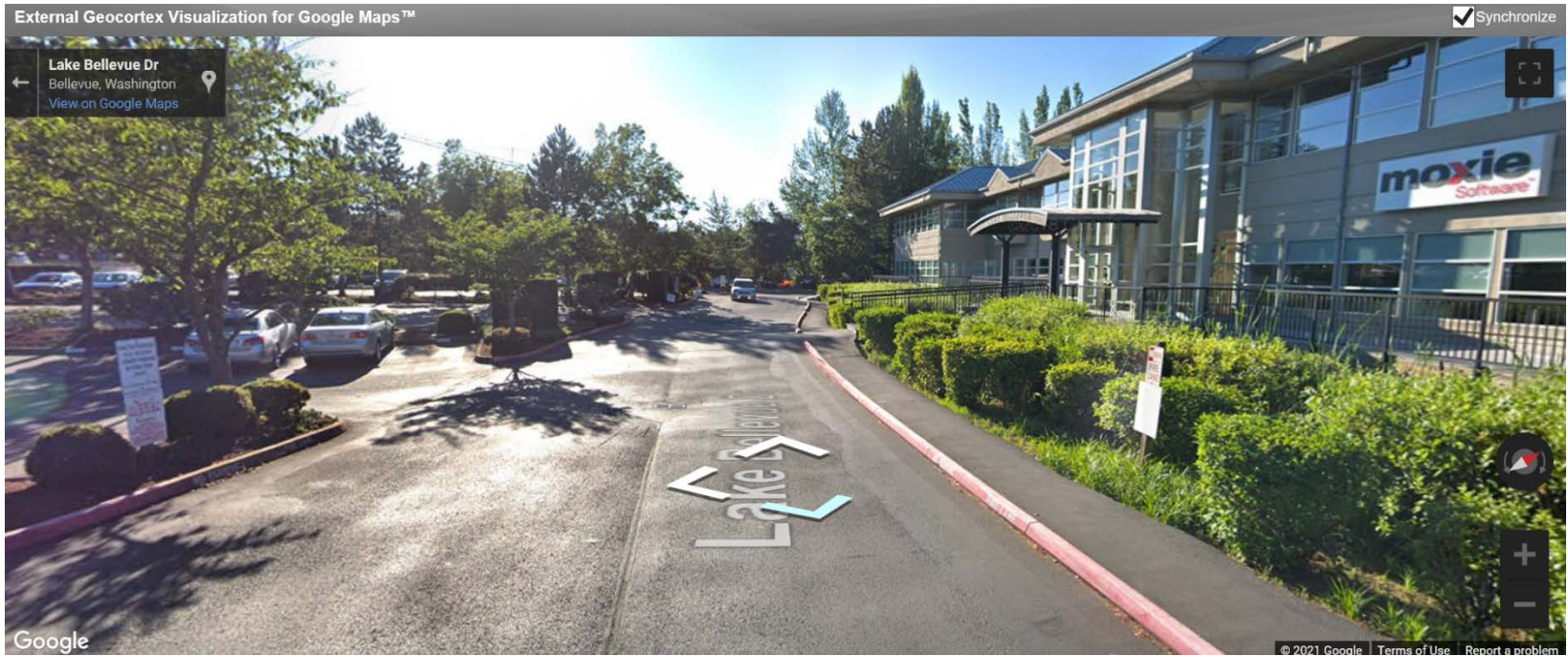
15 Lake Bellevue



Map Date: 06/20/2018

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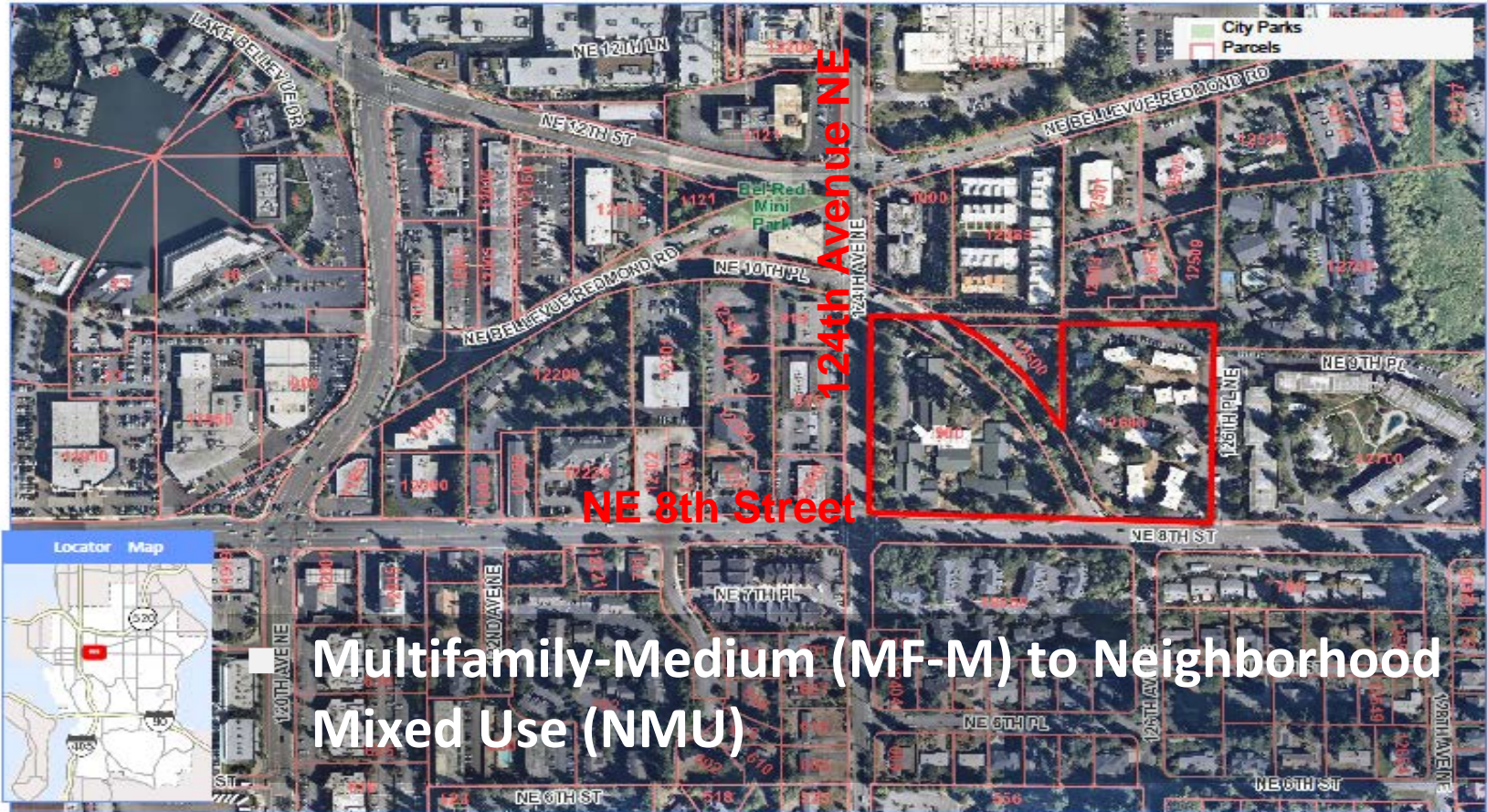
15 Lake Bellevue



15 Lake Bellevue



DASH



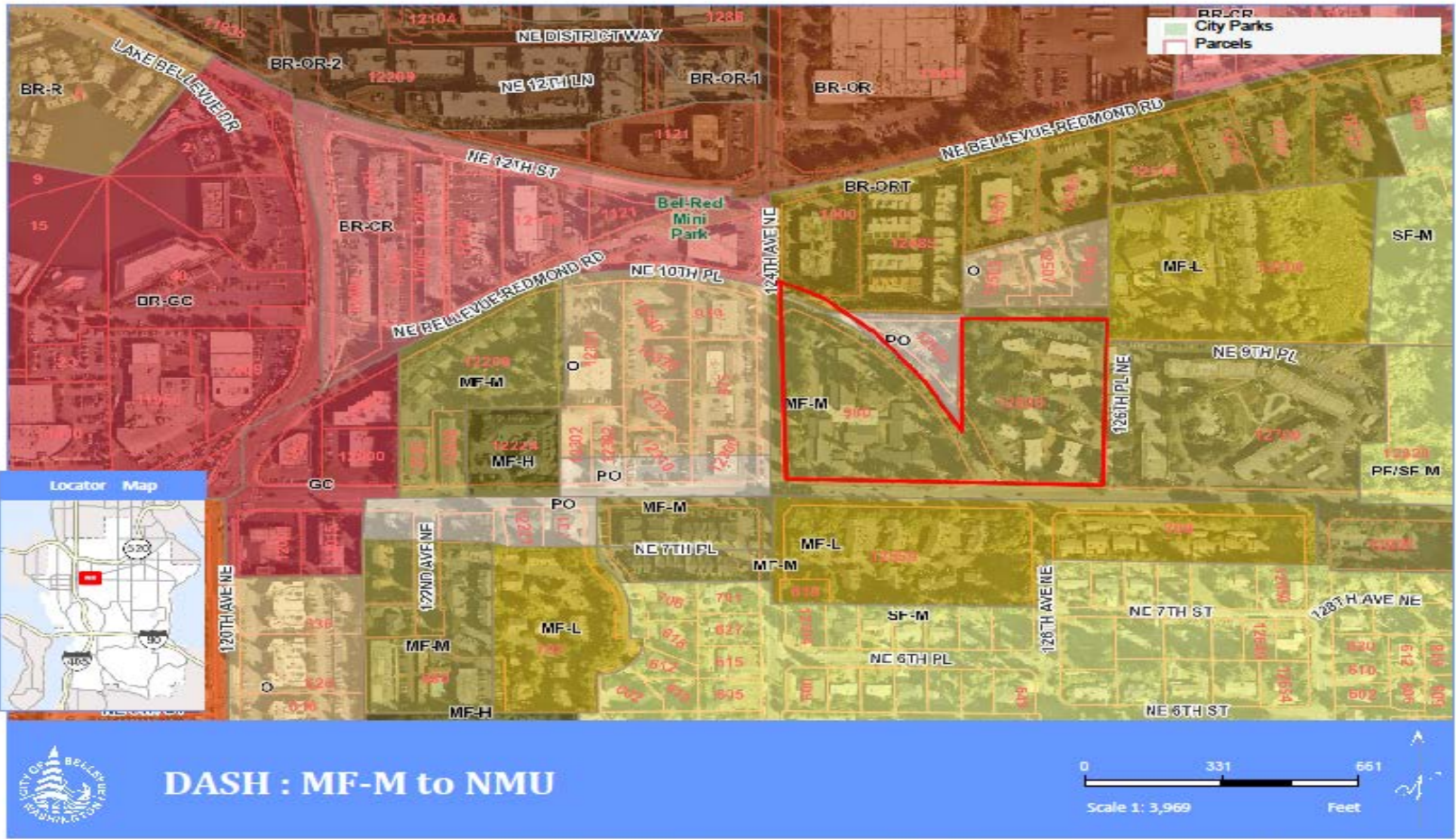
■ Multifamily-Medium (MF-M) to Neighborhood Mixed Use (NMU)



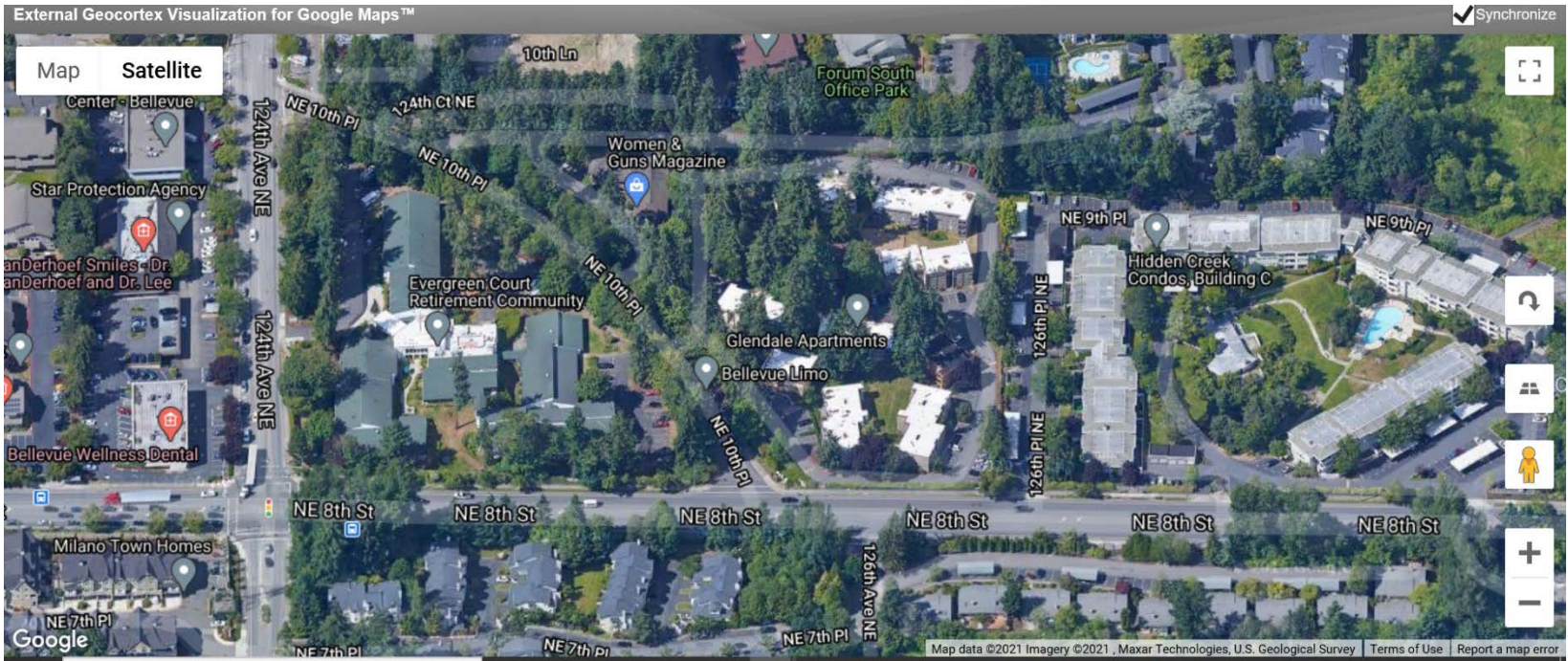
DASH - MF-M to NMU



DASH



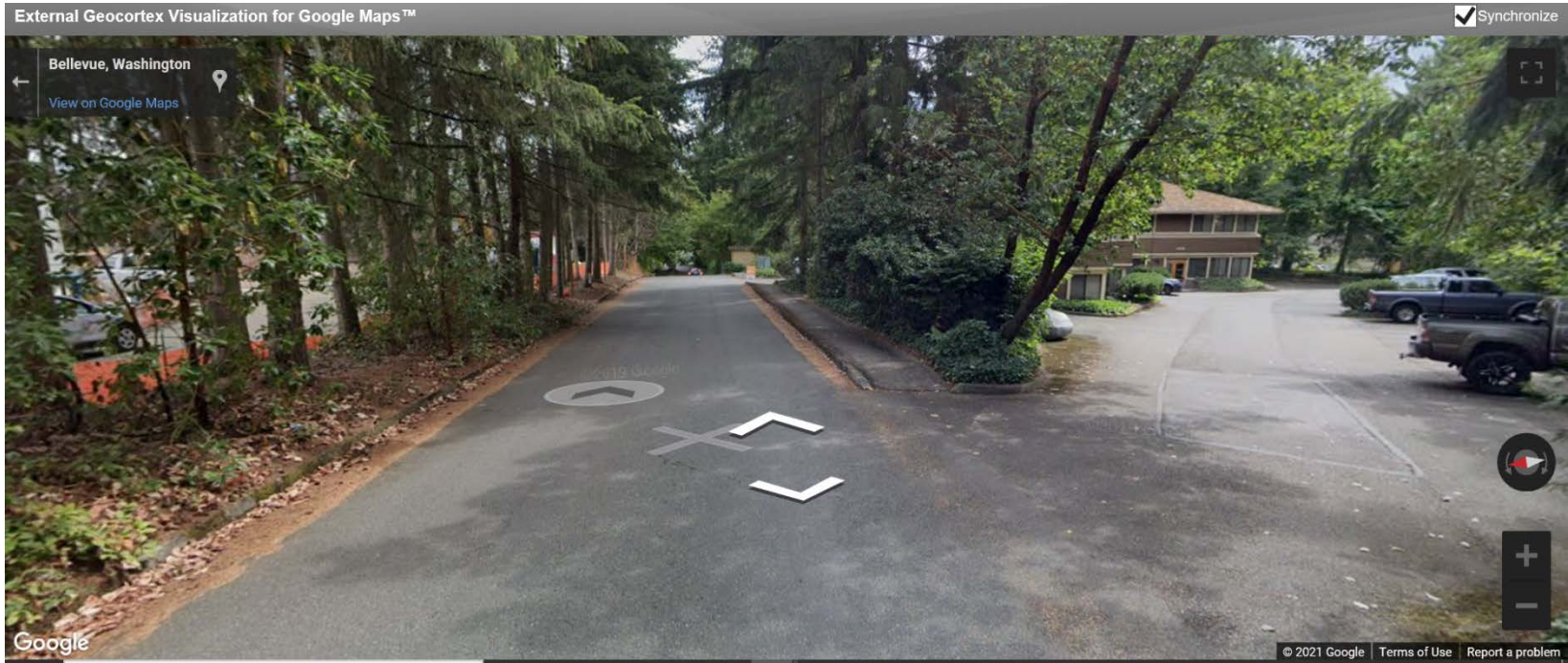
DASH



DASH



DASH





2021 Annual Plan Amendments

- Effective community engagement, outreach and public comments at Threshold Review

Engagement waypoints ✓

Summary status: up to date



Direction / Feedback

Set Threshold
Hearing Date

Data for Threshold
Review

Results of real-time
auditing of tonight's
material



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