

CITY COUNCIL STUDY SESSION

Informational overview of the privately-initiated proposed Comprehensive Plan amendments for 2022.

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DIRECTION NEEDED FROM COUNCIL**INFORMATION
ONLY**

Staff will introduce the privately-initiated Comprehensive Plan Amendment application for 115 100th Avenue NE and provide an overview of the annual Comprehensive Plan amendment process. Staff will return at a future meeting for Council to decide whether the application should be considered in the Comprehensive Plan Amendment workplan for 2022.

RECOMMENDATION

N/A

BACKGROUND & ANALYSIS**Annual Plan Amendment Process Overview**

Under the Growth Management Act cities must consider amendments to their comprehensive plans no more frequently than once per year. Bellevue outlines the steps for consideration and evaluation of privately-initiated amendments to the Comprehensive Plan in the Land Use Code (LUC 20.30I).

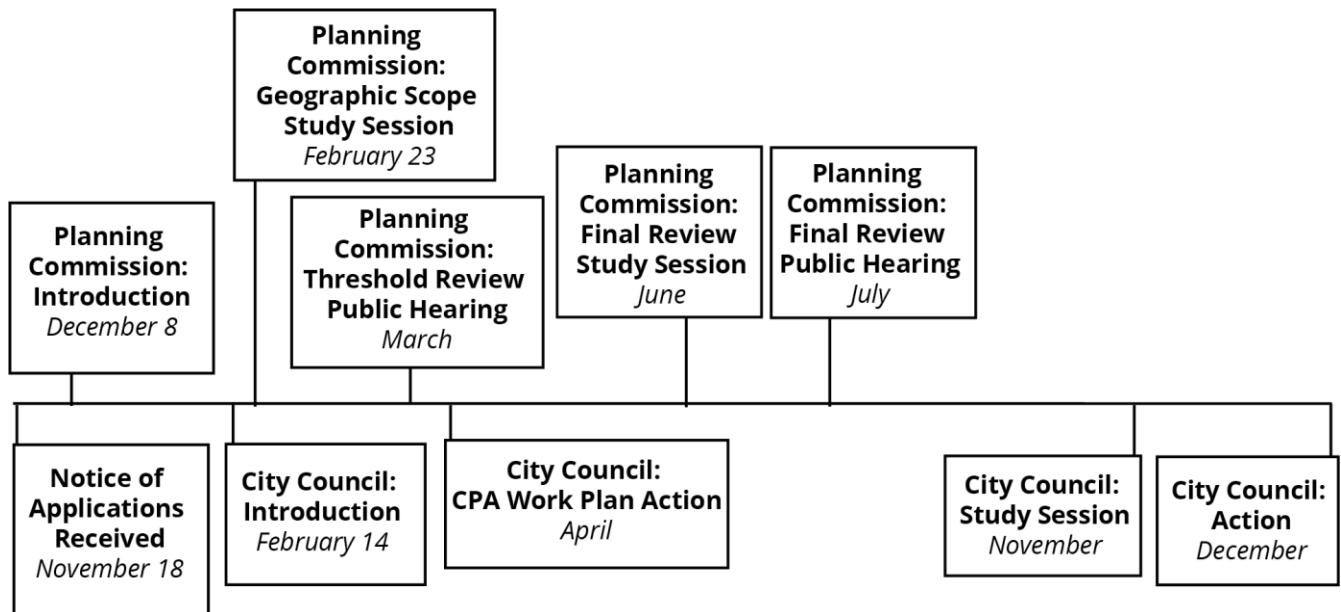
For privately-initiated amendments, the annual plan amendment process has two steps. The first step, Threshold Review, evaluates whether applications should be included in the annual Comprehensive Plan Amendment (CPA) work plan. At the threshold review stage, the City evaluates whether the proposed amendment is appropriately addressed through a CPA and considers the threshold review decision criteria, which includes evaluating the existing Comprehensive Plan work program and City resources. The second step, Final Review, reviews the merits of the proposed CPA. Each step involves a Planning Commission public hearing and recommendation. The City Council takes action for both steps.

This memo introduces the privately-initiated CPA that will come before Council later this year for Threshold Review. The location of the proposed CPA is included as Attachment A.

Annual Comprehensive Plan Amendments: Privately-Initiated Application

| Proposed Plan Amendment | Site-specific Proposal | Applicant |
|---|--|--|
| 115 100th Ave NE (Former Chimney Condominiums) 21 1020225 AC 115 100th Ave NE <i>Northwest Bellevue</i> | This privately-initiated application proposes a map amendment from Multifamily High (MF-H) to Neighborhood Mixed Use (NMU) on a one-acre site. | Ben Wei/ Wymond Investment, LLC |

Benchmark Dates



Next Steps

The Bellevue Planning Commission was introduced to the 2022 privately-initiated CPA at its December 8, 2021, meeting. The Commission will continue its review of this CPA in February and March with Threshold Review study sessions and a public hearing on the CPA, respectively. The intent is to present Threshold Review recommendations to City Council on April 4.

POLICY & FISCAL IMPACTS

Policy Impact

The privately-initiated Comprehensive Plan Amendment will come before Council in 2022 for action on Threshold Review and Final Review (if the application is added to the annual CPA work plan). Each review includes a Planning Commission public hearing and recommendation. The substance of the CPA proposes a map amendment from Multifamily High (MF-H) to Neighborhood Mixed Use (NMU) on a one-acre site.

Fiscal Impact

There is no fiscal impact associated with this CPA.

OPTIONS

N/A

ATTACHMENTS & AVAILABLE DOCUMENTS

A. Location Map of 2022 Proposed Plan Amendment Application

AVAILABLE IN COUNCIL LIBRARY

N/A