

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6899

AN ORDINANCE approving the rezone application Permit File No. 22-118369-LQ; rezoning a 4.55-acre property located at 999 118th Avenue SE from Office/Limited Business (OLB) to Neighborhood Mixed Use (NMU); and amending Ordinance No. 3149 to repeal and terminate application of this Ordinance No. 3149 as to this property.

WHEREAS, on September 26, 2022, the City of Bellevue received from SRM Development, LLC, an application to rezone a 4.55-acre site located at 999 118th Avenue SE (the Property) from Office/Limited Business (OLB) to Neighborhood Mixed Use (NMU); and

WHEREAS, the legal description of the Property is: Lot 1, City of Bellevue Boundary Line Adjustment No. 16129219-LW, recorded under Recording No. 20201208900010, records of King County, Washington; and

WHEREAS, Ordinance No. 3149 adopted in 1982 placed certain conditions on the Property; and

WHEREAS, to remove these conditions, the rezone application also included repealing and terminating application this Ordinance No. 3149 as to the Property; and

WHEREAS, the City published public notice of the application on November 3, 2022, and held a public meeting on the application on November 17, 2022; and

WHEREAS, an additional Notice of Application was published on January 16, 2025, and a public meeting was held on February 5, 2025, to capture updates to the application; and

WHEREAS, the Environmental Coordinator for the City of Bellevue reviewed this rezone application and issued a Determination of Non-significance on October 8, 2025; and

WHEREAS, the City complied with the requirements of the State Environmental Policy Act, chapter 43.21C RCW and WAC 197-11-600, and the City's Environmental Procedures Code, chapter 22.02 BCC; and

WHEREAS, on November 3, 2025, the Hearing Examiner for the City of Bellevue held a public heading on the rezone application pursuant to notice required by law; and

WHEREAS, on November 19, 2025, based on detailed findings and conclusions, the Hearing Examiner recommended approval of the rezone application, which included repealing and terminating application of Ordinance No. 3149 as to the Property; and

WHEREAS, on January 13, 2026, City staff presented information on this rezone application, which comprised of the administrative record and the Hearing Examiner recommendation, at the City Council meeting; and

WHEREAS, the City Council concurs with the findings of fact, conclusions of law, and recommendation to approve the rezone application; and

WHEREAS, the City Council has determined that the rezone application complies with the decision criteria in the Land Use Code; and now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the Hearing Examiner's findings of fact, conclusions of law, and recommendation to approve the rezone application submitted by SRM Development, LLC, as set forth in the Findings of Fact, Conclusions of Law and Recommendation of the Hearing Examiner (Permit File No. 22-118369-LQ).

Section 2. The Property is hereby rezoned from Office/Limited Business (OLB) to Neighborhood Mixed Use (NMU).

Section 3. Ordinance No. 3149 is hereby amended to repeal and terminate application of this Ordinance No. 3149 as to the Property.

Section 4. Effective Date. This Ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this _____ day of _____, 2026
and signed in authentication of its passage this _____ day of _____,
2026.

(SEAL)

Mo Malakoutian, Mayor

Approved as to form:

Trisna Tanus, City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published _____