



Threshold Review of Private Applications for 2021 Annual CPA Work Program

Radhika Moolgavkar, Planning Commission Chair

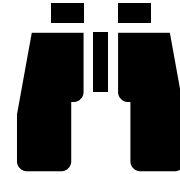
Emil King AICP, Assistant Director

Thara Johnson, Comprehensive Planning Manager
Community Development

April 5, 2021

Action

- Consideration of Planning Commission Threshold Review recommendations for two privately-initiated CPA proposals; determine which, if any, should move forward to Full Review as part of the 2021 Annual CPA Work Program.





Agenda

1. Review Planning Commission recommendations for two Privately-Initiated CPA applications
2. Answer any questions from Council
3. Formal Council action on Private Applications for 2021 Annual CPA Work Program



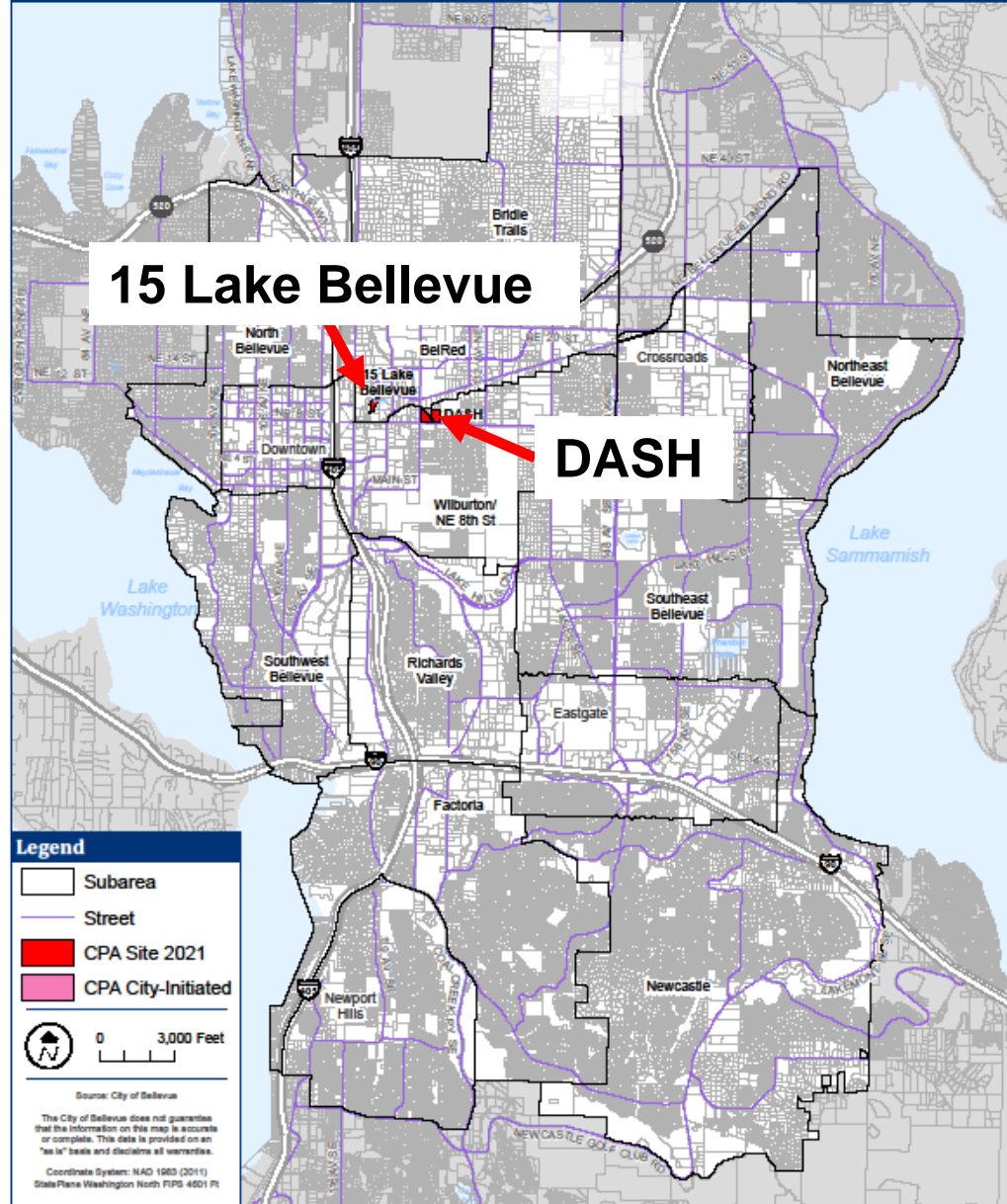
Threshold Review Criteria for Privately-Initiated Proposals

(LUC 20.30I.140)

- A. Appropriately addressed through the Plan
- B. In compliance with the three-year limit rule
- C. Does not raise policy issues outside annual process
- D. Can be reasonably reviewed within resources
- E. Addresses significantly changed conditions
- F. Geographic scope to match similar properties
- G. Consistent with current general Plan policies
- H. State law, court or admin decision requires it

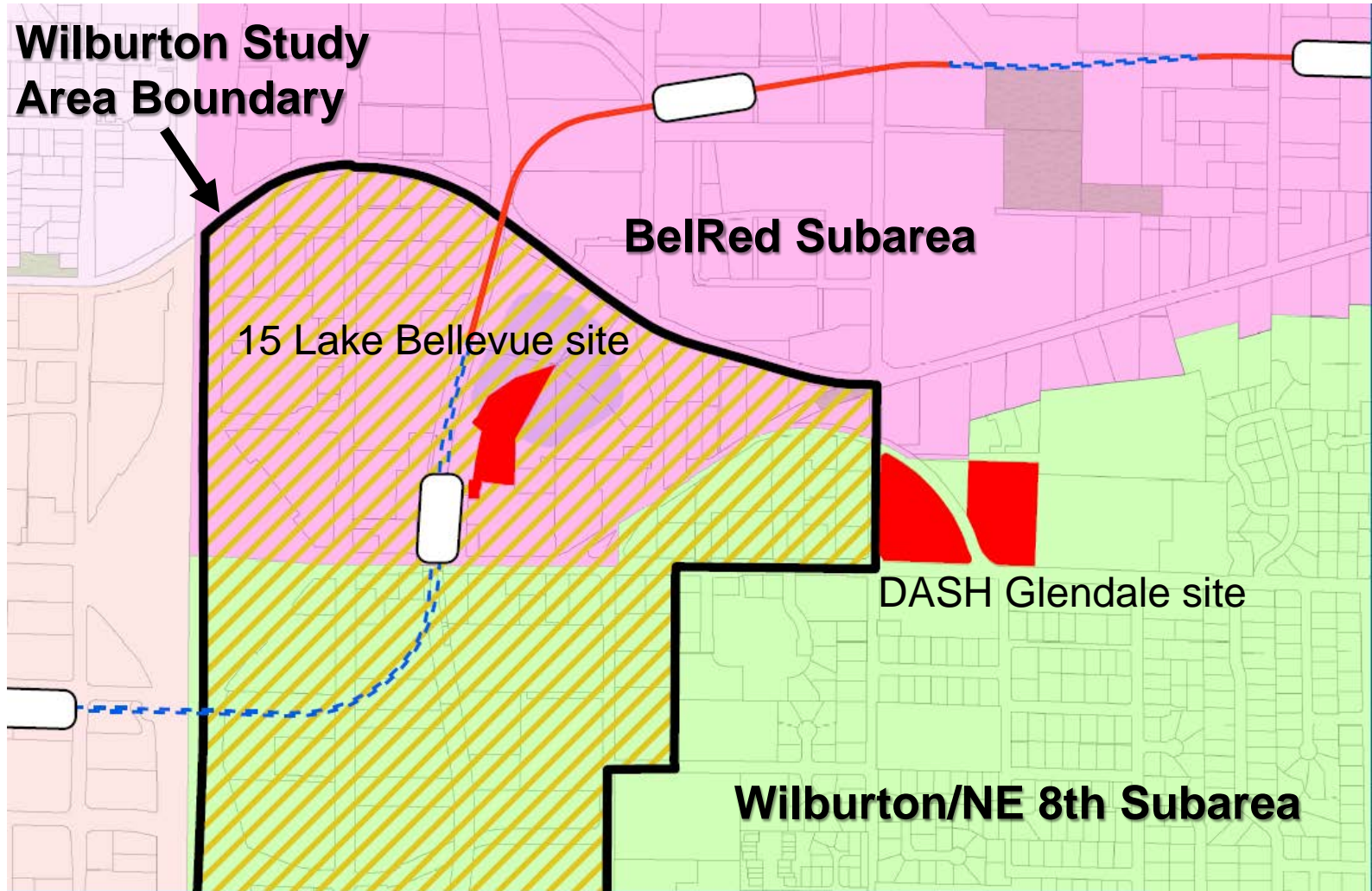


2021 Private Applications



Wilburton Study Area Boundary

In relation to Wilburton/NE 8th and BelRed Subareas





Community Engagement

Privately-Initiated Applications	Number of comments up to Threshold Review hearing date	Number speaking at the Threshold hearings
15 Lake Bellevue	3	1
DASH Glendale	7	5

Planning Commission Recommendations



Proposed Plan Amendment	Site-specific Proposal	Planning Commission Recommendation
<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-2 (BR-OR-2) on a 2.8-acre site and amend Policy S-BR-96 for maximum building heights allowances.</p>	<p>Do not include in the 2021 Work Program</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>Do not include in the 2021 Work Program</p>

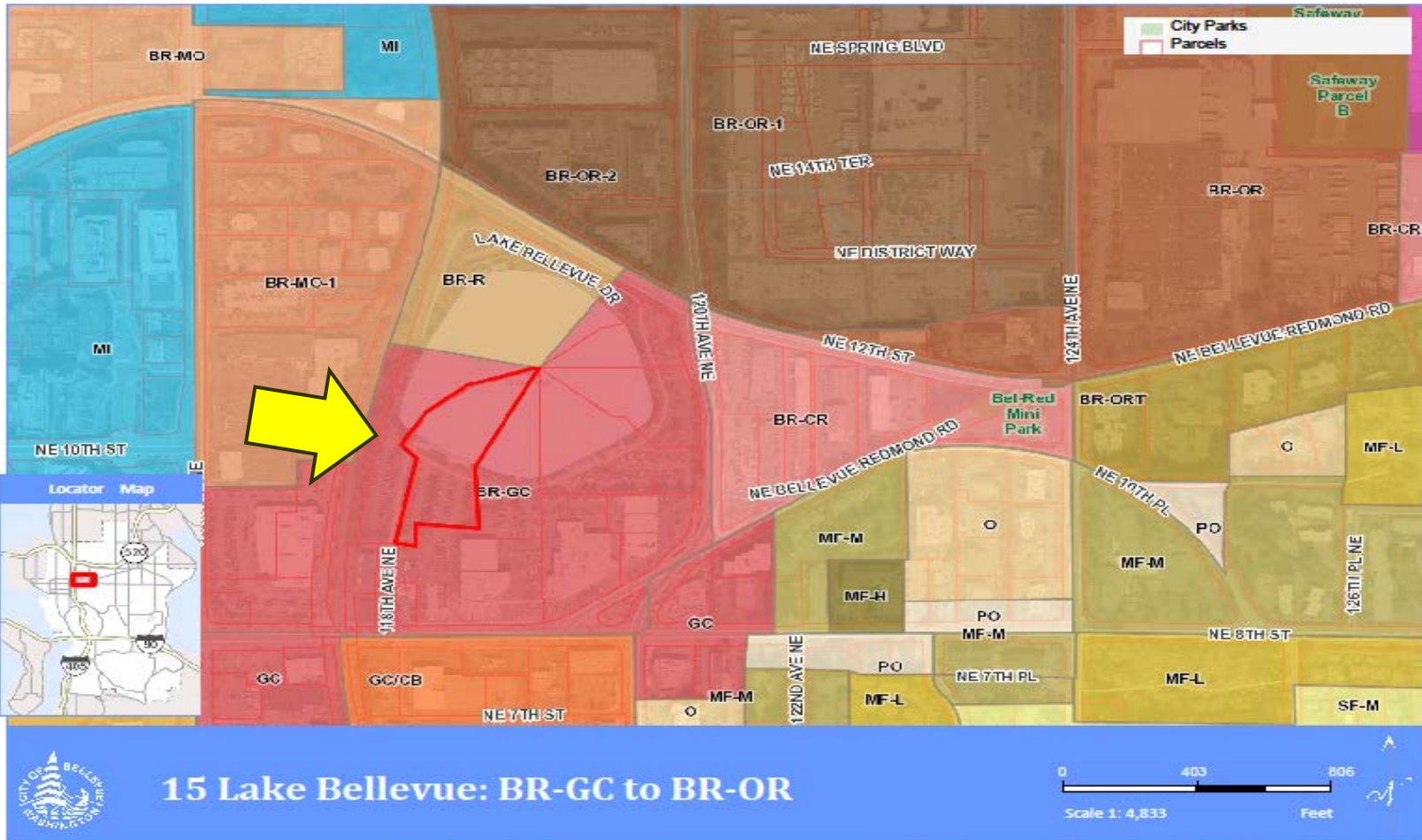
15 Lake Bellevue



Map Generated on: 12/08/2020

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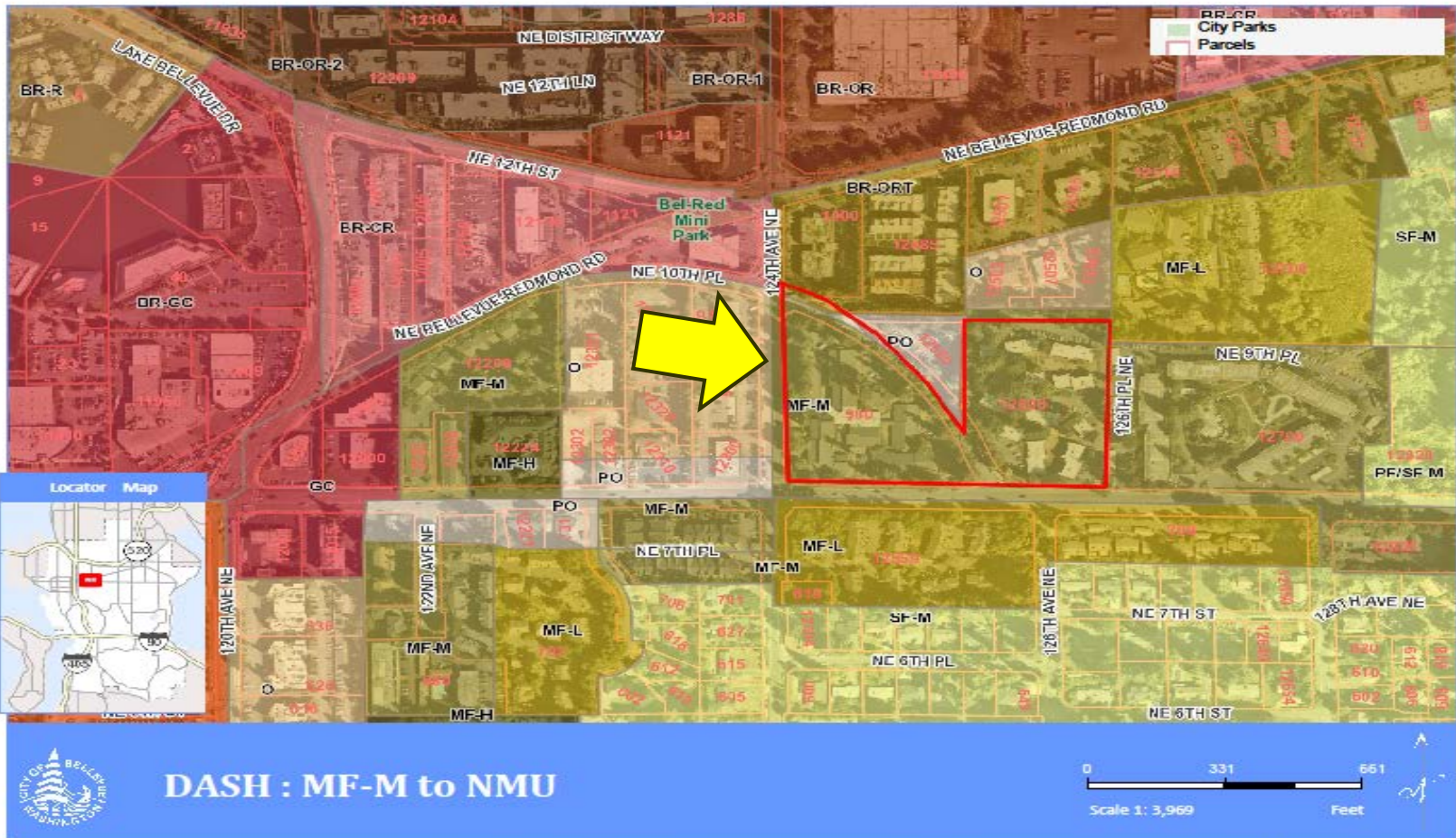
Bel-Red General Commercial (BR-GC) to Bel-Red Office Residential (BR-OR2)



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



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