



2022 Annual Comprehensive Plan Amendment

Geographic Scope of privately-initiated CPA

Dr. Kate Nesse
Community Development
February 23, 2022



2022 Annual Plan Amendments

Direction

1. Review process for geographic scoping
2. Analysis of geographic scope
3. Staff recommendation



Geographic Scope process

LUC 20.30I.A.1.a.ii

Consideration of Geographic Scope. Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly situated property shares the characteristics of the proposed amendment's site. Expansion shall be the minimum necessary to include properties with shared characteristics....



Geographic Scope process

LUC 20.30I.A.1.a.ii

1. Nearby
2. Similarly Situated
3. Share characteristics of the proposed amendment's site
4. Minimum necessary to include such properties

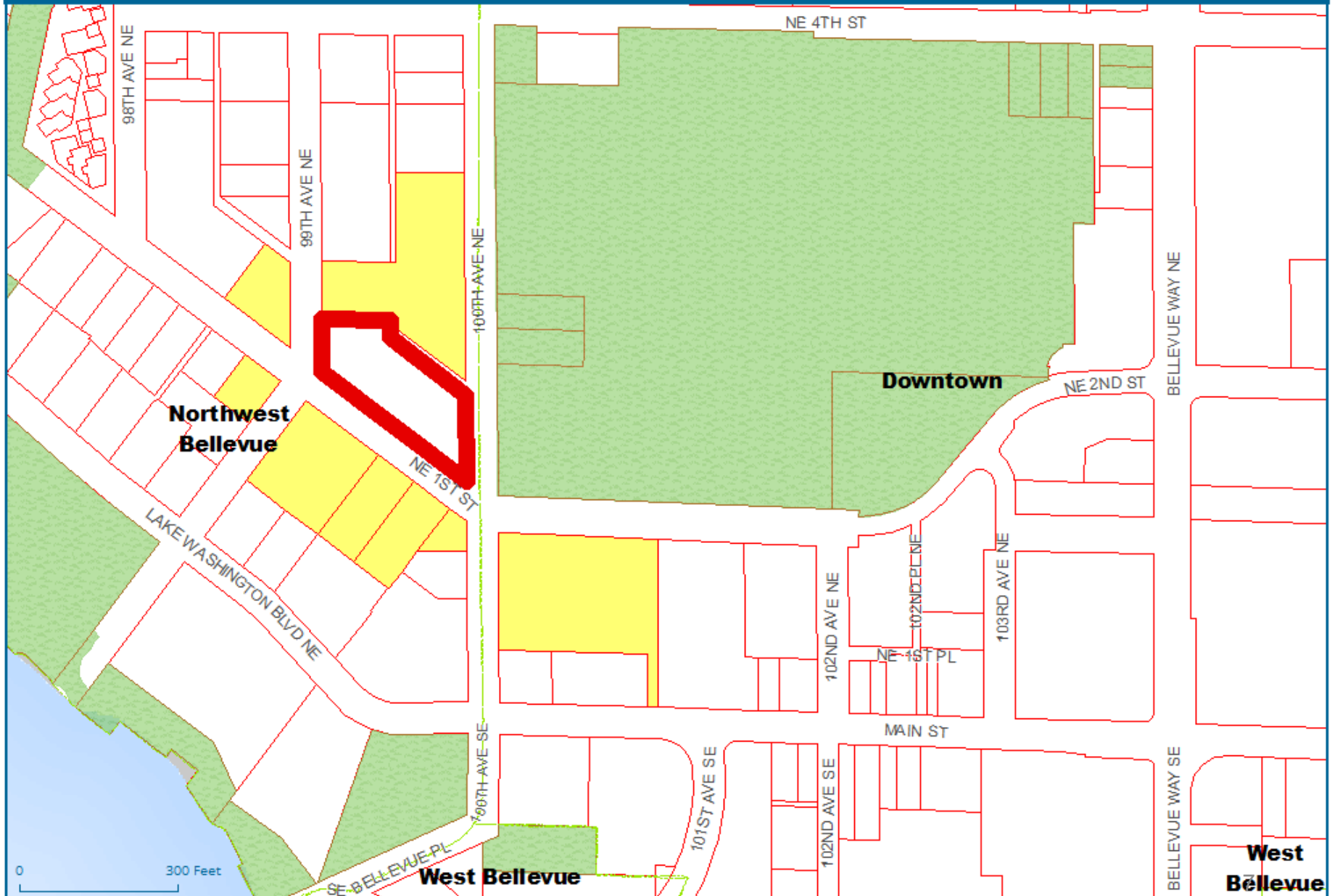


115 100th Ave NE

Proposed Plan Amendment	Site-specific Proposal	Applicant
<p>115 100th Ave NE (Former Chimney Condominiums) 21 1020225 AC 115 100th Ave NE <i>Northwest Bellevue</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>Ben Wei</p>

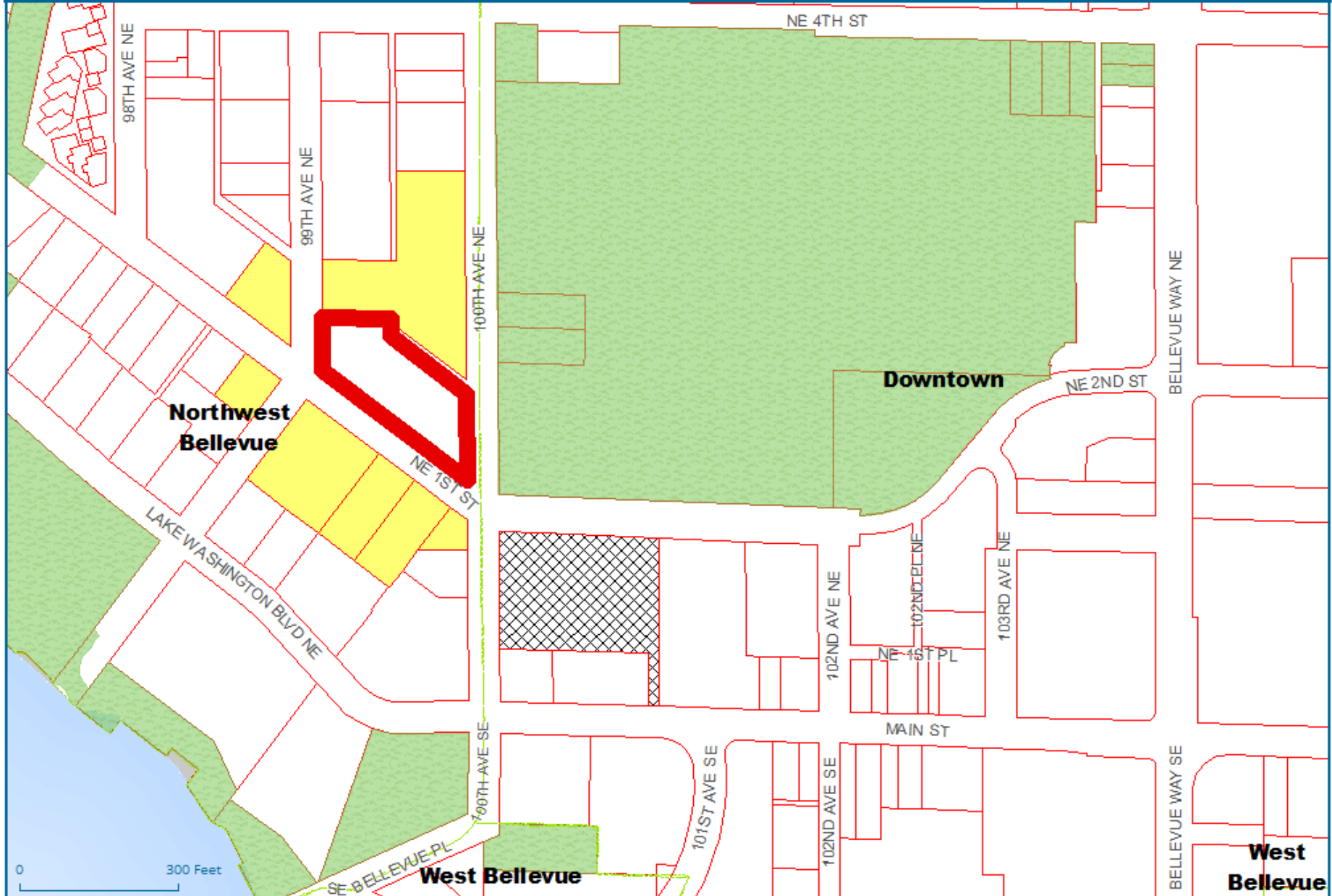
Nearby Properties

CPA Geographic Scoping



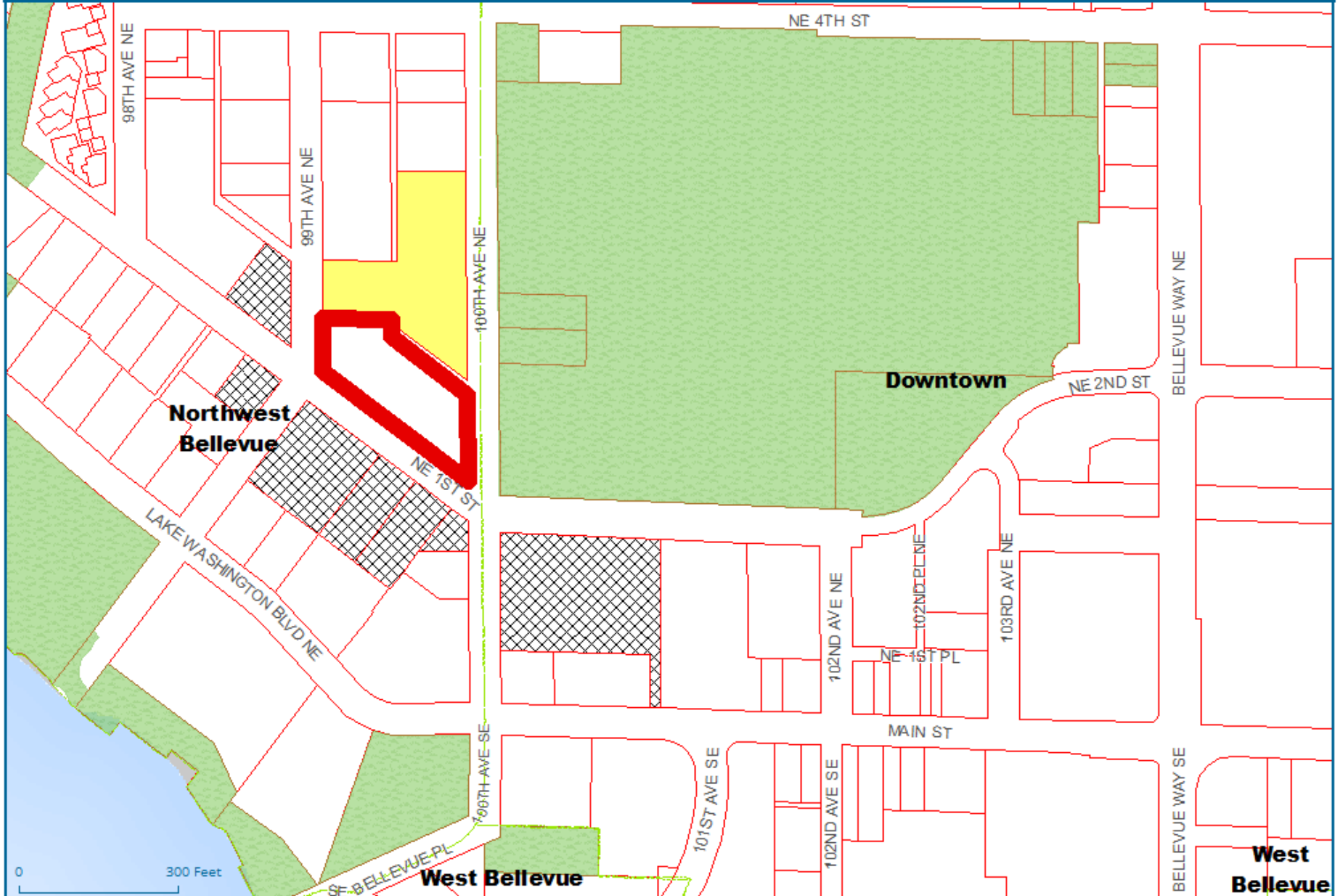
Similarly Situated: Same Neighborhood

CPA Geographic Scoping



Share Characteristics: Larger Parcel (at least 0.75 acres)

CPA Geographic Scoping





Comparison of Characteristics

	115 100 th Ave Parcel	Boys & Girls Club Parcel
Zoning	R-30	R-30
Overlay	Within the Single-Family Transition Zone	Mostly outside of Single-Family Transition Zone (would be in a Transition Zone from multi-family if changed to NMU)
Current Use	Condominium	Recreational Activities + Condominium
Redevelopment potential	High	Low
Block Location	Block end, street frontage on 3 sides	Mid-Block, street frontage on 2 sides



Staff Recommendation

Do not expand the geographic scope of the CPA.

- Boys & Girls Club parcel is the only parcel that is nearby, similarly situated, and of sufficient size for NMU.
- The Boys & Girls Club parcel does not share enough additional characteristics to warrant expanding the geographic scope.



2022 Annual Plan Amendments

Direction

Options:

1. Do not expand geographic scope
2. Identify properties to add to the scope of this Comprehensive Plan Amendment
3. Study further



Next Steps

- Set date for Public Hearing for Threshold Review
 - Suggested: March 23, 2022
- Final Review June/July 2023

Land Use Map of 115 100th Ave NE

2022 Privately-Initiated Comprehensive Plan Amendment

