



# Bellevue Planning Commission

## A Resolution of the Planning Commission

July 28, 2021

2021 Annual Final Review Comprehensive Plan Amendment Recommendation

### DASH Glendale & Evergreen Court

AYE	NAY	ABSENT	
X			Vishal Bhargava
X			Karol Brown
		X	Carolynn Ferris, Vice Chair
X			Mohammad Malakoutian, Chair
X			Radhika Moolgavkar
X			Anne Morisseau
On the motion of: Anne Morriseau			
Seconded by: Karol Brown			
The following resolution was adopted: DASH Glendale & Evergreen Court Final Review Recommendation			

WHEREAS, Chapter 36.70A.010 RCW documents state Legislative findings that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state; and

WHEREAS it is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning; and

WHEREAS, Chapter 3.64.070 Bellevue City Code establishes the powers and duties of the Planning Commission to act in an advisory capacity to the City Council by holding public hearings and conducting studies, perform analyses, and prepare reports requested by the City Council, and shall review, advise and make recommendations to the City Council on the comprehensive plan and other planning documents of the city to determine if the city's plans, goals, policies and land use ordinances and regulations implement the state Growth Management Act and promote orderly and coordinated development within the city; and

WHEREAS, the Planning Commission has conducted Final Review according to LUC 20.30I for the **DASH Glendale & Evergreen Court (20-114270 AC)** proposed comprehensive plan amendment, providing for a public participation process, and holding information and review study sessions; and



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WHEREAS, the Planning Commission held a Final Review public hearing on July 28, 2021 after the city on July 1, 2021 published notice of the Final Review public hearing, and provided the staff recommendation, application, and all materials submitted to the public record; and


WHEREAS the Planning Commission finds that the proposed amendment is consistent with all the Final Review Decision Criteria in LUC 20.30I.150.B.1-5:

## 20.30I.150 Final Review Decision Criteria


The Planning Commission may recommend, and the City Council may adopt or adopt with modifications an amendment to the Comprehensive Plan if:

- A. There exists obvious technical error in the pertinent Comprehensive Plan provision; or
- B. The following criteria have been met:
  - 1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies, the Growth Management Act, and other applicable law; and
  - 2. The proposed amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; and
  - 3. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions;" and
  - 4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and
  - 5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.

NOW THEREFORE the Planning Commission recommends to the City Council that it adopt the DASH Glendale & Evergreen Court amendment to the Comprehensive Plan.

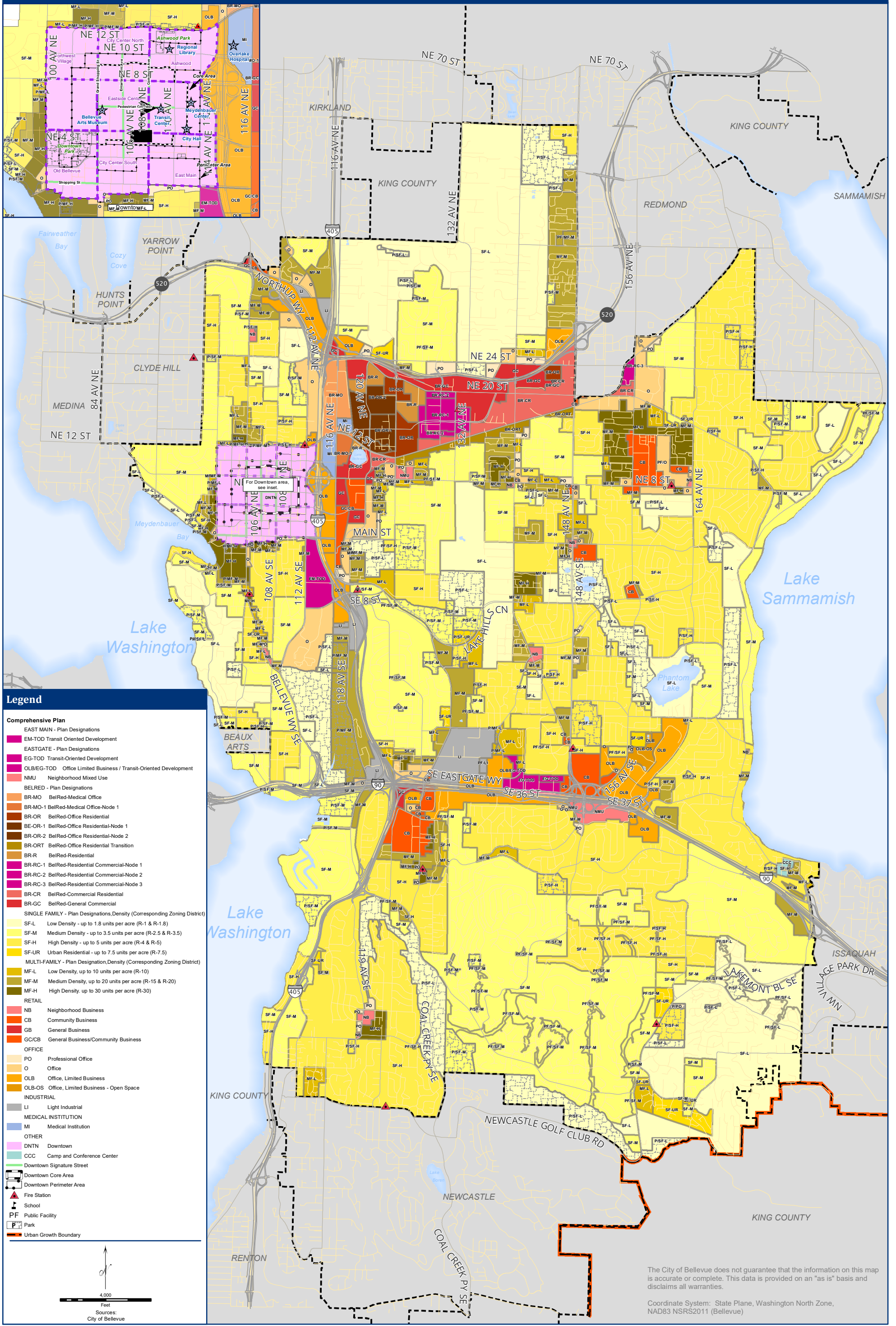
  
\_\_\_\_\_  
Mohammad Malakoutian, Chair

9-20-2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Thara Johnson, staff liaison

9-20-2021  
\_\_\_\_\_  
Date

# Comprehensive Land Use Plan



### Legend

**Comprehensive Plan**

- EAST MAIN - Plan Designations
- EM-TOD Transit Oriented Development
- EASTGATE - Plan Designations
- EG-TOD Transit Oriented Development
- OLBEG-TOD Office Limited Business / Transit-Oriented Development
- NMU Neighborhood Mixed Use
- BELRED - Plan Designations
  - BR-MO BelRed-Medical Office
  - BR-MO-1 BelRed-Medical Office-Node 1
  - BR-OR BelRed-Office Residential
  - BE-OR-1 BelRed-Office Residential-Node 1
  - BR-OR-2 BelRed-Office Residential-Node 2
  - BR-ORT BelRed-Office Residential Transition
  - BR-R BelRed-Residential
  - BR-RC-1 BelRed-Residential Commercial-Node 1
  - BR-RC-2 BelRed-Residential Commercial-Node 2
  - BR-RC-3 BelRed-Residential Commercial-Node 3
  - BR-CR BelRed-Commercial Residential
  - BR-GC BelRed-General Commercial
- SINGLE FAMILY - Plan Designations, Density (Corresponding Zoning District)
  - SF-L Low Density - up to 1.8 units per acre (R-1 & R-1.8)
  - SF-M Medium Density - up to 3.5 units per acre (R-2.5 & R-3.5)
  - SF-H High Density - up to 5 units per acre (R-4 & R-5)
  - SF-UR Urban Residential - up to 7.5 units per acre (R-7.5)
- MULTI-FAMILY - Plan Designation, Density (Corresponding Zoning District)
  - MF-L Low Density, up to 10 units per acre (R-10)
  - MF-M Medium Density, up to 20 units per acre (R-15 & R-20)
  - MF-H High Density, up to 30 units per acre (R-30)
- RETAIL
  - NB Neighborhood Business
  - CB Community Business
  - GB General Business
  - GC/CB General Business/Community Business
- OFFICE
  - PO Professional Office
  - O Office
  - OLB Office, Limited Business
  - OLB-OS Office, Limited Business - Open Space
- INDUSTRIAL
  - LI Light Industrial
- MEDICAL INSTITUTION
  - MI Medical Institution
- OTHER
  - DNTN Downtown
  - CCC Camp and Conference Center
  - Downtown Signature Street
  - Downtown Core Area
  - Downtown Perimeter Area
  - Fire Station
  - School
  - PF Public Facility
  - P Park
  - Urban Growth Boundary

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Coordinate System: State Plane, Washington North Zone, NAD83 NSRS2011 (Bellevue)

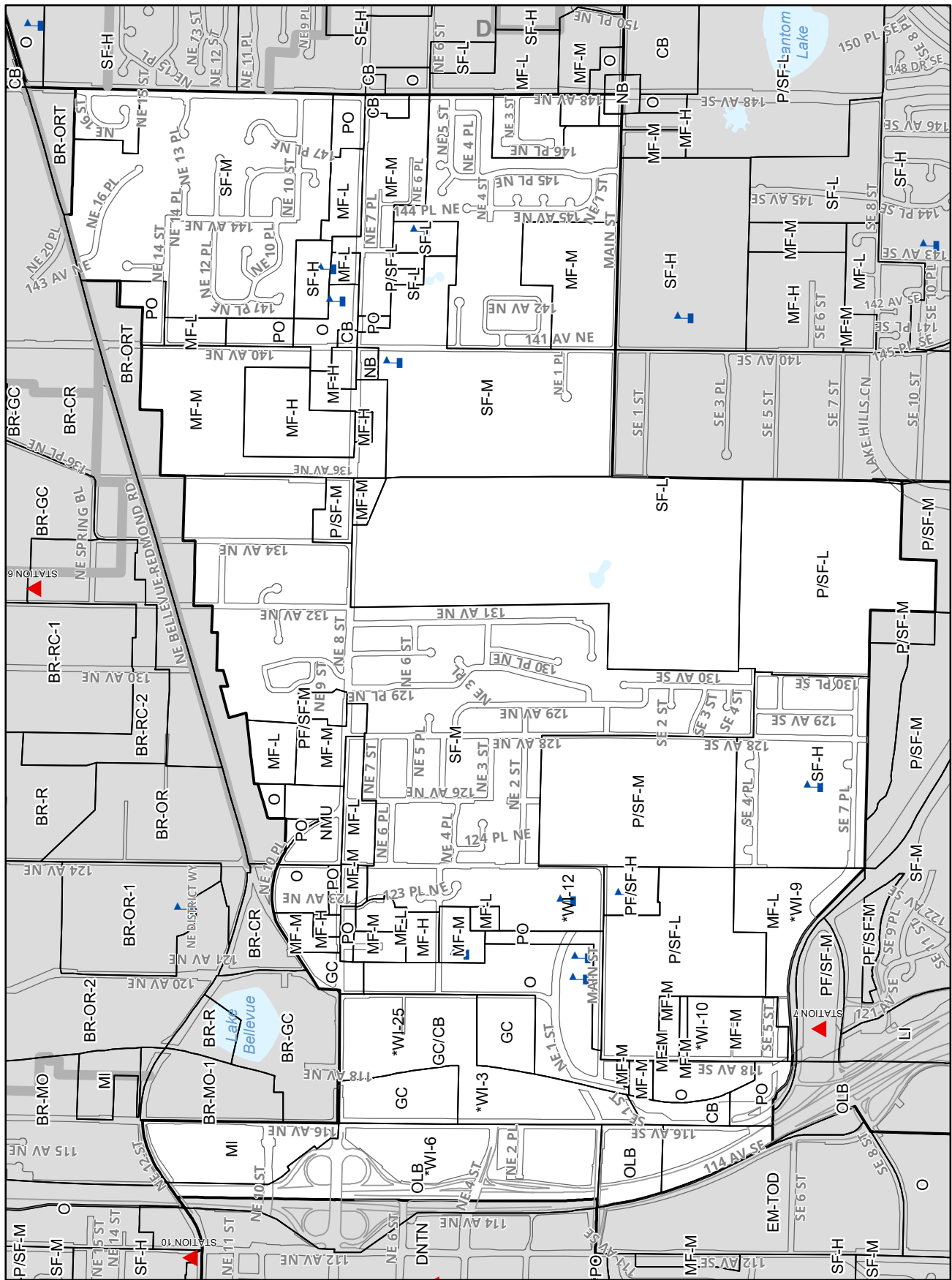


FIGURE S-WI.1

### Wilburton/NE 8th Land Use Plan

- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

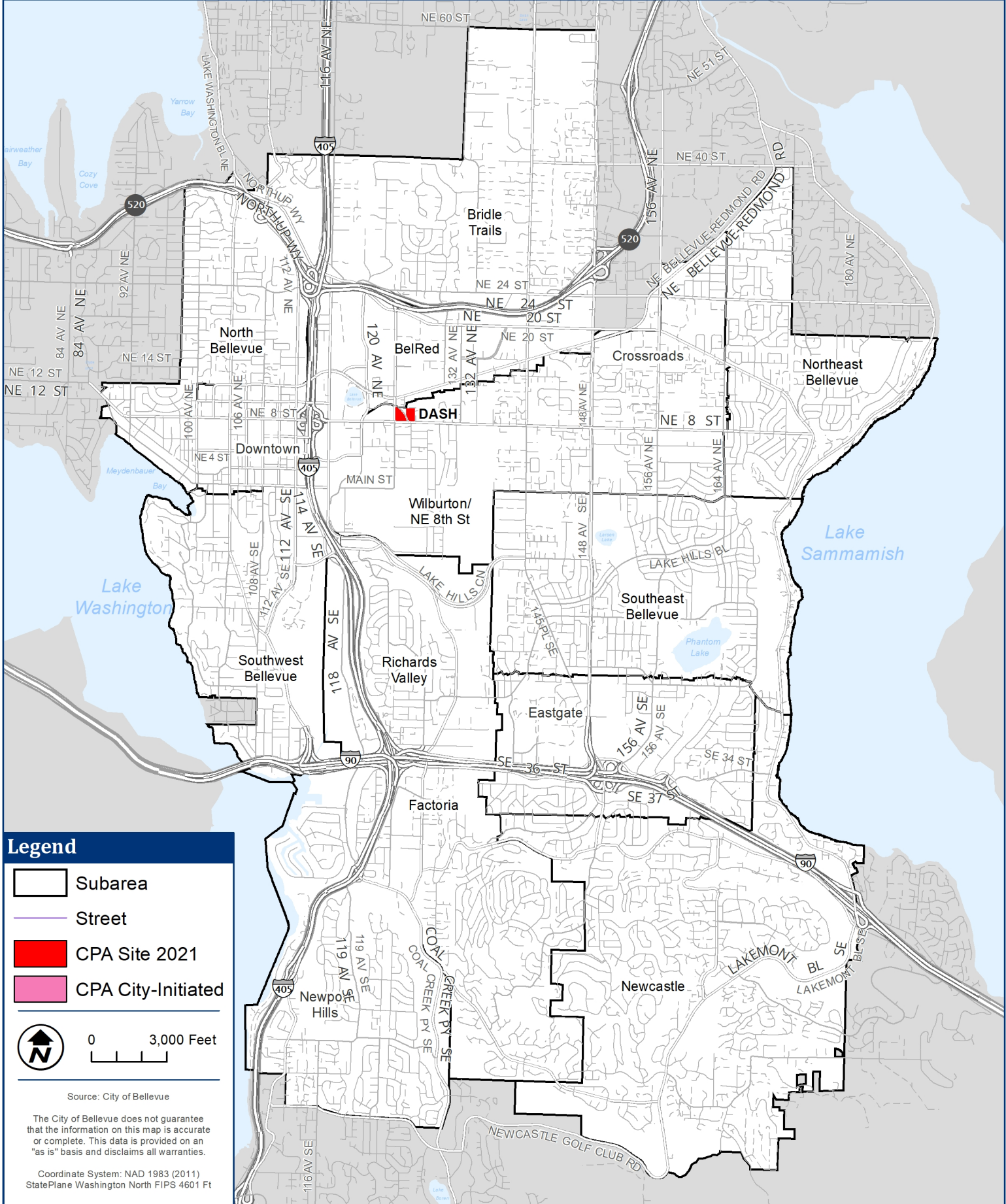
- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park
- NMU Neighborhood Mixed Use
- EG-TOD Eastgate-Transit Oriented Development
- OLB/EG-TOD OLB and Eastgate-Transit Oriented Development





- 15R-15 Density Limit
- ▲ Fire Stations
- 🏫 Public Schools
- ▬ Planning Districts
- ▬ Bellevue City Limits (2015)
- 🌊 Lakes
- ▨ Outside of Bellevue

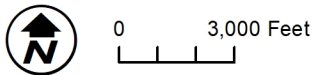


# 2021 Comprehensive Plan Amendments



## Legend

-  Subarea
-  Street
-  CPA Site 2021
-  CPA City-Initiated



Source: City of Bellevue

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Coordinate System: NAD 1983 (2011)  
StatePlane Washington North FIPS 4601 Ft