

ADU and Unit Lot Subdivision Land Use Code Amendments

Study Session

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February 1, 2021



Direction Needed from Council

Direct staff to prepare the ordinances for final action at a future meeting



Agenda



ADU LUCA



Unit Lot Subdivision LUCA



Public Engagement



Planning Commission Recommendation



LUCA Process



Direction from Council



ADU LUCA – Objectives



City of Bellevue
Affordable Housing Strategy

Approved by City Council
June 5, 2017



Strategy B: Create A Variety of Housing Choices

- Implement **Action B-2 to update ADU standards**
- Increase housing supply
- Ensure all residents are welcomed and that long-term residents can remain in the City



Summary of ADU Regulations

ADU Provisions in LUC 20.20.120	
A.2	3-Year Rule—wait before establishing an ADU (this LUCA is to remove this rule)
B	Only <u>one</u> ADU is allowed and must be attached to the primary residence
B.1	Owner occupancy for either the primary residence or the ADU
B.2	Combined number of occupants: Maximum of 4 unrelated adults in total
B.3, 4	ADU area: Minimum 300 sf – Maximum 800 sf, and not exceeding 40% of total
B.5	Parking: Minimum one (1) space for the ADU
C	Detached ADUs prohibited
D	Transient or Airbnb rentals prohibited when there is an ADU on the property



ADU LUCA

- Remove the ADU three-year wait period imposed on new construction
- Allow for an ADU to be built at the time of initial building construction
- 5 new ADUs in 2020 and 8 new ADUs in 2019
- 149 new single-family building permits have been issued (192 applied for) in 2020, nearly 25% include elements to allow future ADU



Unit Lot Subdivision – Objectives

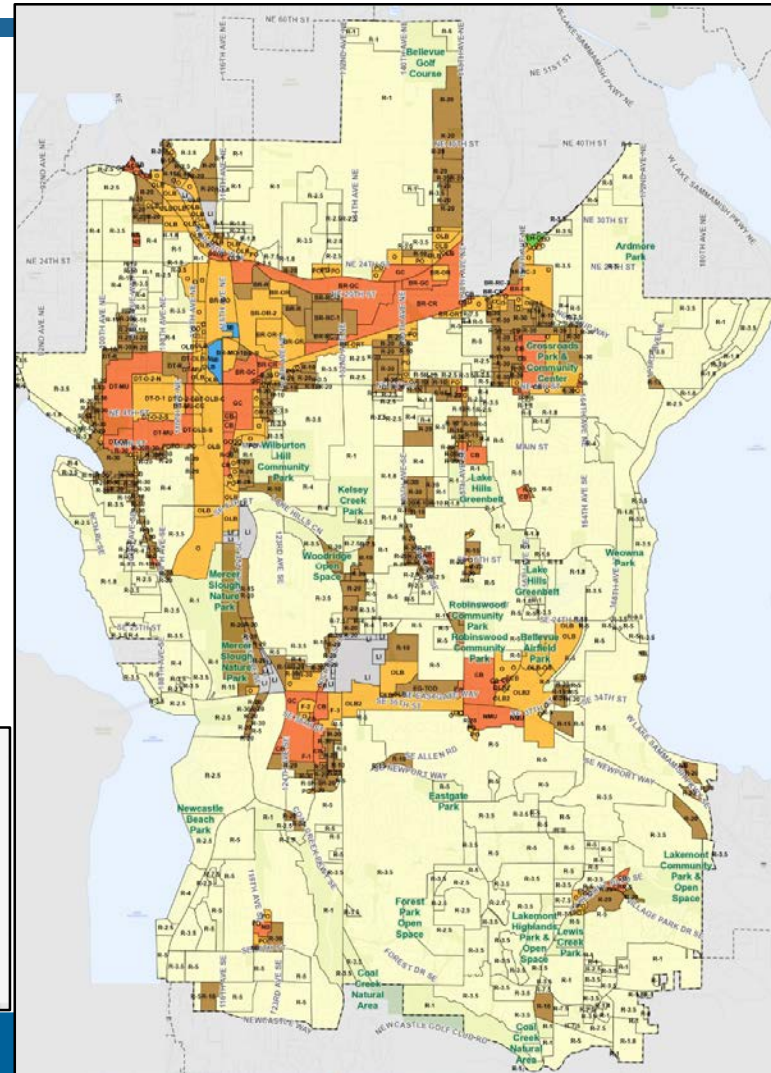
Strategy B: Create A Variety of Housing Choices

- Minimize barriers to increase the supply of housing
- Promote a diversity in housing types
- Broaden homeownership opportunities



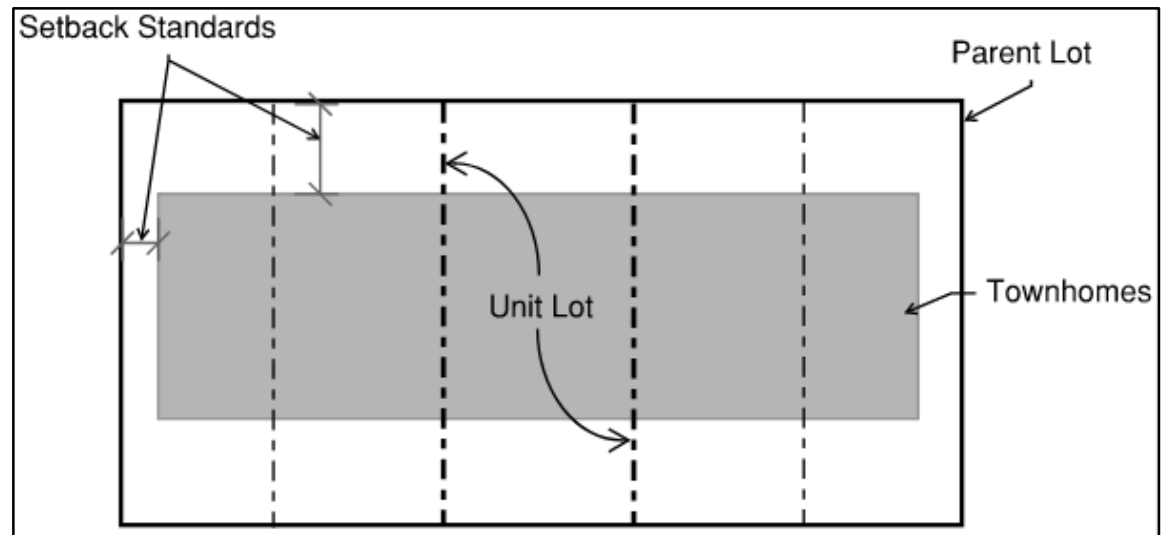
Unit Lot Subdivision LUCA

- Amend LUC 20.45A Platting and Subdivisions and 20.45B Short Plats and Short Subdivisions to allow fee-simple ownership
- Allow Unit Lot Subdivisions in land use districts where multifamily development may be built (approx. 17% of the City)



Unit Lot Subdivision LUCA

- Allow creation of a “parent” lot for overall site and individual “unit” lots for townhomes
- Apply development standards to the parent lot
- Encourage infill development and increase housing units in Bellevue
- Create individual fee-simple ownership
- No change to the allowed density
- No change to the appearance of townhouse



Public Engagement

Modes of outreach:

- Process IV Requirements – noticing and public hearing
- Direct Engagement and Feedback – Dialogue with the Master Builders Association, developers, and interested members of the public regarding the proposed amendments
- Online Presence – webpage launched during the week of December 2, and includes public information regarding the proposed LUCA, key dates, and contact information for public comment



PC Recommendation – ADU LUCA

- Study Session December 9
- Public Hearing held January 13
- Recommends adoption of the ADU LUCA without modification
- Asks Council to consider additional amendments in future work items based on public testimony and discussion:
 - Owner-occupancy requirement
 - Off-street parking requirement
 - Allowance for detached ADUs



PC Recommendation – Unit Lot Subdivision LUCA

- Study Session December 9
- Public Hearing held January 13
- Received public testimony and comments supporting the LUCA
- Recommends adoption of the Unit Lot Subdivision LUCA without modification



Additional ADU Provisions

ADU Provision	Workplan Status	Anticipated Timing
Remove the “3-Year Rule”	LUCA in process	February (Council Action)
Detached ADUs (policy phase)	Neighborhood Area Planning for NE and NW Bellevue in process; Newport and Crossroads launching next	Apr-Oct (Planning Commission) Oct-Dec (Council action and direction on LUCA)
Remove minimum parking requirement <u>within frequent transit radius</u>	LUCA in process	Jan/Feb (Planning Commission) Mar/Apr (Council Action)
Remove minimum parking requirement for all ADUs	Not in workplan	N/A
Owner-occupancy requirement	Not in workplan	N/A



LUCA Process

Process IV – City Council Legislative Action

<input checked="" type="checkbox"/>	December 9	Planning Commission Study Session
<input checked="" type="checkbox"/>	January 13	Planning Commission Public Hearing
<input checked="" type="checkbox"/>	February 1	City Council Study Session
<input type="checkbox"/>	February 2	EBCC Courtesy Public Hearing
<input type="checkbox"/>	Future meeting	City Council Action
<input type="checkbox"/>	March 2	EBCC Public Hearing and Approval/Disapproval



Direction Needed from Council

Direct staff to prepare the ordinances for final action at a future meeting

