

CITY COUNCIL STUDY SESSION

Informational overview of the privately-initiated proposed Comprehensive Plan amendments for 2021 and the overall annual plan amendment process.

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Community Development

DIRECTION NEEDED FROM COUNCIL

INFORMATION ONLY

The City received two privately-initiated proposed plan amendments by the September 15, 2020 deadline. This memorandum provides an overview of the annual Comprehensive Plan amendment process and the integration of City-initiated plan amendments into the annual work program, and concludes with an overview of the privately-initiated applications for 2021.

RECOMMENDATION

N/A

BACKGROUND & ANALYSIS

Annual plan amendment process overview

Under the Growth Management Act (GMA) cities must consider amendments to their comprehensive plans no more frequently than once per year. There are specific steps and a general timeline for this annual evaluation and review of proposed amendments to the Comprehensive Plan. This assures early and continuous public participation, a hallmark that Bellevue has long practiced under GMA guidance.

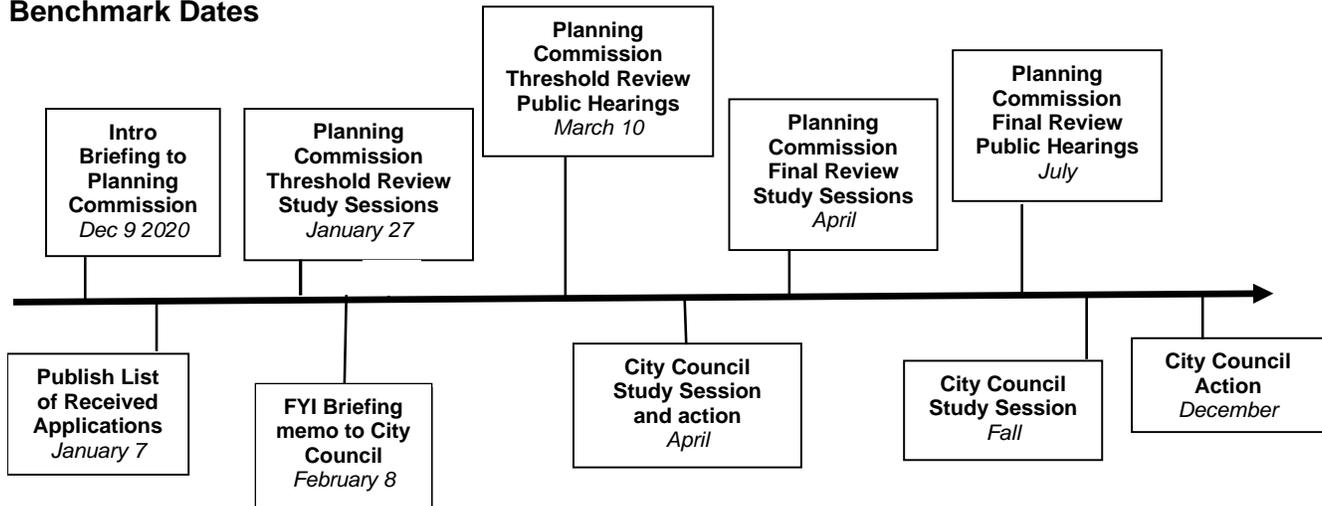
The annual plan amendment process includes two evaluation and review steps. The first, Threshold Review, determines those proposals that will be included in the Annual Comprehensive Plan Amendment Work Program, and determines their geographic scope.

Threshold Review evaluates the proposal against circumstances of appropriateness, timing, and a desire to advance. The second step, Final Review, evaluates the merits of the proposed amendment. Each step (both Threshold Review and Final Review) involves a Planning Commission public hearing and recommendation. After the public hearing before the Planning Commission, the City Council takes action for both steps.

Annual Comprehensive Plan Amendments List of Privately-Initiated Applications

Proposed Plan Amendment	Site-specific Proposal	Applicant
15 Lake Bellevue 20 114296 AC 15 Lake Bellevue Dr. <i>BelRed</i>	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 would amend Policy S-BR-96 for maximum building heights allowances.	American Capital Group
DASH Glendale 20-114270 AC 12600 NE 8th St and 900 124th Ave NE <i>Wilburton/NE 8th St</i>	This privately-initiated application proposes a map amendment on two parcels totaling 7.5 acres from Multifamily-Medium (MF-M) to Neighborhood Mixed Use (NMU)	DASH

Benchmark Dates



Next Steps

The Planning Commission began its study of all of the 2021 proposed plan amendments at its December 9, 2020, meeting. The Commission will continue in March and April with Threshold Review study sessions and public hearings, respectively. The intent is to present Threshold Review recommendations to the City Council for action in April.

Because cities must consider amendments to their comprehensive plans no more frequently than once per year this year's review schedule has been adjusted to accommodate the initiated Northeast and Northwest Bellevue Neighborhood Area Planning (NAP) Subarea plan proposed amendments into the work program, as well as other City-initiated amendments. Subarea plan action and adoption is accomplished through the comprehensive plan amendment process (LUC 20.30I.130.B.1.a and LUC 20.30I.130.B.3), and this schedule has been implemented to provide sufficient time for review during the Planning Commission and City Council review process. The Planning Commission will take up Final Review for the NAP subarea plans and other City-initiated amendments starting in April, with a scheduled set of public hearings in July (any privately-initiated amendments directed out of Threshold Review will also follow this schedule). The Commission will then forward its recommendations for City

Council consideration starting in September, with final City Council action, as usual, by the end of the year in December.

POLICY & FISCAL IMPACTS

Policy Impact

Threshold Review is the initial step in the Annual Comprehensive Plan Amendment process for privately-initiated proposals. The Comprehensive Plan is Bellevue's foundational policy document which guides the nature and intensity of development in the City and sets out the community's vision for the future, provides policies to guide City actions, and provides a framework to allow the City and community organizations to work towards common goals. An amendment to the Plan is a mechanism by which the City may modify its land use, development, or growth policies.

Fiscal Impact

There is no fiscal impact associated with Threshold Review of the Annual Comprehensive Plan amendments.

OPTIONS

N/A

ATTACHMENTS & AVAILABLE DOCUMENTS

A. Location Map of 2021 proposed Plan amendment applications

AVAILABLE IN COUNCIL LIBRARY

N/A