

SUMMARY

The City Council is considering the Hearing Examiner's Recommendation to approve an application submitted by Brenda Barnes of Clark Barnes for the Glendale Country Club Rezone. The applicant seeks a rezone of a 3.35-acre portion of the Glendale Country Club located at 13440 Main Street from Single Family Low Density (R-1) to Multi-Family Medium Density (R-10). The application Permit File No. is 21-104464-LQ.

1. BACKGROUND ON APPLICATION

On December 14, 2020, the Bellevue City Council adopted a Comprehensive Plan Amendment (Ord. 6559) and the East Bellevue Community Council on January 5, 2021, adopted a resolution (Res. 583) to change the land use designation from Single Family Low Density (SF-L) to Multi Family Medium Density (MF-M).

On March 2, 2021, Brenda Barnes of Clark Barnes applied for a rezone of a 3.35-acre portion of the Glendale Country Club, located at 13440 Main Street, from Single Family Low Density (R-1) to Multi-Family Medium Density (R-10). Notice of Application was published on April 29, 2021, and re-noticed on September 2, 2021, after staff discovered that the public notice was not sent to all appropriate neighboring residents within 500 feet of the Glendale property.

This proposal falls within the jurisdiction of the East Bellevue Community Council (EBCC). Therefore, combined public meetings and EBCC Courtesy hearings were held on May 4, 2021, and September 8, 2021, during the EBCC regular meetings. Comments from council members and members of the public were posed to the City during the public comment portion of the meeting. The comments received were in favor of the proposed rezone. The Development Services Department (DSD) summarized the comments and responses in the department's staff report.

The State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS), previously issued for the Comprehensive Plan Amendment (CPA) on October 8, 2020, (File # 20-102772-AC) regarding the site, is being adopted by the Department for the current rezone proposal.

The Department issued their recommendation of approval on the Rezone application on October 28, 2021. Public noticing was also accomplished on October 28, 2021.

2. PROCEEDING BEFORE EXAMINER

Upon due notice, the Hearing Examiner held a virtual public hearing and received testimony under oath via Zoom on November 18, 2021. At the hearing, Reilly Pittman, Planning Manager, City of Bellevue, presented a staff report and testified on behalf of the

City. The applicant was represented by Jessica Roe of McCullough Hill Leary, P.S. Clint Whitney, manager of the Glendale Country Club and Mike Swenson of Transpo Group also presented testimony in support of the rezone. One member of the public, Brian Whiteside, spoke at the public hearing. Mr. Whiteside offered testimony in favor of the rezone application.

The Hearing Examiner's Office received two written comments on the proposal which have been included in the record.

3. SITE CHARACTERISTICS

The site of the proposed rezone is a portion of the Glendale Country Club that is approximately 3.35-acres and is within the Wilburton subarea. The subject site is located at 13440 Main Street and is at the northeast corner of the Glendale Country Club property, which is comprised of two parcels. Through an associated boundary line adjustment (File No.: 21-102813-LW), the boundaries of the parcels will be modified to allow the northeast corner of the Glendale site to be rezoned separate from the other parcel. The country club property is mostly vegetated with lawn and trees that comprise the golf course. There is a central clubhouse and office complex with associated parking. Kelsey Creek is a Type-F stream found along the western boundary of the property. The site contains steep slope critical areas adjacent to the Kelsey Creek and elsewhere on the Glendale property. There are wetlands and buffers in the vicinity of the proposed rezone location.

No specific development proposal is being considered with this rezone.

The proposed rezone from Single Family Low Density (R-1) to Multi-Family Medium Density (R-10) will create consistency with the property's Land Use District Designation and the Comprehensive Plan Designation.

4. COMMENTS

As referenced in Section 2 above, one member of the public testified at the public hearing and two (2) written comments were received before the conclusion of the public hearing.

5. HEARING EXAMINER RECOMMENDATION

Based upon detailed Findings and Conclusions, the Hearing Examiner recommends that the application to rezone the 3.35-acre site, located at 13440 Main Street be approved, subject to the imposed condition of approval recommended by the Department.

The Hearing Examiner issued his Recommendation on November 30, 2021, recommending approval of the rezone application. No appeals were filed.