



City of Bellevue

# **Glendale Rezone Public Hearing**

File 21-104464-LQ

Reilly Pittman, Planning Manager

January 18, 2022

# Request

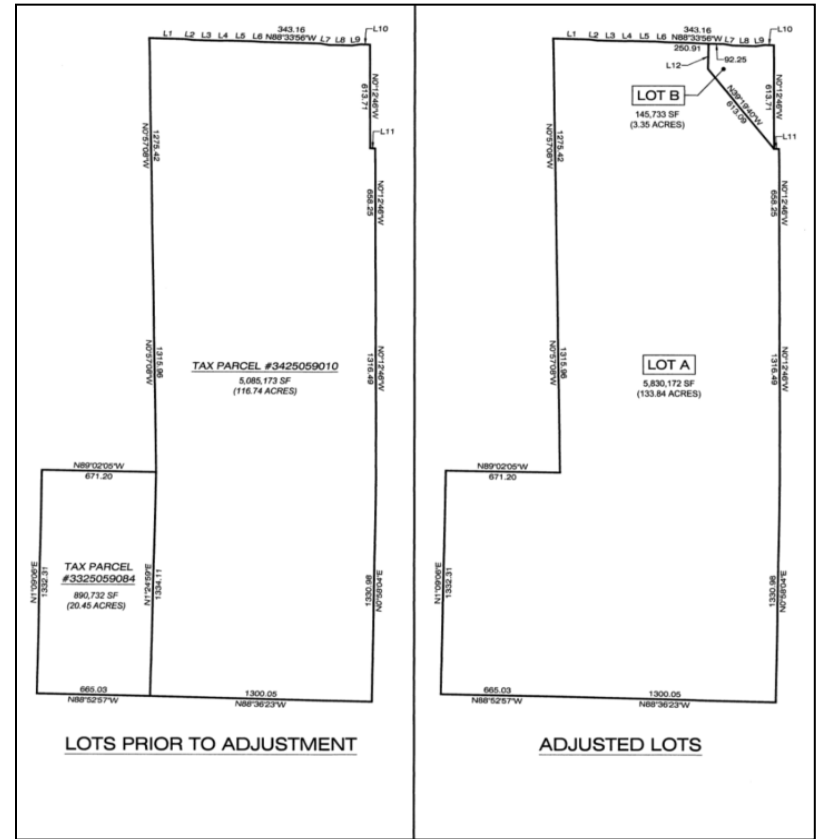
- Rezone of a parcel in the northeast corner of the Glendale Country Club.
- Parcel currently zoned R-1 which is proposed to be rezoned R-10 to be consistent with amendment of the Comprehensive Plan adopted in 2020.
- The proposed rezone is site specific but there is no proposed development associated with this rezone

# Process

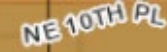
- Per Land Use Code 20.35.320, a Rezone is a Process III, quasi-judicial decision.
- The DS Director issues a recommendation on the proposed rezone to the Hearing Examiner (HE) following staff review of the proposal.
- The Hearing Examiner held a public hearing on November 18, 2021 and issued a recommendation of approval to the City Council on November 30, 2021. No appeals were submitted.
- The City Council considers the recommendation and issues a decision on the rezone.
- This rezone is within the jurisdiction of the East Bellevue Community Council which must also take action on the rezone following the City Council decision.

# Background

- Comprehensive Plan Amendment 20-102772-AC was approved by City Council and the EBCC on in December of 2020 by Ordinance 6559 and resolution 583 respectively.
- A Determination of Non-Significance for the CPA and Rezone was issued on October 8, 2020.
- Ordinance 6559, Resolution 583, and the SEPA DNS are attached to the staff report recommendation.
- Boundary Line Adjustment 21-102813-LW



- The Glendale site is comprised of two parcels. Boundary Line Adjustment 21-102813-LW made the NE corner a separate 3.35 acre parcel. This parcel is proposed to be rezoned.



# Site Description



# Public Comment

- Public notice and signage posted on April 29, 2021 with a public meeting and courtesy hearing with the EBCC on May 4, 2021.
- Re-notice on September 2, 2021 with 2<sup>nd</sup> public meeting on September 8, 2021 with the EBCC.
- Minutes from both EBCC meetings included in the project file.
- No comments were received and no parties of record. The only comments provided were at the EBCC meetings and were in support of the rezone.
- One comment concerning traffic and safety was submitted to the Hearing Examiner for consideration during the public hearing.



# Land Use Code Consistency

- The proposed rezone does not include any development. Future development will be proposed under separate applications and must meet all codes in place at the time of application submittal.
- Transition Overlay Area in LUC 20.25B
- Critical Area Ordinance in LUC 20.25H

# Decision Criteria

- The rezone is consistent with the Comprehensive Plan; and
- The rezone bears a substantial relation to the public health, safety, or welfare; and
- The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and
- The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and
- The rezone has merit and value of the community as a whole

# Recommendation

**Director recommends the Hearing Examiner approve the proposed Glendale Rezone to change a portion of the site from R-1 to R-10.**

## **Condition of Approval:**

### **1. Authority**

Approval of this rezone does not constitute an approval of any Land Use Code amendments, entitlement review, or any other ancillary permits that may be required for the design and construction of any proposed development on the rezone site.