



DATE: March 1, 2021

TO: Chair Kasner and Members of the East Bellevue Community Council

FROM: Reilly Pittman, Acting Planning Manager
Development Services Department

SUBJECT: Public Hearing – Glendale Rezone, 21-104464-LQ

I. Introduction

On March 1, the East Bellevue Community Council (EBCC) will hold a public hearing on a proposed rezone of a portion of the Glendale Country Club from R-1 to R-10. This rezone aligns with the approved amendment of the City's Comprehensive Plan under file 20-102772-AC, that changed the land use designation to Multifamily Medium Density. Courtesy hearings were previously held on May 4, 2021 and September 8, 2021. This public hearing follows approval of the rezone by City Council under Ordinance No. 6648 following the recommendation of approval from the City's Hearing Examiner.

II. Discussion

A. Purpose of the Proposed Rezone

A Comprehensive Plan Amendment was approved by the City Council in 2020 under Ordinance No. 6559 (Attachment A) and by the EBCC in 2021 under Resolution No. 583 (Attachment B). This amendment changed the comprehensive plan designation of the northeast corner of the Glendale Country Club property from Single Family low (SF-L) to Multifamily Medium (MF-M) density. This rezone application is to align the zoning of this area with the amended land use designation and proposes to change the zoning from R-1 to R-10.

B. Rezone Review Process

A rezone application is a Process III land use application. Process III applications are required to hold a public meeting but applications within the jurisdiction of a Community Council are to be held as part of the Council's regular meeting and conducted according to the rules for a courtesy public hearing per [LUC 20.35.327](#). Following review by staff, the Director of Development Services, will issue a recommendation to the City's Hearing Examiner. The Hearing Examiner (HE) will hold a public hearing and issue a recommendation to the City Council. The City Council considers the HE recommendation and approves or disapproves the rezone by ordinance, but their decision is not effective until the Community Council holds a hearing regarding the Council's ordinance per [LUC 20.35.365](#).

As noted previously, this rezone has been approved by City Council under Ordinance No. 6648 (Attachment C). The EBCC is currently being asked to hold a public hearing to approve or disapprove the rezone. Notice of this public hearing before the EBCC was provided in the Weekly Permit Bulletin on February 17 and the Seattle Times on February 22. Parties of record that provided comment to the Hearing Examiner were also sent notice of the hearing.

III. Proposed Rezone

Records related to the rezone including the project file, hearing examiner decision and Ordinance No. 6648 were provided to the EBCC by the City Clerk. Below is a summary of the proposed rezone.



The existing Glendale Country Club, located at 13440 Main Street, is zoned R-1 and is comprised of two parcels. This proposal will rezone the northeast portion of the property. This rezone accompanies a separate application for a Boundary Line Adjustment (21-102813-LW) that will move an existing lot line to separate the northeast corner of the Glendale property adjacent to NE 8th Street from the rest of the club site. The resulting triangular parcel is proposed to be rezoned from R-1 to R-10. The remaining property that is the Glendale Country Club is not part of the proposed rezone.

There are no current development plans for the property but proposed uses can be expected to be residential or other uses as allowed in the R-10 zoning district in [LUC 20.10.440](#). Any future development will be subject to the requirements of the Land Use Code and other city code requirements.

IV. Action requested of the EBCC

The EBCC is requested to hold a public hearing on the proposed rezone and approve or disapprove the rezone approved by the City Council under Ordinance No. 6648.

Staff will be present at the March 1 public hearing to answer any questions the EBCC may have. If there are questions prior to this meeting, please contact Reilly Pittman, 425-452-4350 or at rpittman@bellevuewa.gov.

ATTACHMENTS:

- A. Ordinance No. 6559
- B. Resolution No. 583
- C. Ordinance No. 6648