

NCR Building Rezone

File #22-127108-LQ City Council Consideration

May 8, 2023

Development Services Department

Amy Tarce, Senior Land Use Planner

Request: Site-specific rezone of the property at 15400 SE 30th Place to amend the City's Generalized Zoning Map from Office (O) to Office Limited Business 2 (OLB-2) to be consistent with the Comprehensive Plan Land Use Designation.



A mechanism by which the land use district classification, conditions or concomitant agreement applicable to a property can be changed to reflect new land use policies.

Limitation on authority (LUC 20.30A.145)

The City may not approve a rezone of property which is governed by a resolution or ordinance of the City Council which temporarily prohibits rezone of the property.

Context and History

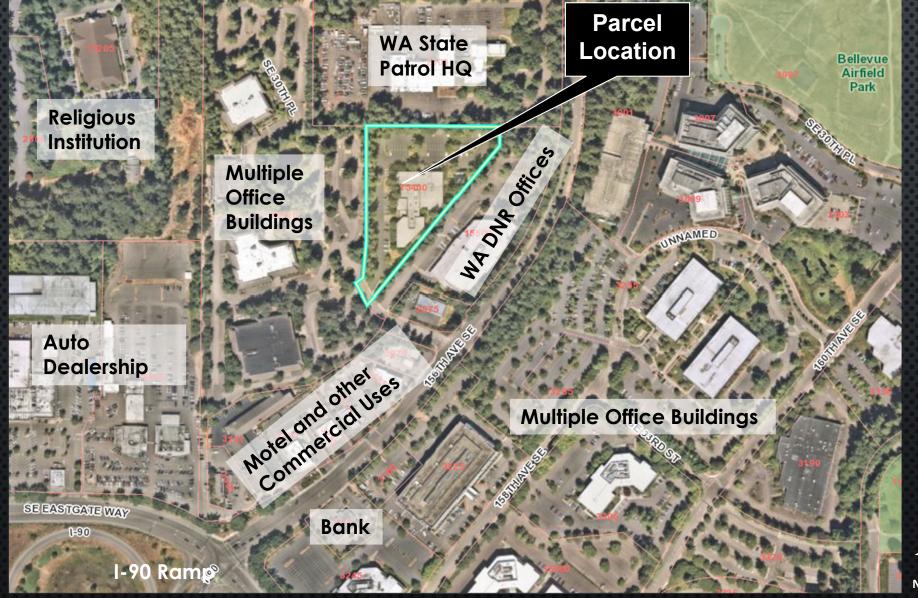


2017 - Eastgate Office Park Amendment to the Comprehensive Plan (Ord. 6393)

- Amended the Eastgate Subarea Map for 3 parcels from O-Office to OLB-Office Limited Business
- Subject property was one of the parcels

2021 - Rezone of adjacent property at 15325 SE 30th Place from O-Office and CB-Community Business to OLB 2 - Office Limited Business 2

Subject Parcel Location and Vicinity Map





Process III : City Council quasi-judicial decisions (LUC 20.35.300)

- Hearing Examiner makes the recommendation to the City Council following the public hearing
- City Council is the final decision maker

State Environmental Policy Act (SEPA) Review

Non-project SEPA DNS from Eastgate Office
Comprehensive Plan Amendment

Required Public Notices



- NOTICE OF APPLICATION : December 1, 2022
 - Mailed to owners and residents within 500 feet of the project site
 - Publication in City of Bellevue Weekly Bulletin and Seattle Times
 - Sign installed on project site
- NOTICE OF RECOMMENDATION AND PUBLIC HEARING: March 9, 2023
 - Mailed to owners and residents within 500 feet of the project site
 - Publication in City of Bellevue Weekly Bulletin and Seattle Times
 - * No public comments received

Other Relevant Dates

APPLICATION: OCTOBER 24, 2022

DETERMINATION OF COMPLETE APPLICATION: NOVEMBER 17, 2022

INFORMATIONAL PUBLIC MEETING: DECEMBER 14, 2022

Land Use District Descriptions



O – Office District

Office Districts provide areas for business, financial and professional service offices, located on arterial or commercial access streets. In the proximity of other major business and commercial districts, this district may serve as a buffer between residential areas and more intensive commercial districts. (LUC 20.10.260)

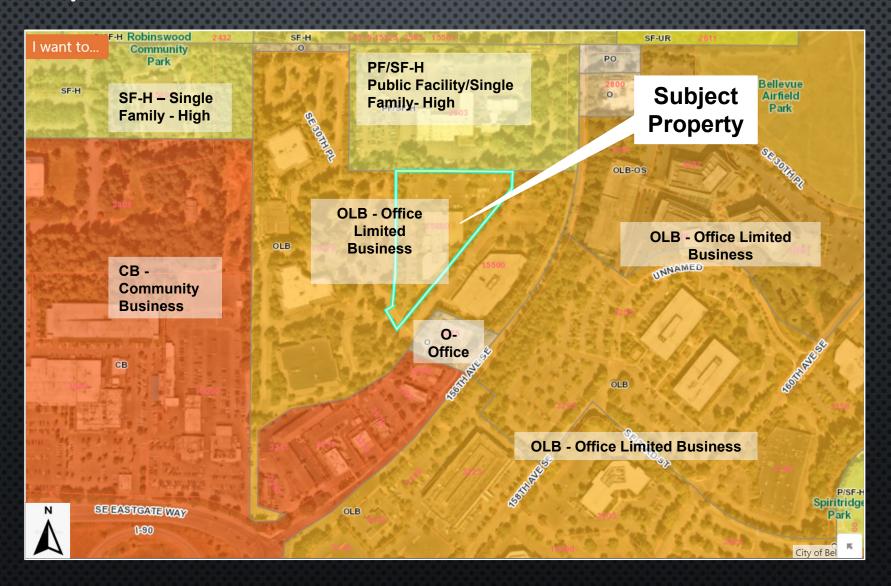
OLB-2 – Office Limited Business 2

The purpose of the OLB 2 District is to provide an area of integrated complexes made up of offices, hotels, or motels, eating and drinking establishments, and retail sales within walking distance to support business and employees...Such districts are located in areas that abut and have convenient access to freeways, major highways, and transit. (LUC 20.10.285)

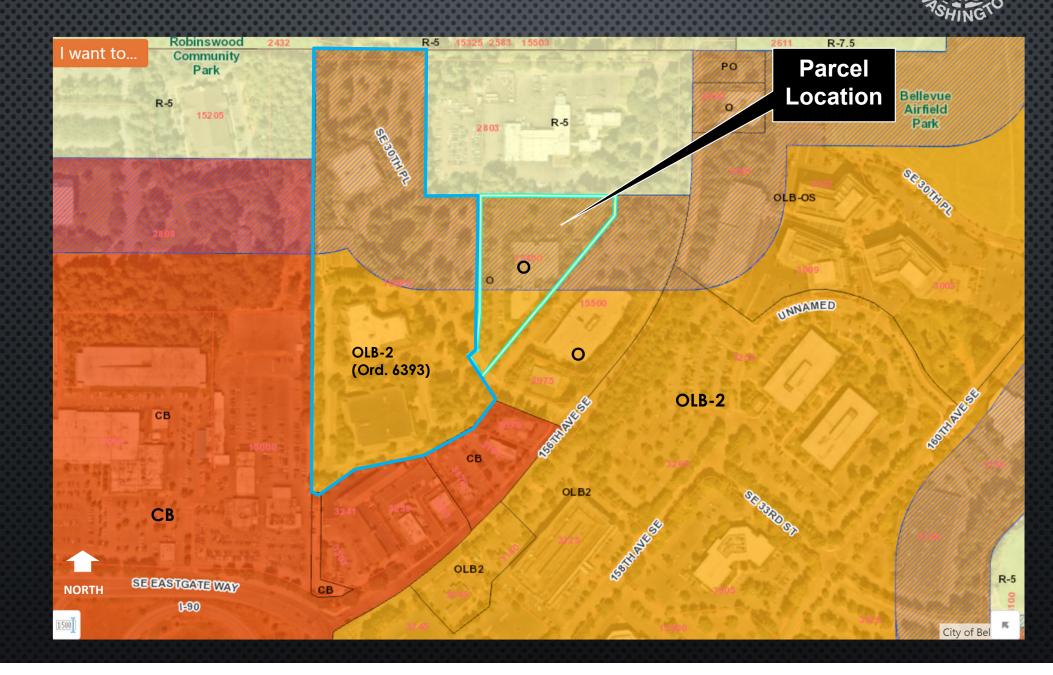
Comprehensive Plan Map



Current Comprehensive Plan Land Use Designation for the Subject Parcel: OLB- Office Limited Business



Existing Land Use (Zoning) District





Comparison of Existing and Proposed Zoning

• • • • • • • • • • • • • • • • • • •		
Zoning	Office (existing)	Office and Limited Business 2 (proposed)
ITEM	REQUIRED/	REQUIRED/
	ALLOWED	ALLOWED
Minimum Setback of Structures	Front – 30'	Front – 0
	Rear – 25'	Rear – 0
	Side – 20'	Side – 0
	2 Sides – 40'	2 Sides – 0
Floor Area Ratio	.5	1
Dwelling Units per Acre	20	
Maximum Building Height	30 '	75'
	may be increased 1 <u>story</u> ,	
	not to exceed 15 feet,	
	w/ basement parking	
Lot Coverage	35%	35%
Maximum Impervious Surface	60%	60%
Maximum Hard Surface Coverage	85%	85%



A. THE REZONE IS CONSISTENT WITH THE COMPREHENSIVE PLAN; AND

Findings: Rezoning to a mixed use higher density office with retail and services within walking distance of office employment:

 Supports the Comprehensive Plan vision and Eastgate Subarea policies to concentrate growth in urban nodes



Photo of new protected bike lane in the BelRed Spring District Image Source: **Move Redmond**

- Helps the City meet its growth and employment targets;
- Increases multi-modal mobility; and
- Contribute to building a critical mass of transit users.



A. THE REZONE IS CONSISTENT WITH THE COMPREHENSIVE PLAN; AND

Findings (continued):

Consistent with the Eastgate Subarea policies



Photo: Restaurant with outdoor dining in Bellevue Source: www.bellevue.com

- S-EG-3: Encourage office and retail land uses that take advantage of freeway access, transit service, and non-motorized transportation alternatives without adversely impacting residential neighborhoods.
- S-EG-4: Encourage the integration of restaurants and other commercial uses that serve local workers into and adjacent to office development to enhance the mix of uses within walking distance of employment areas.



A. THE REZONE IS CONSISTENT WITH THE COMPREHENSIVE PLAN; AND

- Consistent with the Eastgate Subarea policies
 - S-EG-14: Improve safety, convenience, and access by ensuring that internal circulation systems are integrated with the street system to improve multi-modal mobility within and between developments.
 - S-EG-17: Improve connectivity within the subarea for pedestrians and bicycles where opportunities exist by integrating land uses, improving roadway safety for all modes of travel, and linking commercial, office, parks, and public spaces with trails and pathways.



Photo: Multi-use trail in Bellevue office park development Source: www.seattlebikeblog.com



A. THE REZONE IS CONSISTENT WITH THE COMPREHENSIVE PLAN; AND

- Consistent with the Land Use Element policies
 - Policy LU-21. Support development of compact, livable and walkable mixed-use centers in Bel Red, Eastgate, Factoria, Wilburton and Crossroads.
 - Policy LU-22. Monitor trends in Bellevue's job centers and consider land use changes, if needed, to maintain the vitality of these centers.





A. THE REZONE IS CONSISTENT WITH THE COMPREHENSIVE PLAN; AND

- Consistent with the Land Use Element policies
 - Policy LU-23. Provide a diversity of commercial areas outside the Downtown to provide an array of business and development opportunities to serve other parts of the community.
 - Policy LU-25. Assess the compatibility of commercial uses and other more intense uses when located in mixed use and predominantly residential areas.



Rezone Criteria (LUC 20.30A.140)



B. THE REZONE BEARS A SUBSTANTIAL RELATION TO THE PUBLIC HEALTH, SAFETY, OR WELFARE; AND

Finding: The proposal supports pedestrian-oriented and transitoriented development by allowing a greater mix of complementary land uses, and appropriate increased development intensity



- Reduce dependency on single-occupancy vehicle trips
- Reduce greenhouse gas emissions
- Encourage more physical activity
- Meet demand for jobs and economic growth



C. 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

Finding: Rezoning to OLB-2 is warranted to achieve consistency with Growth Management Act goals of encouraging development in urban centers and the Comprehensive Plan's vision for this area of the Eastgate subarea.

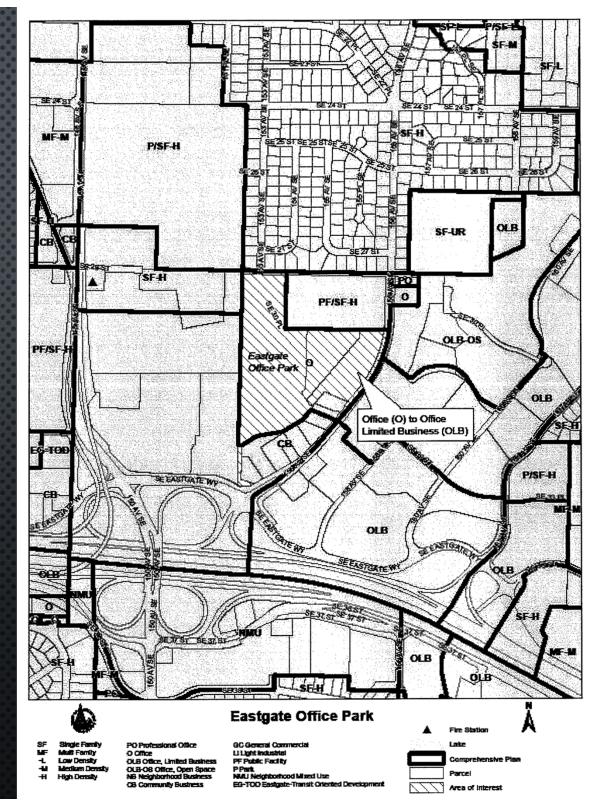


Image source: Ord. 6393



D. THE REZONE WILL NOT BE MATERIALLY DETRIMENTAL TO USES OR PROPERTY IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY; AND

Findings:

- Eastgate Office Park Comprehensive Plan Amendment already determined that an OLB Land Use designation for this property is "appropriate for Eastgate's Employment Center designation".
- This rezone protects and enhances adjacent residential neighborhoods with site design requirements, transition area standards, and increased trail connectivity.



D. THE REZONE WILL NOT BE MATERIALLY DETRIMENTAL TO USES OR PROPERTY IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY; AND

- Pedestrian emphasis guidelines of the OLB-2 zoning district will encourage any redevelopment to improve and enhance the areas' pedestrian connections.
- The Comprehensive Plan supports development within walking distance to compact mixed use centers and transit as part of the City of Bellevue's overall vision.



E. THE REZONE HAS MERIT AND VALUE FOR THE COMMUNITY AS A WHOLE.

Findings: The rezone will allow a greater mix of complementary land uses, modest but effective motorized and non-motorized transportation improvements, and appropriate increased development intensity to meet demand for continued job and economic growth.



Hearing Examiner Recommendation

Hearing Examiner issued their findings and recommendation on April 13, 2023.

The Hearing Examiner RECOMMENDS APPROVAL with the following Condition:

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





Director of Development Services Recommendation:

Approval of rezone from O to OLB-2 with condition.

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

AUTHORITY: LUC 20.30A

Transition Area Design District (LUC 20.25B)

DEVELOPMENT STANDARDS FOR OLB-2 TRANSITION OVERLAY

OLUD WE NO

MAXIMUM HEIGHT (mechanical equipment included within height limit): Basic Height without Bonus: 45'/75' Max. Height with Bonus: 45'/75'

Max. height of 75' is only allowed if it does not exceed the height of the existing structures of the receiving district, when measured from the existing grade at the property line of the district receiving transition.

SETBACKS:

- 1. Setback For Primary Structures: 30' from property line of district receiving transition
- 2. Distance Between Primary Structures: 20' (may be modified pursuant to LUC 20.25H.040 on sites in the Critical Areas Overlay District)

LANDSCAPING, OPEN SPACE AND BUFFERS

- 1. Landscaping Standards, LUC 20.20.520
- 2. Buffer: 20' along street frontage abutting a district receiving transition

OTHER REQUIREMENTS:

- 1. Screening of surface parking lots (LUC 20.25b.040.D.1)
- 2. Site features such as signs, storage units, carports and refuse enclosures to be architecturally integrated in design to primary structure (LUC 20.25b.040.D.2)
- 3. Rooftop mechanical equipment screening (LUC 20.25b.040.E)
- 4. Refuse containers enclosure (LUC 20.25b.040.F)

DESIGN GUIDELINES (LUC 20.25B.050)

- 1. Vehicular access and service areas located away from the district receiving transition
- 2. Use existing vegetation and additional landscaping as buffer between olb-2 and residential development
- 3. Roof shape and mechanical equipment screening must be integrated to overall building design
- 4. Materials and colors of buildings compatibility with residential buildings

EXCEPTION (LUC 20.25B.9): Where a transition area abuts a single-family or multifamily district and all properties that would receive transition are developed with legally permitted nonresidential uses, the requirements of this part shall not apply.