

Summary of Hearing Examiner Recommendation
City of Bellevue
Permit File No. 22-127108-LQ

File Number: 22-127108-LQ (Rezone)

Time and Date of Action: May 8, 2023 (consideration); **May 22, 2023** (final decision)

This matter has tentatively been scheduled to go before the City Council on Monday, May 8 at 6:00 p.m. for consideration, and Monday, May 22 at 6:00 p.m. for final decision.

Summary:

The City Council will consider the Hearing Examiner's Recommendation to approve a rezone application submitted by Keaton Hille of Hanson Baker, known as the NCR Building Rezone, as follows:

- The applicant seeks a rezone of a 3.17-acre site located at 15400 SE 30th Place from Office (O) to Office Limited Business 2 (OLB-2) in the Eastgate subarea.
- The proposed rezone would achieve consistency with a City Council 2017 Comprehensive Plan Amendment that changed the comprehensive plan designation of the property from Office (O) to Office Limited Business (OLB).

1. BACKGROUND ON APPLICATION

On December 11, 2017, the Bellevue City Council adopted a Comprehensive Plan Amendment (Ordinance No. 6393) to change the land use designation of this site from Office (O) to Office Limited Business (OLB).

On October 24, 2022, Keaton Hille of Hanson Baker applied for a rezone of a 3.17-acre site, located at 15400 SE 30th Place, from Office (O) to Office Limited Business 2 (OLB-2). The Notice of Application was published on December 1, 2022.

A public meeting was held on December 14, 2022. No public comments were received.

The Development Services Department issued a Determination of Non-Significance (DNS) under the State Environment Policy Act (SEPA) upon finding that the proposal is within the same scope as the previously approved Comprehensive Plan Amendment (16-123765-AC) and adopted the final SEPA threshold DNS issued on October 12, 2017. The DNS was not appealed. The City issued a staff report and a recommendation for approval of the proposed rezone on March 9, 2023.

2. PROCEEDING BEFORE EXAMINER

After notice as required by the code, the Hearing Examiner held a hybrid public hearing and received testimony under oath in the Bellevue City Council Chambers and via Zoom on March 30, 2023. At the hearing, Amy Tarce, Senior Land Use Planner, City of Bellevue, presented a staff report and testified on behalf of the City. The applicant was represented by Keaton Hille of Hanson Baker who presented testimony in support of the rezone. No members of the public spoke at the public hearing.

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3. SITE CHARACTERISTICS

The site of the proposed rezone is approximately 3.17 acres (138,085 sf) and is within the Eastgate Subarea. Currently the site is developed with a two-story office building with an accessory parking lot with perimeter landscaping and parking lot trees. The subject property is accessed through a single driveway at SE 30th Place. The I-90 ramps are within five minutes by car.

The site is bounded on the east by another office park that was approved for a rezone on March 8, 2021, from Office (O) to Office Limited Business 2 (OLB-2) and on the west by the offices of the Washington State Department of Natural Resources. To the north, the Washington State Patrol Headquarters complete the immediate land uses adjacent to this property. Other nearby land uses consist of commercial uses: eating and dining establishments, hotels, retail, a bank, office buildings, and a convenience store along 156th Avenue SE.

The proposed rezone from Office (O) to Office Limited Business 2 (OLB-2) will create consistency with the Comprehensive Plan Amendment to the Eastgate Subarea Plan.

4. COMMENTS

As referenced in Section 2 above, no public testimony was provided at the public hearing. No written comments were received on the application from the public.

5. HEARING EXAMINER RECOMMENDATION

Based upon detailed Findings and Conclusions, the Hearing Examiner recommends that the application to rezone the 3.17-acre site, located at 15400 SE 30th Place be approved, subject to the condition of approval recommended by the Department.

The Hearing Examiner issued her Recommendation on April 13, 2023.