

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6749

AN ORDINANCE amending Bellevue City Code (BCC) Chapter 14.60, Transportation Development Code, to allow the Transportation Director to establish consistent provisions for vehicular and pedestrian access that apply to unit lot subdivisions and other attached dwellings; providing for severability; and establishing an effective date.

WHEREAS, in February 2021, the City Council adopted provisions in the Land Use Code to allow for unit lot subdivisions; and

WHEREAS, an opportunity was identified to amend the Transportation Development Code to streamline and standardize transportation design standards that apply to all townhouse developments, including unit lot subdivisions; and

WHEREAS, Bellevue City Code unintentionally requires a larger transportation facility footprint for townhome developments when proposed as a unit lot subdivision, which is inconsistent with the compact nature of the development site; and

WHEREAS, allowing private streets in townhome developments regardless of whether the townhomes are developed as a unit lot subdivision will standardize transportation requirements for this housing type, simplify the permitting process, allow better code administration, and result in predictability and flexibility for developers and the public during the review process; and

WHEREAS, the City Council reviewed proposed amendments to Chapter 14.60 BCC, Transportation Development Code, at a study session on July 10, 2023; and

WHEREAS, the City Council desires to amend to Chapter 14.60 BCC, Transportation Development Code, to allow the Transportation Director to establish consistent provisions for vehicular and pedestrian access that apply to unit lot subdivisions and other attached dwellings; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act, Chapter 43.21C RCW (SEPA), and the City's Environmental Procedures Code, Chapter 22.02 BCC; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. Section 14.60.130.A.4 of the Bellevue City Code is hereby amended to add a new item e, to read as follows:

4. At least one of the following conditions exists:
 - a. The road would ultimately serve no fewer than three lots and no more than nine lots; or
 - b. The road would ultimately serve more than nine lots, and the review engineer and the fire marshal determine that due to physical site constraints or preexisting development no other reasonable access is available. In addition, the proposed private road would be adequate for transportation and fire access needs, and the private road would be compatible with the surrounding neighborhood character; or
 - c. The private road would be part of a commercial or residential planned unit development; or
 - d. The private road would serve commercial or industrial facilities where no circulation continuity is necessary; or
 - e. The private road would serve a dense residential development of four or more units, such as a Unit Lot Subdivision or Condominium, and the road is not part of any existing or future public road grid.

Section 2. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 3. Effective Date. This Ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this _____ day of _____, 2023 and signed in authentication of its passage this _____ day of _____, 2023.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:

Kathryn L. Gerla, City Attorney

Monica Buck, Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published: _____