

December 1, 2014

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Review of the Planning Commission recommendation to amend the Comprehensive Plan with the Mountvue Place 2014 Comprehensive Plan Amendments (CPA), as part of the 2014 Comprehensive Plan amendment work program adopted by City Council on September 8, 2014.

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POLICY FOUNDATION

Comprehensive Plan:

The Growth Management Act states that comprehensive plans may be amended no more frequently than once per year (with limited exceptions) so that the cumulative effect of the proposals can be considered. Bellevue's annual Comprehensive Plan Amendment work program includes privately-initiated amendment proposals that have advanced into the full review process.

State Environmental Policy Act:

The Environmental Coordinator for the City of Bellevue determined that the 2014 Comprehensive Plan Amendment work program—consisting of the Mountvue Place Comprehensive Plan Amendment (CPA)—will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) was issued on October 23, 2014.

Decision Criteria for CPAs:

The Planning Commission may recommend and the City Council may approve or approve with modifications an amendment to the Comprehensive Plan if the following Final Review Decision Criteria from Section 20.30I of the Land Use Code are met:

- A.1 There exists obvious technical error in the pertinent Comprehensive Plan provision; or
- B.1 The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies (CPP), the Growth Management Act, and other applicable law; and
- B.2 The proposed amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; and

- B.3 The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 (below) for the definition of “significantly changed conditions”; and

Significantly changed conditions are defined as: Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. *This definition applies only to Part 20.301 Amendment and Review of the Comprehensive Plan (LUC 20.50.046).*

- B.4 If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and
- B.5 The proposed amendment demonstrates a public benefit and enhances the public health, safety, and welfare of the City.

DIRECTION NEEDED FROM COUNCIL

- ☐ Action
☒ Discussion
☒ Information

No action is requested tonight.

Staff proposes Council ordinance action on the proposed amendment and action on the general ordinance documenting the city’s annual comprehensive plan amendment process under the Growth Management Act during the December 8, 2014, Regular Session Consent agenda.

On December 1, staff is prepared to provide a brief overview of the proposal, and Planning Commission vice-chair Michelle Hilhorst has been invited to present the Commission’s recommendations. See Attachment A.

BACKGROUND/ANALYSIS

In 2014, the City received two requests for privately-initiated, site-specific CPAs. One was withdrawn before Threshold Review, and Mountvue Place is before you now for Final Review. See Attachment B.

The Planning Commission recommends **approval** (see below) of the privately-initiated site-specific Mountvue Place amendment in the 2014 work program:

- Mountvue Place (14-123964 AC) site-specific Comprehensive Plan Amendment to amend the map designation on this 4.67 acre site at 14510 NE 20th Street from BelRed-Commercial-Residential (BR-CR) and BelRed-General Commercial (BR-GC) to all BelRed-Commercial Residential.

Mountvue Place Proposal Overview

This site is located on NE 20th, west of the Fred Meyer and the intersection of NE 20th Avenue NE and 148th Avenue NE, and is developed with four buildings including various retail, office and storage warehouse land uses, according to the King County Assessor.

The applicant's stated purpose is to eliminate the split zoning so as to permit a unified development of the site under BelRed policy direction. This direction is to develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.

If the CPA were adopted the BR-GC portion of the site—roughly the north one-third of the property--could be rezoned to provide a unified development site for a mix of housing, retail, office and services envisioned by the BR-CR designation.

Mountvue Place Planning Commission Recommendation Summary

The Planning Commission's rationale for their recommendation and how the proposal meets Final Review criteria for amendments is presented in the Transmittal (Attachment A).

The Planning Commission finds that the Final Review Decision Criteria have been met for this proposed Comprehensive Plan Amendment as set forth in the Land Use Code (LUC 20.30I.150).

The Commission concluded that the proposed amendment addresses the interests and changed needs of the entire city, and addresses significantly changed conditions, where the split designation of the site—an historical result of subarea planning in this area to create clear district areas for commercial and warehouse focuses—was unanticipated during the BelRed planning process and is inconsistent with the new impetus afforded by the BelRed Subarea intent for mixed use redevelopment.

PUBLIC HEARING

A Final Review public hearing with the Planning Commission was held on November 12, 2014. Notice of the public hearing was published in the Weekly Permit Bulletin and in *The Seattle Times* on October 23, 2014. Additional noticing information and public comments are provided in the Transmittal.

ALTERNATIVES

Tonight's Study Session introduces the Planning Commission's recommendation on the 2014 Comprehensive Plan amendment. Following Study Session review, staff is proposing to return with ordinances for Council action on the proposed amendment on the December 8 Consent agenda.

1. Direct staff to return with a proposed Ordinance approving the CPA as recommended by the Planning Commission.
2. Direct staff to return with a proposed Ordinance approving the CPA with modifications.
3. Direct staff to return with a proposed Ordinance denying the CPA.

RECOMMENDATION

Alternative 1: Direct staff to return with a proposed Ordinance approving the CPA as recommended by the Planning Commission.

ATTACHMENTS

- A. Planning Commission Transmittal for Mountvue Place dated November 26, 2014
- B. Map of 2014 CPA locations

AVAILABLE IN COUNCIL DOCUMENT LIBRARY FOR REVIEW

The application file materials, public comments, staff recommendation and other related materials are located in the Council Document Library.