

April 20, 2015

## **CITY COUNCIL STUDY SESSION ITEM**

### **SUBJECT**

Action to establish the 2015 annual Comprehensive Plan Amendment (CPA) work program.

### **STAFF CONTACT**

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### **POLICY FOUNDATION**

#### Comprehensive Plan

The Comprehensive Plan guides the nature and intensity of development in the City. An amendment to the plan is a mechanism by which the City may modify its land use, development or growth policies.

### **DIRECTION NEEDED FROM COUNCIL**

  X   Action  
  X   Discussion  
      Information

The Council is asked to take action on Threshold Review to establish the 2015 Comprehensive Plan Amendment Work Program.

At this first Threshold Review step, the City Council reviews the Planning Commission recommendation and the criteria set forth in LUC 20.30I.140 to determine which amendment proposals to include in the annual Comprehensive Plan Amendment Work Program and their geographic scopes. This year, two amendment requests are presented for the Council's consideration. If a proposal is included in the work program, it will then be referred back to the Planning Commission for Final Review.

### **BACKGROUND/ANALYSIS**

Two privately-initiated amendment requests were submitted during this year's application period. Attachment 1 shows a map of the application locations.

Consistent with the Growth Management Act, the Bellevue Land Use Code provides for annual review of amendments to the Comprehensive Plan. Part 20.30I establishes the procedure and criteria the City will use to review and amend the Comprehensive Plan. Per state law, the plan should not be considered for amendment more frequently than once per year, except as otherwise permitted and all proposed amendments in any year should be considered concurrently so that the cumulative effect of the various proposals can be ascertained.

## **2015 COMPREHENSIVE PLAN SCHEDULE**

The state deadline for the major update of the Comprehensive Plan is June 30 and the state limits amendments to local comprehensive plans to no more than once a year, except in limited circumstances. The City's annual amendment process typically occurs from January to about November each year, putting it out of sequence with this year's June 30 deadline for adoption of the major plan update. There are limited options for meeting both of these state requirements. Therefore, staff recommends accelerating the annual amendment process to fit within the timing of the major update, while continuing to follow all the necessary steps to allow for public review and for the applicants to have a fair opportunity to address their requests as required in the Land Use Code.

With a Planning Commission Threshold Review public hearing in April, the Final Review process and public hearing before the Planning Commission could be held in May, allowing a final recommendation to be transmitted to Council prior to the anticipated June action date of the major update.

Bellevue's annual Comprehensive Plan Amendment process for privately-proposed applications consists of two steps:

- 1) Conducting Threshold Review of the list of applications submitted to determine which proposed amendments to initiate into the annual work program; and
- 2) Conducting detailed Final Review of the merits of each proposed amendment included in the work program.

At this first Threshold Review step, Council directs whether the privately-proposed amendments should be included in the annual Comprehensive Plan amendment work program for further review this year. Amendment proposals not included in the work program receive no further study. The Council's initiation of the work program does not constitute a decision or recommendation that the proposed amendment should be ultimately adopted. The Council's decision to include an amendment in the work program is a decision that the proposal warrants further review in accordance with LUC Section 20.30I.140 Threshold Review Decision Criteria.

In the second step, the Final Review process will evaluate the proposed amendment and the proposal will undergo analysis using LUC Section 20.30I.150 along with an environmental review and determination. The Planning Commission will hold a second public hearing and make a recommendation to the Council which will culminate in action on the proposed amendment.

### **Privately-initiated Applications**

#### St. Luke's Lutheran Church

15-103696 AC    3030 Bellevue Way NE – North Bellevue Subarea

Proposal:        This privately-initiated application would amend the map designation on this 4.3-acre site from Single-Family Medium (SF-M) to Multifamily Medium (MF-M). The single property is a church and related uses, and seeks an affordable housing component.

The Planning Commission recommends by a 6-0 vote (Commissioner Hilhorst absent) that the City Council initiate the St. Luke's Lutheran Church site-specific Comprehensive Plan Amendment (CPA) proposal into the 2015 work program without geographic expansion. See Attachment 3 – St. Luke's Lutheran Church Transmittal.

The Planning Commission finds that the Threshold Review Decision Criteria have been satisfied for this proposed Comprehensive Plan Amendment as set forth in the Land Use Code in Section 20.30I.140 (Threshold Review Decision Criteria).

The Commission finds that the proposal addresses significantly changed conditions where changes related to the pertinent Plan map or text have implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.

Zoning that permits religious institutions in residential neighborhoods has, in the past, considered them primarily as a religious service. As these institutions have now begun to further their community-based missions around their facilities, their appropriate role in neighborhoods and the city was something not anticipated by the Comprehensive Plan. Also, as City policy addresses the growing need for affordable housing and the roles that non-traditional providers have played (such as St. Margaret's) and can play (such as St. Luke's) the Comprehensive Plan did not anticipate using such sites for affordable housing.

#### Public Storage

15-103770 AC 1111 118<sup>th</sup> Avenue SE -- Wilburton Subarea

Proposal: This privately-initiated application would amend the map designation on this 2.9-acre site from Office Limited Business (OLB) to Light Industrial (LI). The single property is used for warehousing and storage services.

The Planning Commission recommends by a 6-0 vote (Commissioner Hilhorst absent) that the City Council initiate the Public Storage site-specific Comprehensive Plan Amendment (CPA) proposal into the 2015 work program with a geographic scope that includes the three similarly situated parcels immediately to the north. See Attachment 4 – Public Storage Transmittal.

The Planning Commission finds that the Threshold Review Decision Criteria have been satisfied for this proposed Comprehensive Plan Amendment as set forth in the Land Use Code in Section 20.30I.140 (Threshold Review Decision Criteria).

The Commission finds that the Richards Valley Subarea Plan originally established intent to guide appropriate land use in the vicinity of the Mercer Slough sometime in the 1980's. The inconsistency between the mix of multiple Comprehensive Plan land use designations and the current uses in the area indicates that the intended uses have not been resolved in the way originally anticipated by the subarea plan.

These circumstances call into question the appropriate designation for this site and area, given the evolving and increased awareness of the environmental role of the Mercer Slough. This is an unanticipated consequence of the adopted plan that needs to be addressed.

## **ALTERNATIVES**

The Council is asked to establish the 2015 Comprehensive Plan Amendment Work Program. The Council could provide direction to the Planning Commission and staff to proceed with the Work Program as recommended or may direct other consideration of this recommendation.

### Site-Specific CPAs

1. Initiate, by separate motions, the St. Luke's Lutheran Church and Public Storage (as geographically expanded) privately-proposed Comprehensive Plan amendments (CPA) into the 2015 annual work program. Direct the Planning Commission and staff to return a recommendation through the annual Final Review process.
2. Provide alternative direction to Planning Commission and staff.

## **RECOMMENDATION**

Option 1.

## **MOTIONS**

1. Move to **initiate** the St. Luke's Lutheran Church Comprehensive Plan amendment into the annual work program, as recommended by the Planning Commission.
2. Move to **initiate** the Public Storage Comprehensive Plan amendment into the annual work program, with geographic expansion, as recommended by the Planning Commission.

## **ATTACHMENTS**

1. City map of amendment requests
2. 2015 Annual Comprehensive Plan Amendments – List of Applications
3. St. Luke's Lutheran Church CPA Planning Commission Transmittal
4. Public Storage CPA Planning Commission Transmittal
5. Threshold Review Decision Criteria and Expansion of Geographic Scoping Criteria
6. Public Storage Expansion of Geographic scope

## **AVAILABLE IN CITY COUNCIL DOCUMENT LIBRARY**

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