

## **SUMMARY**

The City Council is considering the Hearing Examiner's Recommendation on the application of **Michele and Paul Etsekson, dba Active Investment Co., LLC (Mountvue Place)** for a rezone to change the zoning of the subject property from Bel-Red-General-Commercial (BR-GC) to Bel-Red-Commercial-Residential (BR-CR). The rezone would change the zoning of the property making it consistent with a Comprehensive Plan amendment (Ordinance No. 6211). The site is located at 14510 NE 20<sup>th</sup> Street and is a 4.67 acre parcel split zoned with the street-side portion being BR-CR and the back portion being BR-GC.

### **1. BACKGROUND**

With the adoption of Ordinance No. 6211 on December 4, 2014, the City Council erased the split designation on the Comprehensive Plan map and gave the entire property the single plan designation of BR-CR. The purpose of the rezone application is to implement the City Council's policy decision by unifying the zoning for the entire property under BR-CR. The 2014 Annual Amendment to the Comprehensive Plan is to insure compliance with the requirements of the Growth Management Act.

A Determination of Non Significance for Non-Project Action was issued October 23, 2014 under the file for the Comprehensive Plan Change (File No 14-123964-AC). The subject rezone is likewise a non-project action and requires no further review under the State Environmental Policy Act (SEPA). Should a redevelopment proposal be made for the property, a project-specific SEPA review would be required.

### **2. APPLICATION BEFORE THE HEARING EXAMINER**

The public hearing before the Examiner was held as noticed on June 18, 2015 at 7:00 p.m. in the Bellevue City Hall Council Chambers. Leah Chulsky, Associate Land Use Planner, appeared on behalf of Bellevue's Development Services Department. Patrice Tovar appeared on behalf of the applicant Joseph Tovar. There was no public testimony.

On July 2, 2015 the Hearing Examiner issued Findings of Fact, Conclusions of Law and a Recommendation that the application be approved. There are no conditions of approval. The deadline for filing an appeal of the Examiner's Recommendation was July 16, 2015. No appeals were filed.

### **3. SITE CHARACTERISTICS**

The subject property, known as Mountvue Place, is 4.67 acres in size and contains two single-story buildings and two two-story buildings housing a mixture of retail, office and service businesses. The owners are Michele and Paul Etsekson, dba Active Investment Co., LLC. The buildings were built in the early 1980's. There is on-site surface level parking, accessed from NE 20<sup>th</sup> Street.

The property is bordered on the west by low-rise retail, office and warehousing, and on the east by a large Fred Meyer store which fronts on 140<sup>th</sup> Avenue NE. At present, no redevelopment of the property is proposed. Any future development will have to comply with all relevant provisions of the Land Use Code.

#### **4. COMMENTS**

As noted above, no public testimony was received.

#### **5. HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner concurs with the Development Services Department and recommends that the proposed rezone application be **APPROVED**.