

August 3, 2015

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Ordinance No. 6249 adopting the Public Storage 2015 annual Comprehensive Plan Amendment (CPA) as part of the 2015 Comprehensive Plan work program and the overall update of the Bellevue Comprehensive Plan.

FISCAL IMPACT

There is no direct fiscal impact to the city of adopting a site-specific amendment to the Comprehensive Plan.

STAFF CONTACTS

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Planning and Community Development Department

POLICY CONSIDERATION

Comprehensive Plan

The *Bellevue Comprehensive Plan* is the foundational policy document that sets overall City policy direction on a wide range of topics, from growth and development to transportation, parks, utilities, economic development, human services, and other topics.

Growth Management Act

The update responds to the state Growth Management Act requirement to periodically update the plan, and addresses local needs to ensure that the plan remains relevant and responsive to community values.

BACKGROUND

Integration of Amendments

In addition to the review and update of the overall Comprehensive Plan, the update incorporates the plan amendments that resulted from two proposed annual site-specific amendments. Under the state Growth Management Act cities are limited to amending plans no more than once per year, with few exceptions. Therefore these other amendments are integrated with the overall update to allow for a single annual amendment process. In 2015 the City received two requests for privately-initiated, site-specific CPAs.

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.

The City Council directed the application for Final Review following Threshold Review of the privately-initiated St. Luke's and Public Storage Comprehensive Plan Amendments (CPA) on April 20, 2015.

The Planning Commission may recommend and the City Council may approve or approve with modifications an amendment to the Comprehensive Plan if Final Review Decision Criteria from Section 20.30I of the Land Use Code are met. On June 15, 2015, the City Council reviewed in study session the Planning Commission Transmittal recommending approval of the Public Storage CPA. The Council heard from the Commission vice-chair and from the applicants and parties of record. The Council directed staff to return with an ordinance for adoption action.

Public Storage CPA

The Planning Commission recommends **approval** (6-0) of the Public Storage proposal to amend the Comprehensive Plan map designation on this 2.9-acre site from Office Limited Business (OLB) to Light Industrial (LI). The Commission also recommends a condition be attached to any subsequent rezone action that would limit the permitted uses of the site to warehouse and storage services, consistent with the current use.

EFFECTIVE DATE

If approved, this Ordinance becomes effective August 11, 2015.

OPTIONS

1. Approve the Ordinance adopting the updated Bellevue Comprehensive Plan as recommended by the Planning Commission and including those changes directed by Council, consistent with the state Growth Management Act (Chapter 36.70A RCW):
 - (1) Ordinance No. 6249 adopting the Richards Valley Subarea Plan amendments part of the Public Storage Comprehensive Plan amendment
2. Direct staff to modify the proposed amendment pursuant to Council direction and either adopt the amended Ordinance or return for action at a subsequent Council meeting.
3. Deny the proposed amendment.

RECOMMENDATION

Staff recommends Option 1.

MOTION

Move to approve/deny Ordinance No. 6249.

ATTACHMENTS

Proposed Ordinance No. 6249 to adopt the Public Storage annual Comprehensive Plan amendment