

SUMMARY

In this item, the City Council is considering the Hearing Examiner's Recommendation to approve an application submitted by Demian Minjarez of SMR Architects to rezone a 4.3 acre site located within the North Bellevue Subarea from R-2.5 to R-20, to be consistent with the recently approved Comprehensive Plan Amendment #15-103696 AC. The property is located at St. Luke's Lutheran Church between NE 29th Street and NE 32nd Place at 3030 Bellevue Way. Permit file number 15-103697 LQ.

1. BACKGROUND

The underlying Comprehensive Plan change was part of the 2015 Annual Comprehensive Plan amendments. The rezone is to accomplish zoning consistency with Comprehensive Plan Policy S-NB-12 by enabling housing for a broader cross-section of the community. It is also in accord with Housing Element policies that encourage infill and increased opportunity for affordable housing. The instant rezone was requested by the church in order to allow affordable multi-family dwelling units to be constructed on the site in the near future by Imagine Housing.

2. APPLICATION BEFORE EXAMINER

On Thursday, November 19, 2015, the Hearing Examiner received testimony under oath at the duly noticed public hearing for the underlying rezone application at Bellevue City Hall, Council Chambers. At the hearing, Antoinette Pratt, Senior Land Use Planner, presented the Director's Recommendation of Approval/Staff Report and representatives for the applicant appeared in support of the application. ***Six members of the general public attended and testified in support of the application. However, they expressed concern over set-backs and potential height of any new development. One written comment was received from the Northtowne Neighborhood Association requesting additional conditions.***

On December 3, 2015, the Hearing Examiner issued Findings of Fact, Conclusions and Recommendation that the application should be approved by the City Council. The deadline for filing an appeal of the Examiner's Recommendation was 5:00 p.m. on Thursday, December 17, 2015. No appeal was filed.

3. SITE CHARACTERISTICS

The property has for many years served as the site for St. Luke's Lutheran Church. There are two parcels: 202505-9158 and 202505-9188. Currently the church is surrounded by landscaping and associated parking. The eastern portion of the site contains undisturbed steep slopes and streams/wetlands. Future development will need to conform to Critical Areas requirements in regard to setbacks and allowed uses.

The property, located on the east side of Bellevue Way NE, is currently within a single-family R-2.5 land use district. The neighborhood across the street to the west is also zoned R-2.5. The property to the north and south is zoned R-20 and has been developed with multifamily complexes. To the northeast a small portion of the property borders an OLB (Office/Limited Business) land use district. The rest of the east side is zoned R-20.

4. COMMENTS

As noted in Section 2 above, six members of the general public testified in support of the application. There were concerns expressed on future development of the property and specific conditions were requested.

5. HEARING EXAMINER RECOMMENDATION

Based upon detailed Findings and Conclusions, the Hearing Examiner recommends that the application to rezone a 4.3 acre site located at the St. Luke's Lutheran Church property from Single Family Medium (SF-M) to Multifamily-Medium (MF-M) should be **APPROVED**, with the following condition:

1. Authority

Approval of this rezone does not constitute an approval of any Land Use Code permits, Design Review for a specific residential density, or any other ancillary permits that may be required for the design and construction of any proposed development of the rezone site.