

SUMMARY

In this item, the City Council is considering the Hearing Examiner's Recommendation to approve an application submitted by **Colin Radford of Tri Western Syndicated Investments, LLC**. The applicant seeks a rezone of a .29-acre parcel site of the Radford Building located at 11 105th Avenue SE, from Office (O) zoning designation to Downtown Mixed Use (DNTN-MU) to allow coordinated development of the site under the requested designation. Permit File No. 15-120775-LQ.

1. BACKGROUND

On August 3, 2015, the Bellevue City Council approved a Comprehensive Plan Amendment (File 12-127970 AC) to change the land use designation of this site from Office (O) to Downtown Mixed Use (DNTN-MU), thus making the requested rezone possible. The Comprehensive Plan Amendment updated the southern downtown boundary line to make it more regular and the parcel at issue became part of the Downtown Subarea.

2. APPLICATION BEFORE EXAMINER

The Applicant, Colin Radford of Tri Western Syndicated Investments, LLC, filed for a rezone from Office (O) to Downtown Mixed Use (DNTN-MU) for the parcel at issue on August 12, 2015. Notice of Application was published on October 29, 2015. Mailing, posting and publication of the application were appropriately accomplished.

A public meeting was held on November 12, 2015. Four citizens attended the public meeting and they were provided information about the rezone process. One citizen requested information about the rezone process by email, and raised no other questions. In this process, the City received no substantive comments on the proposal from members of the public.

The Development Services Department issued a Determination of Non-Significance (DNS) under the State Environment Policy Act on February 12, 2015, upon finding that the proposal at issue would not have any probable significant adverse impact on the environment. The DNS was not appealed. The City issued a staff report and a recommendation for approval of the proposed rezone on December 17, 2015.

Upon due notice, the undersigned Hearing Examiner held a hearing in the Bellevue City Council Chambers on January 7, 2016. Elizabeth Stead, Urban Design Planning Manager, City of Bellevue, presented a staff report and testified on behalf of the City. No one appeared on behalf of the applicant and no public testimony was offered. The Hearing Examiner issued his Recommendation on January 22, 2016 approving the rezone application. No appeals were filed.

3. SITE CHARACTERISTICS

The Radford Building a one-story wood-frame office building of about 6,296 gross square feet, with exterior parking, currently occupies the site. Properties around the parcel at issue are zoned Downtown-Mixed Use to the north and west, Office to the south, and R-30 (Residential High Density) to the east. A variety of small commercial businesses operate at the building. The building partly occupies the site at issue and straddles a property line with the adjacent parcel at 10423 Main Street, currently zoned Downtown Mixed Use. The site slopes with highest point at the southeast corner with a drop of about 30 feet to the northwest corner.

4. COMMENTS

As noted in Section 2 above, there was no public testimony.

5. HEARING EXAMINER RECOMMENDATION

Based upon detailed Findings and Conclusions, the Hearing Examiner recommends that the application to rezone a .29-acre parcel site of the Radford Building located at 11 105th Avenue SE, from Office (O) zoning designation to Downtown Mixed Use (DNTN-MU) be **APPROVED**. The rezone shall be conditioned on the approval by ordinance of the Land Use Code Amendment at File 15-123469 including the revised legal description and map of the Downtown Subarea.