

SUMMARY

The City Council is considering the Hearing Examiner's Recommendation to approve an application submitted by Tejal Pastakia, Pastakia LLC for the Main Street Apartments Rezone. The applicant seeks a rezone of a 0.95 acre split-zoned parcel at 10777 Main Street to change from Downtown Mixed Use (DNTN-MU) and Professional Office (PO) to Downtown Mixed Use (DNTN-MU). Permit File No. 18-103799-LQ

1. BACKGROUND

On October 12, 2017, the Bellevue City Council approved a Comprehensive Plan Amendment (File 17-121068 AC) to change the land use designation of this site from Professional Office (PO) to Downtown Mixed-Use (DNTN-MU), thus making the proposed 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, Tejal Pastakia, filed for a rezone from Downtown Mixed Use (DNTN-MU) and Professional Office (PO) to all DNTN-MU for the parcel at issue on January 31, 2018. Notice of Application was published on March 22, 2018. Mailing, posting and publication of the application were appropriately accomplished.

A public meeting was held on April 5, 2018. There were no attendees from the public at the meeting. One member of the public requested information about the project via email and had no further questions or concerns after being provided information. 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 October 12, 2017, 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 October 4, 2018.

Upon due notice, the Hearing Examiner held a hearing in the Bellevue City Council Chambers on October 25, 2018. Nicholas Whipple, Senior Planner, City of Bellevue, presented a staff report and testified on behalf of the City. Ian Morrison of McCullough Hill Leary, appeared on behalf of the applicant and presented a brief statement in support of the proposal and also noted his agreement with the City's position. No public testimony was offered. The Hearing Examiner issued his Recommendation on November 6, 2018 recommending approval of the rezone application. No appeals were filed.

3. **SITE CHARACTERISTICS**

The proposed rezone from Downtown Mixed Use (DNTN-MU) and Professional Office (PO) to all DNTN-MU will rectify the split zoning and create consistency with the Comprehensive Plan as well as the proposed southern boundary of downtown Bellevue.

The sites around the parcel at issue are zoned Downtown-Mixed Use to the north and west, R-30 to the south and Professional Office (PO) to the east. The site currently contains an existing three-story office building with underbuilding and surface parking. The site is commonly referred to as the Old Seattle Times Building and the Surrey Building.

4. **COMMENTS**

As referenced 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 the .95 acre or 41,268 square feet parcel, located at 10777 Main Street be **APPROVED**, with the understanding that approval of this rezone does not constitute an approval of any Land Use Code amendments, Design Review, or any other ancillary permits that may be required for the design and construction of any proposed development on the rezone site.