

SUMMARY

The City Council is considering the Hearing Examiner's Recommendation to approve an application submitted by Shawn Bliss for the Red Town Concurrent Rezone. Shawn Bliss seeks a rezone of a single parcel located at 16425 SE Cougar Mountain Way from Single-Family Residential (R-3.5) to Single-Family Residential (R-7.5) to be consistent with the City of Bellevue Comprehensive Plan. The application is Permit File No. 18-103927-LQ.

1. BACKGROUND ON APPLICATION

On December 10, 2018, the Bellevue City Council adopted a Comprehensive Plan Amendment (Ord. 6448) to change the land use designation of this site from Single-Family Medium (SF-M) to Single-Family Urban Residential (SF-UR), thus making the proposed rezone possible.

Shawn Bliss applied for a rezone from Single-Family Residential (R-3.5) to Single-Family Residential (R-7.5) for the parcel at issue on January 31, 2018. Notice of Application was initially published on February 22, 2018 in conjunction with the associated Comprehensive Plan Amendment (18-103926-AC). Following approval of the comprehensive plan amendment, the project was re-noticed on January 17, 2019. Mailing, posting and publication of the application were appropriately accomplished.

A public meeting was held on January 29, 2019. Only one citizen attended the meeting and did not have any specific comments regarding the rezone. The questions were mainly focused on potential future development issues.

The department received one email comment from an adjacent property owner with questions regarding potential future development. 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 Environmental Policy Act on October 4, 2018, upon finding that the proposal at issue would not have a 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 April 4, 2019.

2. PROCEEDING BEFORE EXAMINER

Upon due notice, the Hearing Examiner held a public hearing and received testimony under oath in the Bellevue City Council Chambers on April 18, 2019. Laurie Tyler, Senior Associate Land Use Planner, City of Bellevue, presented a staff report and testified on behalf of the City. No public testimony was offered. The applicant was present but did not testify.

The Hearing Examiner issued his Recommendation on May 2, 2019, recommending approval of the rezone application. On May 6, 2019, he issued an Order Correcting Typographical Errors. No appeals were filed.

3. SITE CHARACTERISTICS

The parcel at issue is currently zoned as Single-Family Residential (R-3.5) and is located in the Newcastle subarea. It is a 1.56-acre site and contains a mobile home. The remainder of the site is heavily vegetated with trees and shrubs.

The subject property is located on the south side of SE Cougar Mountain Way, adjacent to SE 66th Street to the east and Cougar Ridge West Open Space to the southwest. A private recreation and public storm drainage detention tract borders the southern boundary of the site (Albright subdivision). Three existing single-family dwellings border a portion of the northern boundary.

The proposed rezone from R-3.5 (Single-Family Residential) to R-7.5 (Single-Family Residential) will create consistency with the Comprehensive Plan Amendment to the Newcastle Subarea.

4. COMMENTS

As referenced in Section 2 above, no public testimony was received.

5. HEARING EXAMINER RECOMMENDATION

Based upon detailed Findings and Conclusions, the Hearing Examiner recommends that the application to rezone a 1.56-acre parcel located at 16425 SE Cougar Mountain Way be **APPROVED**, with the understanding that approval of this rezone does not constitute an approval of any Land Use Code amendments, Land Use Entitlement review, or any other ancillary permits that may be required for design and construction of any proposed development on the rezone site.