

SUMMARY

The City Council is considering the Hearing Examiner's Recommendation to approve an application submitted by Greg Krape on behalf of City Dacha, LLC for a single parcel rezone. Mr. Krape seeks a rezone of a single parcel located at 160 118th Avenue SE from Single-Family Residential (R-1) to Multi-Family Residential (R-20) to be consistent with the City of Bellevue Comprehensive Plan. The application is Permit File No. 17-131047-LQ.

1. BACKGROUND ON APPLICATION

On December 10, 2018, the Bellevue City Council approved a Comprehensive Plan Amendment (Ord. 6447) to change the land use designation of this site from Public/Single-Family Low (P/SF-L) to Multifamily-Medium (MF-M), thus making the proposed rezone possible. The Comprehensive Plan Amendment updated the Wilburton/NE 8th Street Subarea Plan map.

Mr. Krape applied for a rezone from Single-Family Residential (R-1) to Multi-Family Residential (R-20) for the parcel at issue on December 22, 2017. Publication of the Notice of Rezone Application occurred on January 17, 2019. Mailing, posting and publication of the application were appropriately accomplished.

A public meeting was held on January 29, 2019. Four citizens, in addition to the applicant and his attorney, attended the meeting. The four citizens asked for more information about what could be developed on the site but did not have any specific objections to the rezone.

The department received approximately four email comments from the public, mostly pertaining to a Voluntary Correction Agreement (VCA) that is separate from the rezone application. 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. Peter Rosen, Senior Associate Land Use Planner, City of Bellevue, presented a staff report and testified on behalf of the City. Ian Morrison, of McCullough Hill, PS appeared on behalf

of the applicant, Greg Krape and presented a brief statement in support of the proposal. One (1) member of the public asked a question regarding the term “transition zone.” At the Examiner’s request, Mr. Rosen answered his question.

The Hearing Examiner issued his Recommendation on May 2, 2019, recommending approval of the rezone application. No appeals were filed.

3. SITE CHARACTERISTICS

The parcel at issue is currently zoned as Single-Family Residential (R-1) and is located in the Wilburton/NE 8th Street subarea. It is a 0.43-acre site and contains a small, uninhabited cabin (290 square feet) that was constructed in 1900. The remainder of the site is vegetated with scattered trees and shrubs.

The subject property is located adjacent to and directly south of the Wilburton Hill Community Park and Bellevue Botanical Garden. There is a multi-family development adjacent to the east and south of the site.

The proposed rezone from Single-Family Residential (R-1) to Multi-Family Residential (R-20) will create consistency with the Comprehensive Plan Amendment to the Wilburton/NE 8th Street Subarea.

4. COMMENTS

As referenced in Sections 1 and 2 above, written comments were received. However, no public testimony was received at the hearing.

5. HEARING EXAMINER RECOMMENDATION

Based upon detailed Findings and Conclusions, the Hearing Examiner recommends that the application to rezone a 0.43-acre parcel located at 160 118th Ave SE be **APPROVED**, with the understanding that approval of this rezone does not constitute approval of any Land Use Entitlement review, or any other ancillary permits that may be required for the design and construction of any proposed development on the rezone site and that the Single-Family Transition Zone should be adopted and applied to the subject property.