

Red Town Rezone

File No. 18-103927-LQ

16425 SE Cougar Mountain Way

*Recommendation
to the Hearing Examiner
April 18, 2019*



*Laurie Tyler, Senior Planner
Development Services Department*

The Request

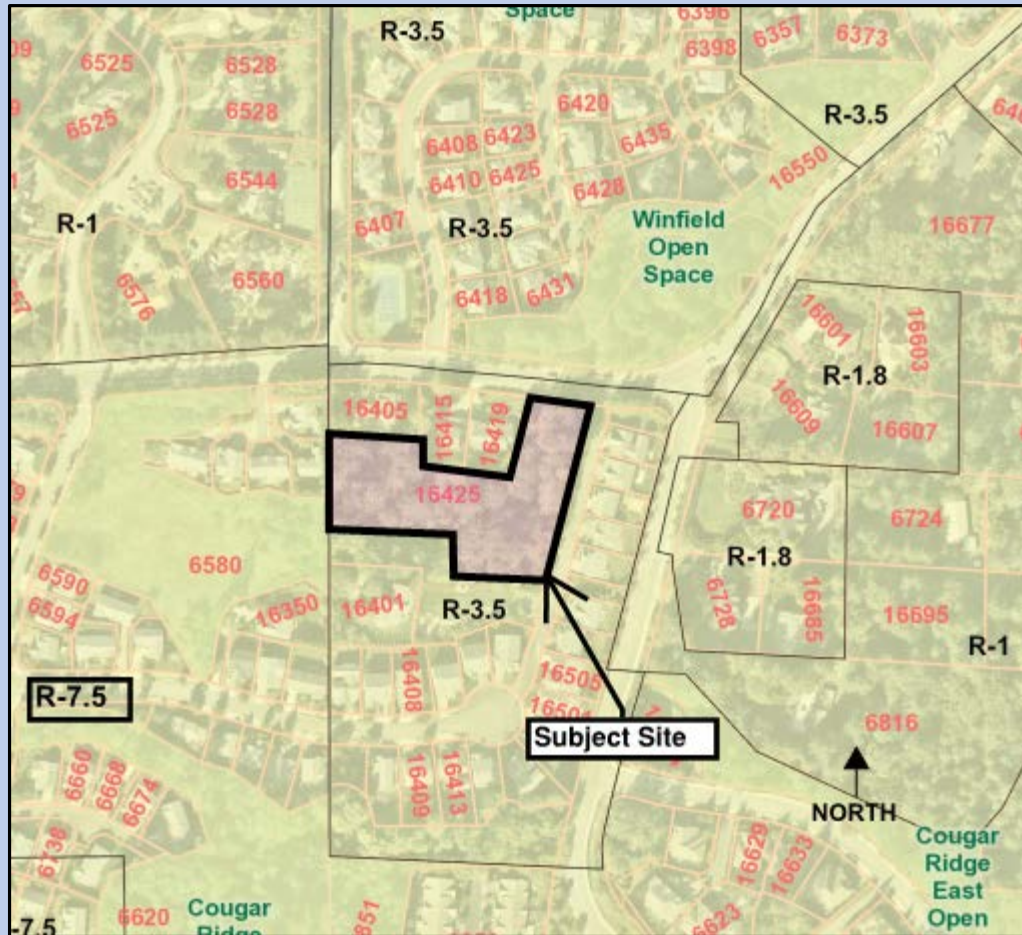
- **Rezone a 1.56 acre parcel from Single-Family Residential (R-3.5) to Single-Family Residential (R-7.5)**
- **Align with the Comprehensive Plan Change from Single-Family Medium (SF-M) to Single-Family-Urban Residential (SF-UR) adopted by City Council on December 10, 2018 (Ordinance 6448).**
- **No development of the parcel is proposed at this time.**

Site Context

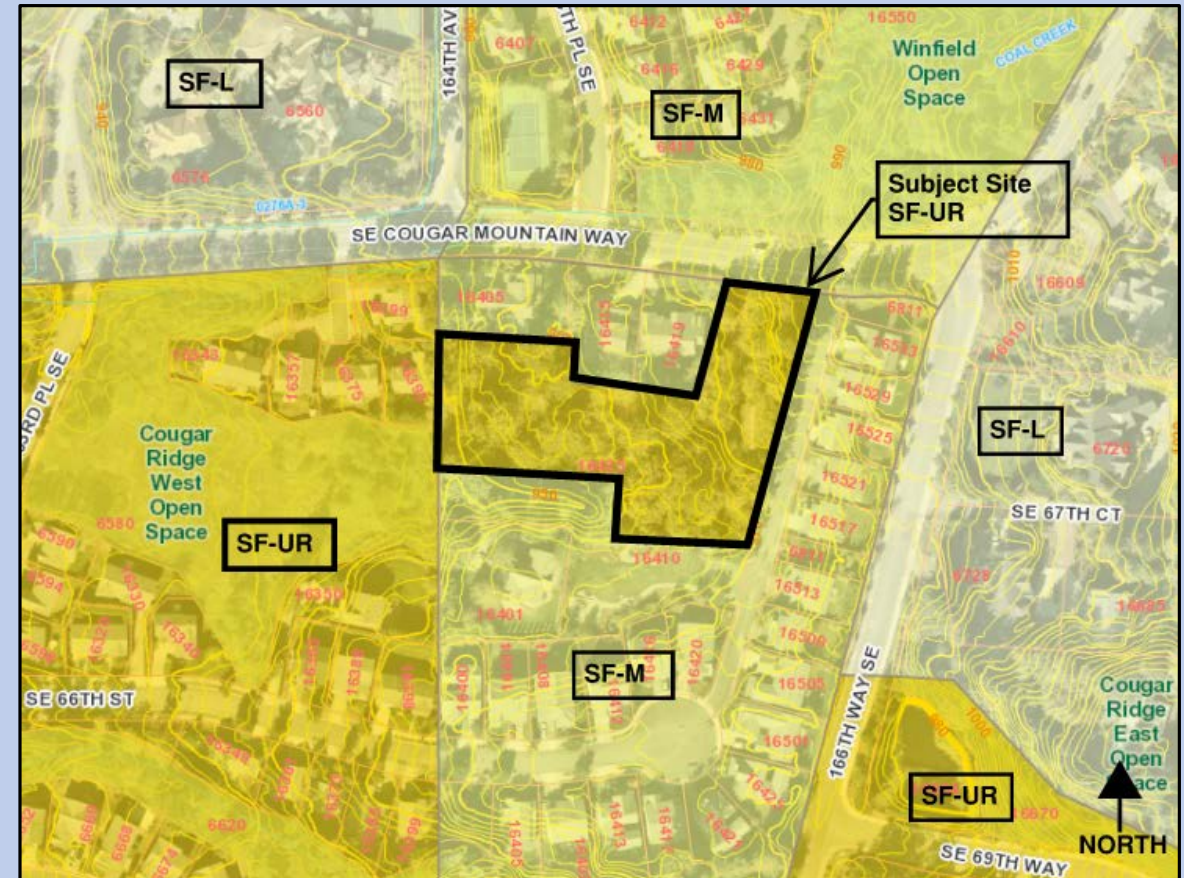


Site Zoning/Comprehensive Plan Designation

R-3.5



SF-UR



Zoning Comparison

Pg. 6-7 of Staff Report

| Zoning | Existing R-3.5 | Proposed R-7.5 |
|-------------------------------|--|--|
| ITEM | REQUIRED/ALLOWED | REQUIRED/ALLOWED |
| Min. Lot Area | 10,000 SF | 4,700 SF |
| Minimum Lot Width | 70 FT | 50 FT |
| Minimum Lot Depth | 80 FT | 80 FT |
| Lot Coverage | 35% | 40% |
| Maximum Impervious Surface | 45% | 55% |
| Maximum Hard Surface Coverage | 75% | 80% |
| Building Setbacks | | |
| Front | 20 FT | 20 FT |
| Side(s) | 5 FT | 5 FT |
| Rear | 25 FT | 20 FT |
| Building Height | 30 FT for a flat roof and 35 FT for a pitched roof | 30 FT for a flat roof and 35 FT for a pitched roof |
| | Measured from average existing grade | Measured from average existing grade |

- Most notable difference is minimum lot size: 10,000 sq. ft. vs. 4,700 sq. ft.
- Smaller lot size provides more opportunity for future subdivision of the subject site
- Smaller lot size closely resembles the existing adjacent Albright Subdivision (PUD)
- Density calculations cannot be confirmed for this property until a site survey is completed, and presence of critical areas have been evaluated.

State Environmental Policy Act (SEPA)

- A non-project SEPA final threshold determination was previously issued for the site under the associated Comprehensive Plan Amendment, File #18-103926-AC, approved on December 10, 2018
- The current rezone proposal is the same as was previously evaluated under the Comprehensive Plan Amendment. There is no new information, regulatory changes, or changes to the proposal that would require additional review of potential environmental impacts.
- The Determination of Non-Significance for the Comprehensive Plan Amendment is therefore being adopted consistent with WAC 197-11-600(4)(a) for this rezone request
- A project-level environmental review will be completed during the review of development on the site

Decision Criteria

LUC 20.30A.140 Pg. 8-10 of Staff Report

- The rezone is consistent with the Comprehensive Plan; and

***Policy LU-5:** Ensure enough properly zoned land to provide for Bellevue's share of the regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years.*

***Policy LU-6:** Encourage new residential development to achieve a substantial portion of the maximum density allowed on the new buildable acreage.*

***Policy S-NC-11:** Promote infill development at a density consistent with the existing character of established neighborhoods.*

- The rezone bears a substantial relation to the public health, safety, or welfare; and
- The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and
- The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and
- The rezone has merit and value from the community as a whole.