

City Dacha LLC Rezone

File No. 17-131047-LQ

160 118th Avenue SE

*Recommendation
to the Hearing Examiner
April 18, 2019*

*Peter Rosen, Senior Planner
Development Services Department*



The Request

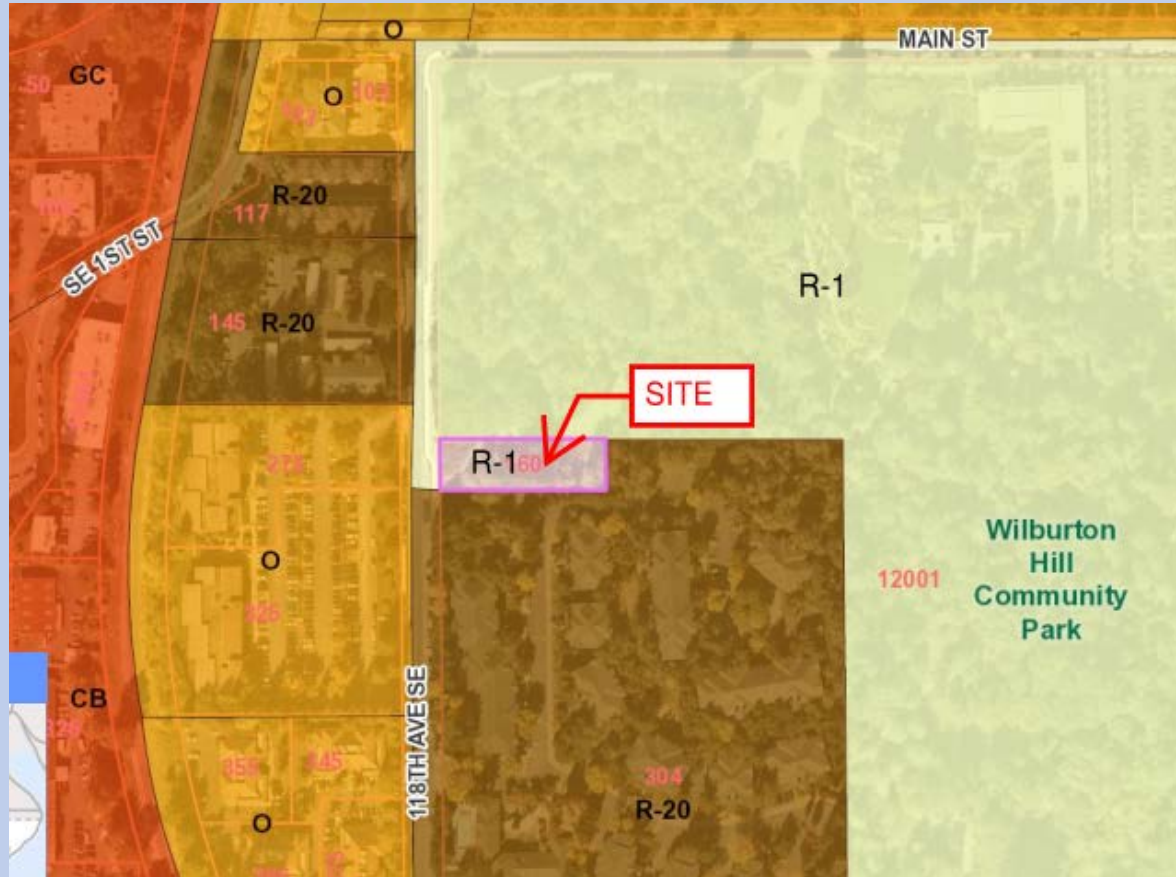
- Rezone a 0.43-acre site, located at 160 118th Ave SE, from R-1 (Single-Family Residential) to R-20 (Multi-Family Residential).
- Align with Comprehensive Plan Amendment approved by City Council on December 10, 2018 (Ord. 6447); amended the Comprehensive Plan designation from Public/Single-Family Low (P/SF-L) to Multi-Family Medium (MF-M).
- No development of the parcel is proposed at this time.

Site Context



Comprehensive Plan & Zoning

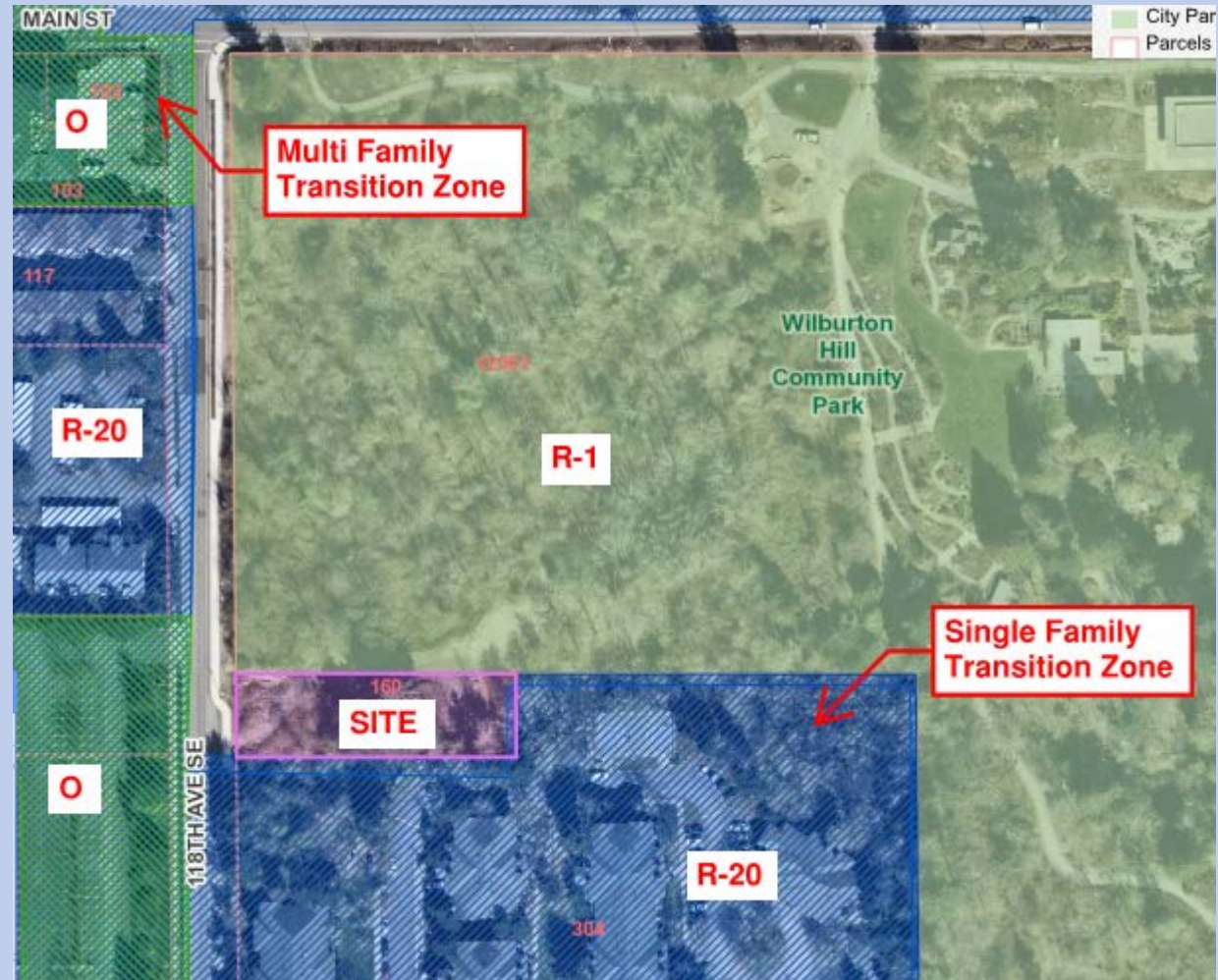
Existing Zoning



Existing Comprehensive Plan Designation



Transition Zones



Zoning Comparison

Zoning	Existing R-1	Proposed R-20
ITEM	REQUIRED/ALLOWED	REQUIRED/ALLOWED
Minimum Lot Area	35,000 SF	8,500 SF
Residential Density – (Dwelling Units per Acre)	1	20
Setbacks for Structures:		
Front setback	35 FT	20 FT
Rear setback	25 FT	25 FT
Side setback	5 FT	5 FT
2 Side yard setbacks	20FT	15 FT
Maximum Building Height	30 FT for a flat roof 35 FT for a pitched roof	30 FT ¹
Maximum Lot Coverage	35%	35%
Maximum Impervious Surface	45%	65%

¹ Except in Transition Areas, the maximum allowable building height in R-20 Districts may be increased to 40 feet if ground floor or underground parking for that building is provided and occupies a minimum of 75 percent of the building footprint.

State Environmental Policy Act (SEPA)

- A non-project SEPA determination of Non-Significance was previously issued for the site under the associated Comprehensive Plan Amendment, File #17-131106-AC, issued on October 4, 2018
- The current rezone proposal is the same proposal 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 review of future 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 LU-9: Maintain compatible use and design with the surrounding built environment when considering new development or re-development within an already developed area.

Policy LU-23: Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.

- 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 for the community as a whole.