



2015 Annual
Comprehensive Plan Amendments
Final Review
Planning Commission recommendation

Bellevue City Council Study Session
June 15, 2015

2015 Annual Comprehensive Plan Amendments (CPA) Final Review

■ 2015 annual Comprehensive Plan Review Schedule

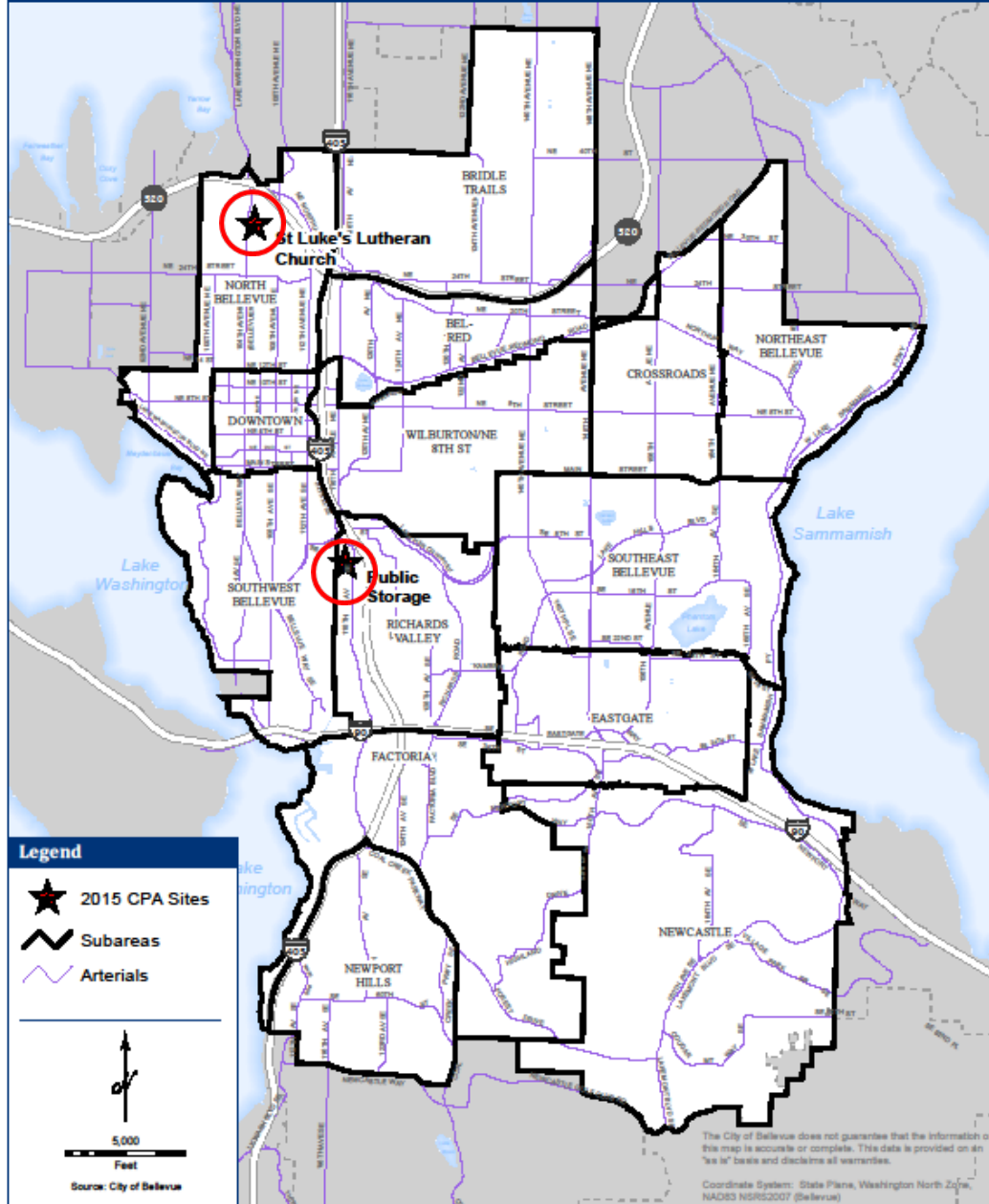
- Fit within timing of major Plan update
- Assured public review steps and fair opportunity to applicants to address requests

■ Part 1 - Threshold Review

- Two privately initiated site-specific applications this year
- Threshold Review direction to advance is a decision that proposals warrant further review

■ Part 2 - Final Review —Tonight's Focus

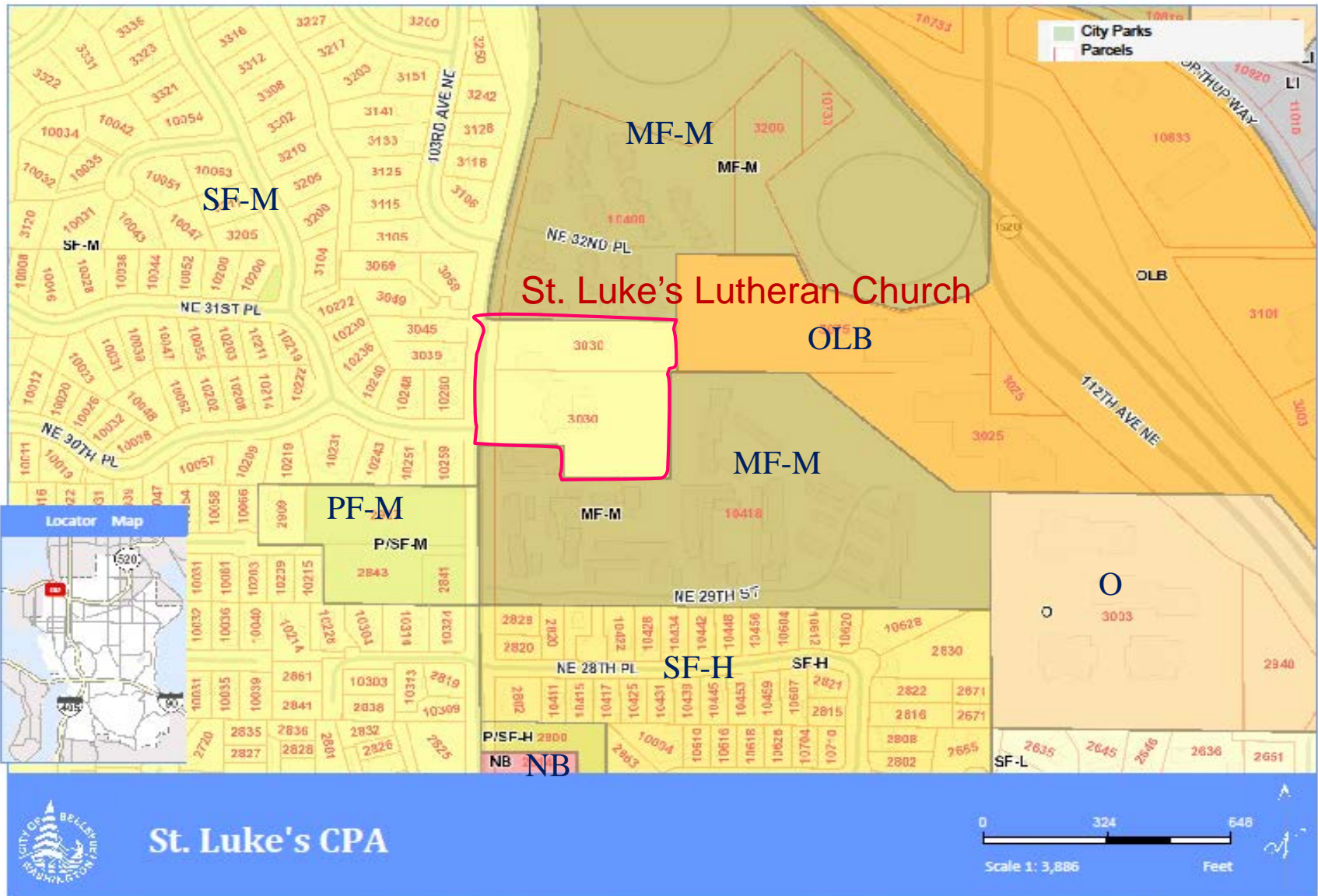
- Subject to Land Use Code decision criteria
- Planning Commission holds a public hearing and recommends to Council





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St. Luke's Lutheran Church



Planning Commission Recommendation and Transmittal

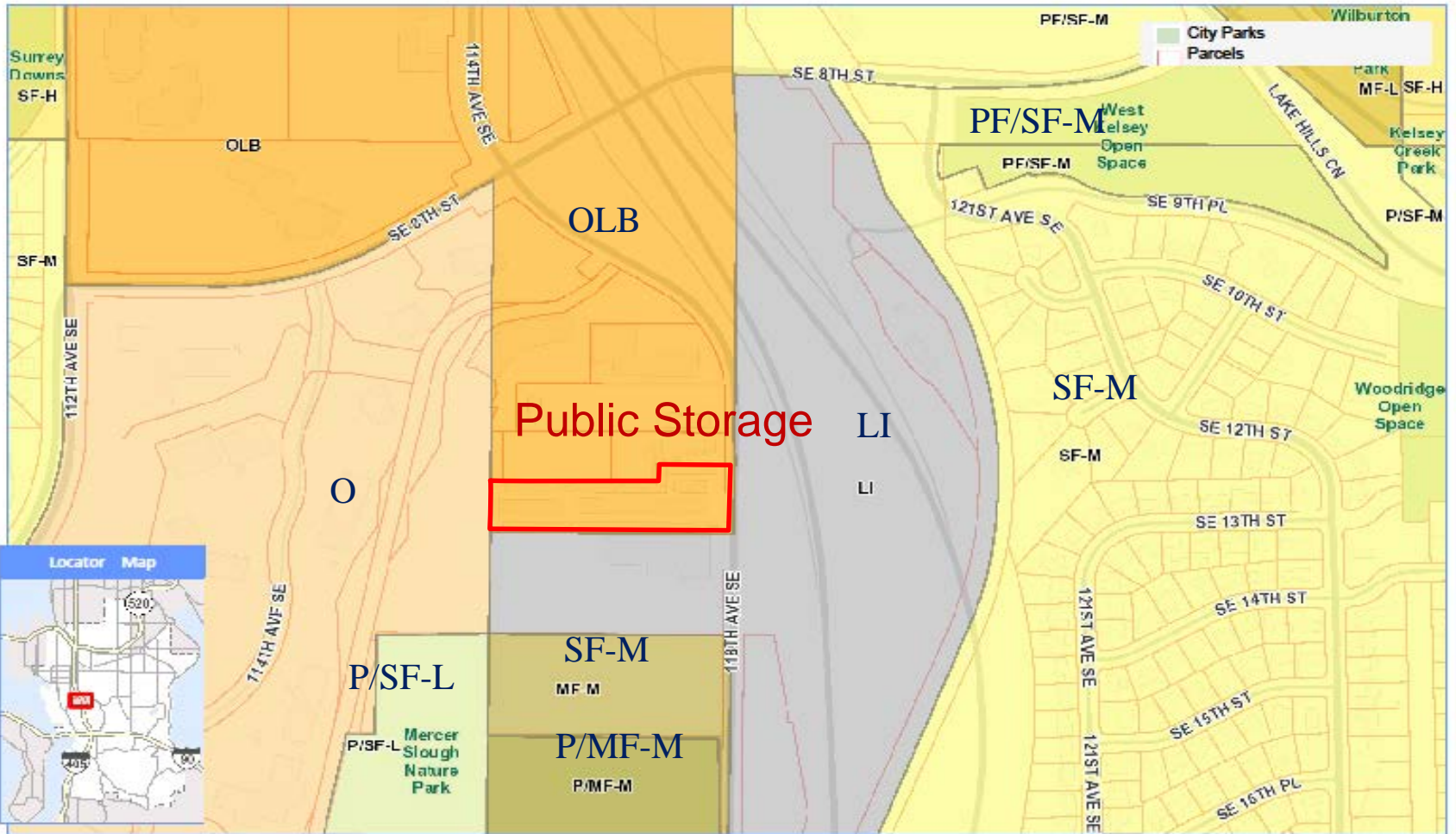
- ❑ Voted unanimously to **Approve the St. Luke's Lutheran Church** site-specific Comprehensive Plan Amendment (CPA) to change the map designation on a 4.3-acre site at 3030 Bellevue Way NE from Single Family-Medium (SF-M) to Multifamily-Medium (MF-M).

- ❑ The application met the Final Review Decision Criteria for a CPA under the Land Use Code at 20.30I.150:
 - ❑ Directly responds to plan policy implementing infill development in Bellevue
 - ❑ Addresses changed needs regarding role that religious institutions have in providing affordable housing
 - ❑ Identifies significantly changed condition of evolving role for such institutions in their neighborhoods around community-based missions not anticipated by the Plan
 - ❑ Suitable for development with adjacent land use and surrounding development pattern
 - ❑ Demonstrates public benefit by addressing affordable housing need and roles of non-traditional providers in it



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Public Storage



Public Storage CPA



Planning Commission Recommendation and Transmittal

- ❑ Voted unanimously to **Approve the Public Storage** site-specific Comprehensive Plan Amendment (CPA) to change the map designation on a 2.9-acre site at 1111 118th Ave SE from Office Limited Business (OLB) to Light Industrial (LI).

- ❑ The application met the Final Review Decision Criteria for a CPA under the Land Use Code at 20.30I.150:
 - ❑ Consistent with Richards Valley Subarea plan goal to develop/redevelop light industrial areas with sensitivity to site natural constraints
 - ❑ Addresses interests and changed needs by accommodating light industrial uses
 - ❑ Identifies significantly changed conditions of inconsistency between Plan designation and existing land uses; and broader, significant changes in area which question the designation
 - ❑ Suitable for redevelopment in consideration of Environmental Element policy and with rezone restriction to limit redevelopment to the current use
 - ❑ Demonstrates a public benefit in accommodating a long-time use consistent with policy and regulation



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