



Bellevue Planning Commission

February 26, 2020

PLANNING COMMISSION STUDY SESSION ITEM

SUBJECT

Introductory Study Session: 2020 Annual Comprehensive Plan Amendments

STAFF CONTACT

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Community Development Department

POLICY ISSUES

The Comprehensive Plan is Bellevue's foundational policy document which guides the nature and intensity of development in the City and sets out the community's vision for the future, provides policies to guide city actions, and provides a framework to allow the city and community organizations to work towards common goals. An amendment to the Plan is a mechanism by which the City may modify its land use, development, or growth policies.

-LUC 20.30I.120 - Purpose

Pursuant to the state Growth Management Act (GMA), the Bellevue City Code permits property owners to propose site-specific Comprehensive Plan amendments, and for any person or entity to propose non-site-specific (i.e. text) Comprehensive Plan amendments. These privately-initiated applications are accepted and reviewed annually; they are not part of a broader city initiative. Proposed site-specific amendments, if approved, lead to rezoning.

The city processes these applications through procedures and criteria set forth in the Land Use Code at LUC 20.30I. The city considers the scope of geographic expansion to accurately define a proposal's geographic extent; Threshold Review determines whether a proposal is eligible for a full, or Final review; and Final Review itself gives substantial consideration to a proposal's merits framed by the Comprehensive Plan. This memo:

- Introduces the five privately proposed site-specific Comprehensive Plan amendments; and
- Reviews the purpose and use of Bellevue's two-part plan amendment process.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION

DIRECTION

INFORMATION ONLY

1. Review the applications and the Threshold Review criteria (Attachment G). Determine if there is any data that would help the Planning Commission to inform a decision for Threshold Review. Please be mindful that the amount and type of requested data is contingent upon availability of information and staff resources.

A second Planning Commission Study Session is scheduled for March 25, 2020. This study session will examine whether shared characteristics with similarly situated property exist, in preparation for consideration of the expansion of the geographic scope of the proposal (LUC 20.30I.140.F).

2. Audit the Background and Analysis information for evaluating comprehensive plan amendment process effectiveness and efficiency as it unfolds throughout 2020.

Proposed Plan Amendment	Site-specific Proposal	Applicant
<p>100 Bellevue Way SE 20 102643 AC 100 Bellevue Way SE <i>Southwest Bellevue/ Downtown</i></p>	<p>This privately-initiated application proposes a map amendment from a split Downtown (Mixed Use) DNTN-MU and Office (O) to a single DNTN-MU on a 0.87-acre site.</p>	<p>Christopher Leady</p>
<p>Safeguard Self Storage 20-102660 AC 20-102751 LQ 1015 164th Ave NE <i>Crossroads</i></p>	<p>This privately-initiated application proposes a map amendment from Office (O) to Community Business (CB) on five parcels totaling 6.4 acres.</p>	<p>Lake Hills Business Associates</p>
<p>NE 8th Street Partners 20-102741 AC 13635 and 13655 NE 8th Street <i>Wilburton/NE 8th St</i></p>	<p>This privately-initiated application proposes a map amendment from Office (O) to Multifamily-High (MF-H) on two parcels on a nearly one-acre site.</p>	<p>NE 8th St Partners</p>
<p>Kapela Property Redesignation 20-102753 AC 5652 132nd Ave NE and 5755 140th Ave NE <i>Bridle Trails</i></p>	<p>This privately-initiated application proposes a map amendment from Single Family-Low (SF-L) to Multifamily-Low (MF-L) on two parcels totaling 30.1 acres.</p>	<p>Overlake Farms Block III LLC</p>
<p>Glendale Country Club NE 20-102772 AC 13440 Main Street <i>Wilburton/NE 8th St</i></p>	<p>This privately-initiated application proposes a map amendment from Single Family-Low (SF-L) to Multifamily-Medium (MF-M) on a 3.3-acre portion of the (currently undivided) Glendale Country Club property. The area is triangle-shaped and fronts on NE 8th Street.</p>	<p>Glendale Country Club</p>

BACKGROUND/ANALYSIS

Purpose and use of two-step review

Growth Management Act procedures (RCW 36.70A.470(2)) allow any interested person or persons to suggest plan amendments. With this “come one, come all” approach, cities determine if a proposal should receive further consideration as part of the amendment process. This determination is Bellevue’s Threshold Review (*Merriam-Webster online: threshold--the place or point of beginning*).

Threshold Review is the first part in Bellevue’s two-step annual process. The process was developed in 2001 (Ordinance No. 5328) and then revised in 2005 (Ordinance No. 5650). Consistent with administrative procedures at WAC 365-196-640 (6), Threshold Review determines whether a proposal is

appropriate for plan amendment review. Applications that have passed over the threshold, so to speak, will be considered together in the work program established by City Council action for Final Review.

Using Final Review to address merit-based issues

The second part, merit-based Final Review addresses specific merit-based issues and fulfills GMA requirements that amendments proposed to the Comprehensive Plan be considered cumulatively (WAC 365-196-640 (5)). Final Review addresses issues such as how the Plan’s Land Use Strategy locates jobs and housing growth; where the geography of the city’s planning areas affects the Land Use Strategy; why consistency with other, similar amendments is important in plan review; and when reviewing a potential environmental impact such as traffic is appropriate.

ATTACHMENT(S)

1. City maps of 2020 Comprehensive Plan Amendment applications
2. 100 Bellevue Way SE aerial site map
3. Safeguard Self Storage aerial site map
4. NE 8th Street Partners aerial site map
5. Kapela Property Designation aerial site map
6. Glendale Country Club NE aerial site map
7. Threshold Review Decision Criteria