

CITY COUNCIL STUDY SESSION

Informational overview of the privately-initiated proposed Comprehensive Plan amendments for 2020

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DIRECTION NEEDED FROM COUNCIL

INFORMATION ONLY

The City received five privately-initiated proposed plan amendments by the January 31, 2020 deadline (the new September 15 deadline affects the 2021 process). This memorandum provides an overview of the annual Comprehensive Plan amendment process and the privately-initiated applications.

RECOMMENDATION

N/A

BACKGROUND & ANALYSIS

Annual plan amendment process overview

There are specific steps and a general timeline for the annual evaluation and review of proposed amendments to the Comprehensive Plan. This assures early and continuous public participation. Under the Growth Management Act cities must consider amendments to their comprehensive plans no more frequently than once per year.

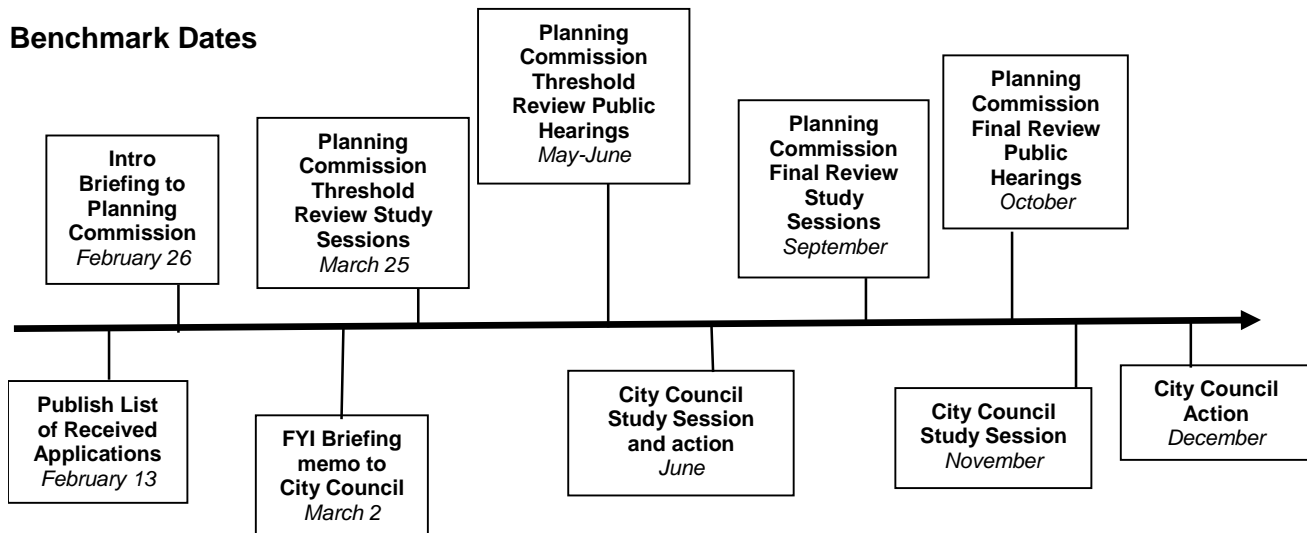
The annual plan amendment process includes two evaluation and review steps. The first, Threshold Review, evaluates whether applications should become proposed amendments. Threshold review creates a threshold to evaluate the proposal against circumstances of appropriateness, timing, and a significant change in conditions. The second, Final Review, reviews the proposed amendment's merits. Each involves a Planning Commission public hearing and recommendation. The City Council takes action for both steps.

Annual Comprehensive Plan Amendments List of Privately-Initiated Applications

Proposed Plan Amendment	Site-specific Proposal	Applicant
100 Bellevue Way SE 20 102643 AC 100 Bellevue Way SE <i>Southwest Bellevue/ Downtown</i>	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.	Christopher Leady

Safegard Self Storage 20-102660 AC 20-102751 LQ 1015 164 th Ave NE <i>Crossroads</i>	This privately-initiated application proposes a map amendment from Office (O) to Community Business (CB) on five parcels totaling 6.4 acres.	Lake Hills Business Associates
NE 8th Street Partners* 20-102741 AC 13635 and 13655 NE 8 th Street <i>Wilburton/NE 8th St</i>	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.	NE 8 th St Partners
Kapela Property Redesignation 20-102753 AC 5652 132 nd Ave NE and 5755 140 th Ave NE <i>Bridle Trails</i>	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.	Overlake Farms Block III LLC
Glendale Country Club NE* 20-102772 AC 13440 Main Street <i>Wilburton/NE 8th St</i>	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 8 th Street.	Glendale Country Club

*Subject to the jurisdiction of the East Bellevue Community Council. Courtesy and final hearings will be scheduled should these applications get to Final Review.



Next Steps

The Bellevue Planning Commission began its study of all of the 2020 proposed plan amendments at its February 26 meeting. The Commission will continue in March and May with Threshold Review study sessions and public hearings, respectively. The intent is to present Threshold Review recommendations to City Council for action in June.

POLICY & FISCAL IMPACTS

Policy Impact

Threshold review creates a threshold to evaluate the proposal against circumstances of appropriateness, timing, and a significant change in conditions. Final Review reviews the proposed amendment's merits. Each involves a Planning Commission public hearing and recommendation. The City Council takes action for both steps.

Fiscal Impact

There is no fiscal impact associated with Threshold Review.

OPTIONS

N/A

ATTACHMENTS & AVAILABLE DOCUMENTS

A. Location Map of 2020 proposed Plan amendment applications

AVAILABLE IN COUNCIL LIBRARY

N/A