



Unit Lot Subdivision and ADU Land Use Code Amendments

Bellevue Planning Commission

December 9, 2020

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Planning Commission Direction

Direct staff to prepare the proposed LUCAs for public hearings on January 13, 2021





Agenda

- Objectives
- Proposed LUCAs
- Public Engagement
- LUCA Process
- Planning Commission Direction



Objectives

Strategy B: Create A Variety of Housing Choices

- Increase the supply of affordable housing
- Promote a diversity in housing types and affordable homeownership opportunities
- Ensure all residents are welcomed and that long-term residents can remain in the City
- Implement **Action B-2 to update ADU standards**



City of Bellevue Affordable Housing Strategy

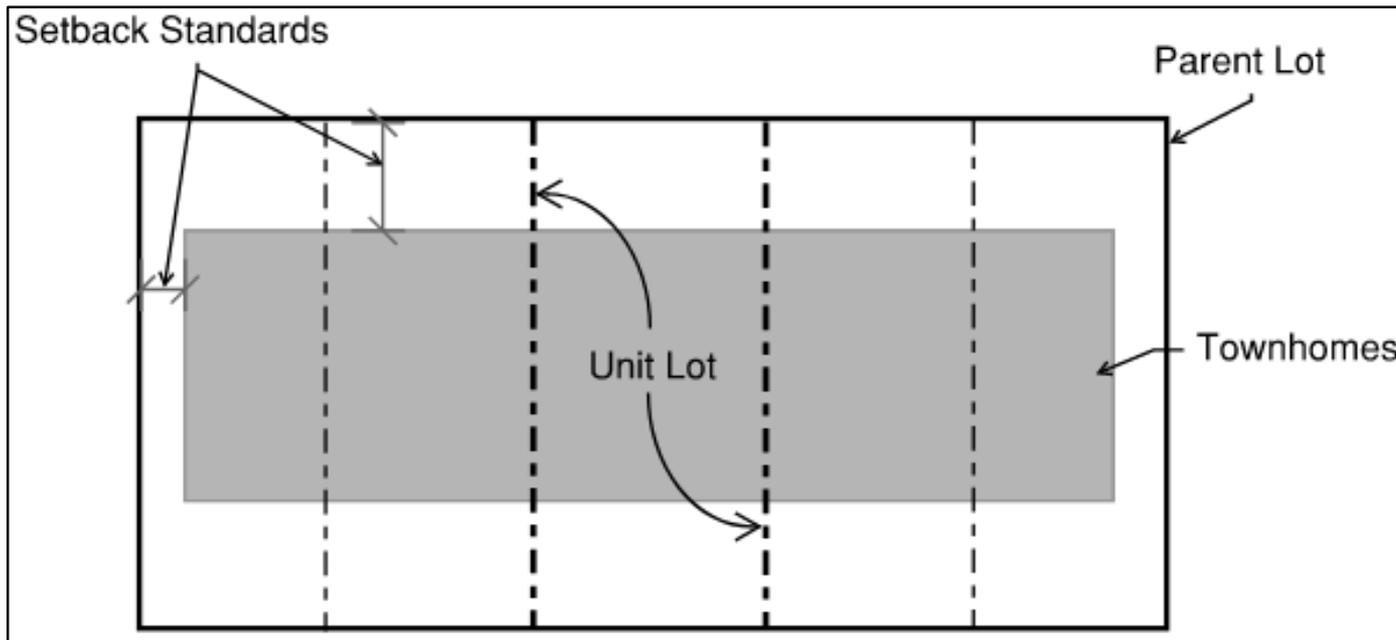
Approved by City Council
June 5, 2017



Proposed Unit Lot Subdivision LUCA

Cont'd

- Allow creation of a “parent” lot for overall site and individual “unit” lots for townhomes
- Apply development standards to the parent lot





Proposed ADU LUCA

- Amend LUC 20.20.120 Accessory Dwelling Units to remove the ADU three-year wait period imposed on new construction
- Allow for an ADU to be built within a new single-family structure at the time of initial building construction
- 149 new single-family building permits have been issued in 2020 to-date, nearly 25% include elements to allow future ADU



Public Engagement

Three modes of outreach are proposed:

- Process IV Requirements – noticing and public hearing
- Direct Engagement and Feedback – Dialogue with the Master Builders Association, developers, and potential applicants regarding the proposed amendments
- Online Presence – webpage launched during the week of December 2, and includes public information regarding the proposed LUCAs, key dates, and contact information for public comment



LUCA Process

December 9 Study Session: Planning Commission introduced to the LUCA

January 13, 2021: Planning Commission Public Hearings and Recommendation

February 1, 2021 (tentative): City Council Study Session, including Planning Commission Recommendation

February 2, 2021 (tentative): EBCC Courtesy Public Hearing

February 22, 2021 (tentative): City Council Action

March 2, 2021 (tentative): EBCC Public Hearing and Approval/Disapproval



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