



# **Unit Lot Subdivision LUCA Public Hearing**

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**Bellevue Planning Commission**

January 13, 2021

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**Development Services Department**



# Planning Commission Direction

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Hold the Public Hearing on the proposed LUCA and, following the Public Hearing, recommend to the City Council approval of the proposed LUCA.





# Agenda

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- Objectives
- Proposed LUCA
- Anticipated Outcomes
- Public Engagement
- LUCA Process
- Planning Commission Direction



# Objectives

## Strategy B: Create A Variety of Housing Choices

- Minimize barriers to increase the supply of housing
- Promote a diversity in housing types
- Broaden homeownership opportunities



City of Bellevue  
Affordable Housing Strategy

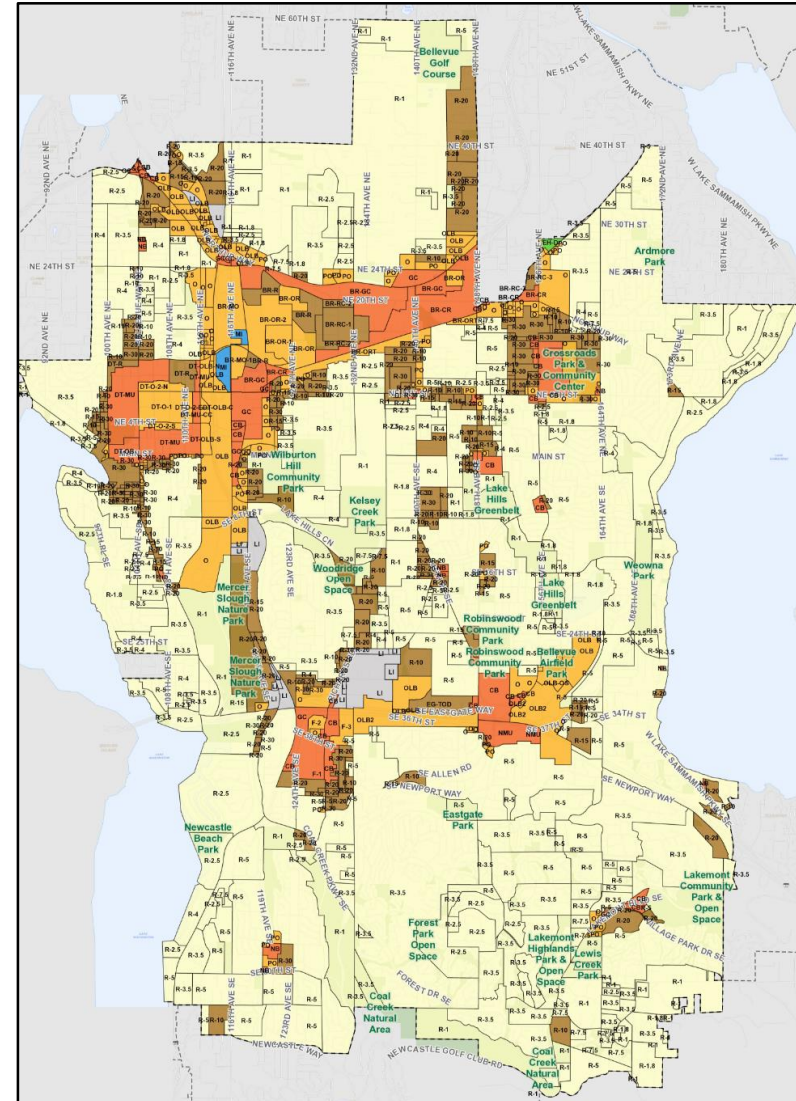
Approved by City Council  
June 5, 2017





# Proposed Unit Lot Subdivision LUCA

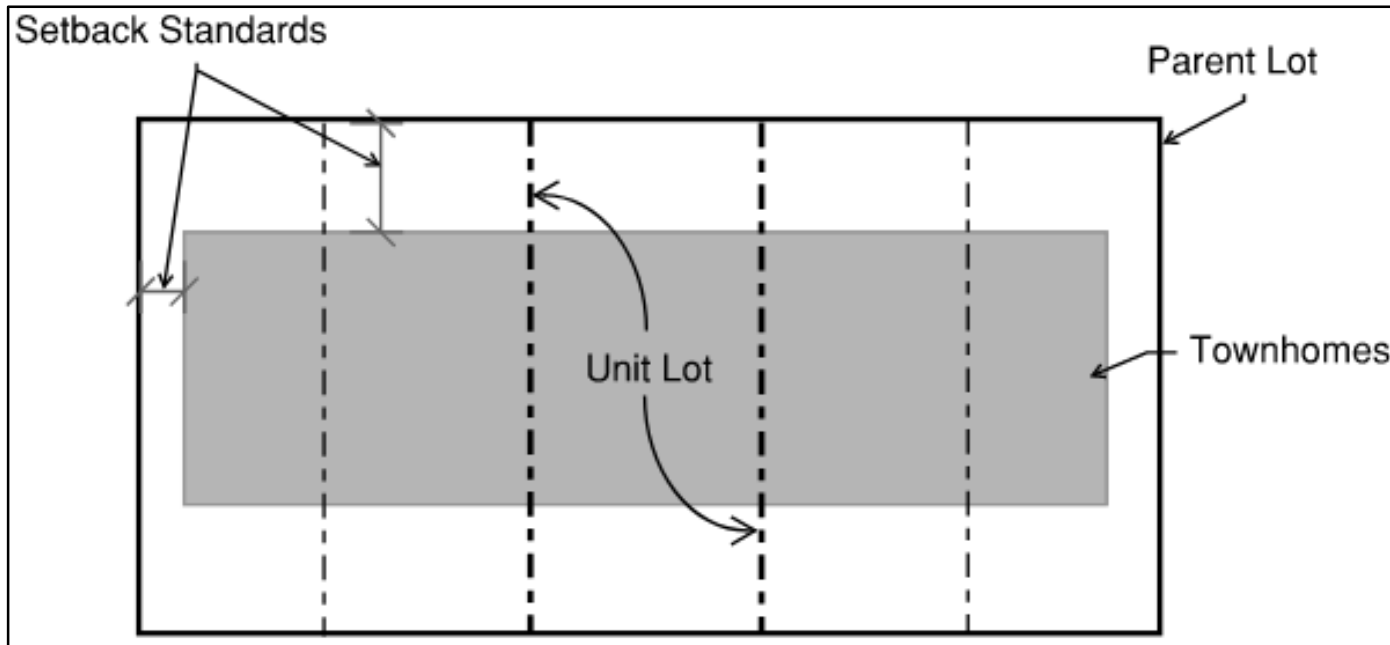
- Amend LUC 20.45A Platting and Subdivisions and 20.45B Short Plats and Short Subdivisions to allow fee-simple ownership
- Allow Unit Lot Subdivisions in land use districts where multifamily development may be built (approx. 17% of the City)



# 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





# Anticipated Outcomes

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- Encourage infill development and increase the overall number of housing units in Bellevue
- Create individual fee-simple ownership opportunities
- No change to the allowed density
- No change to the appearance of townhouse development allowed by current zoning requirements



# Public Engagement

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Modes of outreach:

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





# LUCA Process

## Process IV – City Council Legislative Action

<input type="checkbox"/>	December 9	Planning Commission Study Session
<input checked="" type="checkbox"/>	January 13	Planning Commission Public Hearing
<input type="checkbox"/>	February 1	City Council Study Session (tentative)
<input type="checkbox"/>	February 2	EBCC Courtesy Public Hearing (tentative)
<input type="checkbox"/>	February 22	City Council Action (tentative)
<input type="checkbox"/>	March 2	EBCC Public Hearing and Approval/Disapproval



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