

SUMMARY

The City Council is considering the Hearing Examiner's Recommendation to approve an application submitted by Kennedy Wilson Fund V-Eastgate LLC for the Eastgate Office Park Rezone. The applicant seeks a rezone of a 14.03-acre site located at 15325 S.E. 30th Place from Office (O) and Community Business (CB) to Office Limited Business 2 (OLB 2) to be consistent with a Comprehensive Plan Amendment (CPA) previously approved. The application Permit File No. is 19-125909-LQ.

1. BACKGROUND ON APPLICATION

On December 11, 2017, the Bellevue City Council adopted a Comprehensive Plan Amendment (Ord. 6393) to change the land use designation to Office Limited Business 2 (OLB 2).

On October 2, 2019, Kennedy Wilson Fund V-Eastgate LLC applied for a rezone of a single parcel located at 15325 S.E. 30th Place from Office (O) and Community Business (CB) to Office Limited Business 2 (OLB 2). Notice of Application was published on November 21, 2019. Mailing, posting and publication of the application were appropriately accomplished.

A public meeting was held on December 3, 2019. A few neighboring residents attended the public meeting. Comments were received by the City during the review of the project. The Development Services Department (DSD) summarized and responded to categories of comments in the department staff report. Some of the general categories of comments include public notice, allowed uses and the increased development potential of the rezone.

The State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS), previously issued for the Comprehensive Plan Amendment (CPA) on October 12, 2017, (File # 16-123675-AC) regarding the site, is being adopted by the Department for the current rezone proposal.

The Department issued their recommendation of approval on the Rezone application on November 19, 2020. Public noticing was also accomplished on November 19, 2020.

2. PROCEEDING BEFORE EXAMINER

Upon due notice, the Hearing Examiner held a public hearing and received testimony under oath via Zoom Webinar on December 17, 2020. At the hearing, Drew Folsom, Associate Land Use Planner, City of Bellevue, presented a staff report and testified on behalf of the City. Ian Morrison of McCullough Hill Leary, PS, Harold Moniz of Collins Woerman and Mike Swenson of Transpo Group appeared on behalf of the applicant and

testified in support of the proposal. Public testimony was offered by Jackson Diller and Tyler Cole.

During the public hearing process before the Hearing Examiner, the City received two written comments on the proposal from members of the public and one written comment from the applicant.

3. SITE CHARACTERISTICS

The Eastgate Office Park site is approximately 14.03 acres and is within the Eastgate subarea. The subject site is located at 15325 S.E. 30th Place. It is west of 156th Avenue S.E. and a small southern portion of the site is adjacent to S.E. Eastgate Way. It has site access from S.E. 30th Place, a private roadway connecting to 156th Avenue S.E. to the east. The site currently contains 4 low-rise office buildings and surface and underground parking. The remainder of the site is heavily vegetated with trees and shrubs. The property moderately slopes from the southeast to the northeast and does not contain any critical areas.

The proposed rezone from Office (O) and Community Business (CB) to Office Limited Business 2 (OLB 2) will create consistency with the property's Land Use District Designation and the Comprehensive Plan Designation.

4. COMMENTS

As referenced in Section 2 above, public testimony was provided at the public hearing and three (3) written comments were received before the conclusion of the public hearing.

5. HEARING EXAMINER RECOMMENDATION

Based upon detailed Findings and Conclusions, the Hearing Examiner recommends that the application to rezone the 14.03-acre site, located at 15325 S.E. 30th Place be approved, subject to the imposed conditions of approval recommended by the Department.

The Hearing Examiner issued his Recommendation on January 4, 2021, recommending approval of the rezone application. No appeals were filed.