



DATE: May 4, 2021

TO: Chair Hummer and Members of the East Bellevue Community Council

FROM: Reilly Pittman, Senior Planner
Development Services Department

SUBJECT: Courtesy Hearing – Glendale Rezone, 21-104464-LQ

I. Introduction

On May 4, 2021, the East Bellevue Community Council (EBCC) will hold a courtesy hearing on a proposed rezone of a portion of the Glendale Country Club from R-1 to R-10. This rezone aligns with the approved amendment of the City’s Comprehensive Plan under file 20-102772-AC, that changed the land use designation to Multifamily Medium Density.

II. Discussion

A. Purpose of the Proposed Rezone

A Comprehensive Plan Amendment was approved by the City Council and EBCC in 2020 under Ordinance No. 6559 (Attachment A) and Resolution No. 583 (Attachment B) respectively. This amendment changed the comprehensive plan designation of the northeast corner of the Glendale Country Club property from Single Family low (SF-L) to Multifamily Medium (MF-M) density. This rezone application is to align the zoning of this area with the amended land use designation and proposes to change the zoning from R-1 to R-10.

B. Rezone Review Process

A rezone application is a Process III land use application per LUC 20.35.015.D. Process III applications are required to hold a public meeting. Applications within the jurisdiction of a Community Council are to be held as part of the Council’s regular meeting and conducted according to the rules for a courtesy public hearing per [LUC 20.35.327](#). Following review by staff, the Director of Development Services, will issue a recommendation to the City’s Hearing Examiner. The Hearing Examiner (HE) will hold a public hearing and issue a recommendation to the City Council. The City Council holds their public hearing to consider the HE recommendation, but their decision is not effective until the Community Council holds a hearing to approve the Council’s ordinance per [LUC 20.35.365](#).

The EBCC is currently being asked to hold a courtesy hearing which is the start of the review process. Notice of the courtesy hearing before the EBCC was provided in the Weekly Permit Bulletin on April 29 and the Seattle Times on April 27.

III. Proposed Rezone

The submitted rezone application materials are included as Attachment C and the area of the rezone is seen below.



The existing Glendale Country Club located at 13440 Main Street is zoned R-1 and this proposal will rezone the northeast portion of the property. The existing Glendale property is comprised of two parcels. This rezone accompanies a separate application for a Boundary Line Adjustment (21-102813-LW) that will move an existing lot line to separate the northeast corner of the Glendale property adjacent to NE 8th Street from the rest of the club site. The resulting triangular parcel is proposed to be rezoned from R-1 to R-10. The remaining property that is the Glendale Country Club is not part of the proposed rezone.

There are no current development plans for the property but proposed uses can be expected to be residential or other uses as allowed in the R-10 zoning district in [LUC 20.10.440](#). Any future

development will be subject to the requirements of the Land Use Code and other City Code requirements.

IV. Action requested of the EBCC

The EBCC is requested to hold the courtesy hearing on the proposed rezone. Following the courtesy hearing, staff anticipates returning at a future meeting for the public hearing and approval/disapproval of the rezone ordinance.

Staff and the applicant will be present at the May 4 courtesy hearing to answer any questions the EBCC may have. If there are questions in advance of this meeting, please contact Reilly Pittman at 452-452-4350 or at rpittman@bellevuewa.gov.

ATTACHMENTS:

- A. Ordinance No. 6559
- B. Resolution No. 583
- C. Submitted Narrative and Plans