



MEMORANDUM

DATE: June 1, 2021

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

FROM: Carol Orr, Associate Planner
Development Services Department

SUBJECT: Courtesy Hearing – NE 8th Street Partners Rezone, 21-104902-LQ

I. Introduction

On June 1, the East Bellevue Community Council (EBCC) will hold a courtesy hearing on a proposed rezone of two adjacent parcels from Office (O) to Multi-Family Residential (R-30). This rezone aligns with the approved amendment of the City's Comprehensive Plan under file 20-102741-AC, that changed the land use designation on the two parcels to Multifamily High 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. 6560 (Attachment A) and Resolution No. 584 (Attachment B) respectively. This amendment changed the Comprehensive Plan designation of the two parcels addressed as 13635 and 13655 NE 8th Street from Office (O) to Multifamily High (MF-H) density. This rezone application is to align the current zoning of this area with the amended land use designation and proposes to change the zoning/land use district from O to R-30.

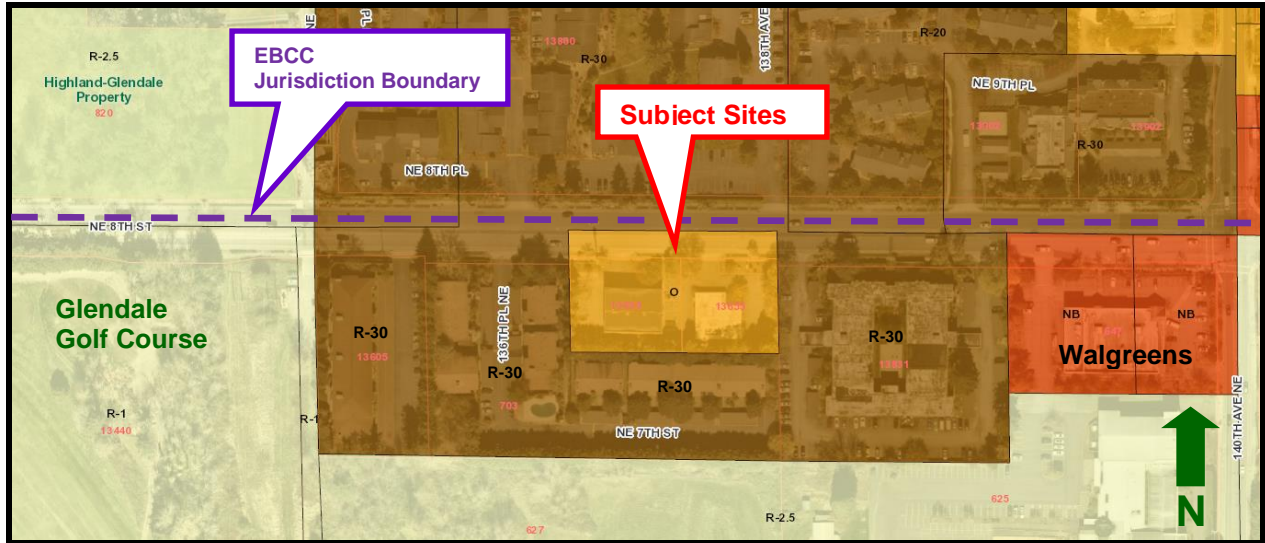
B. Rezone Review Process

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 will then hold 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 May 20 and the Seattle Times on May 25.

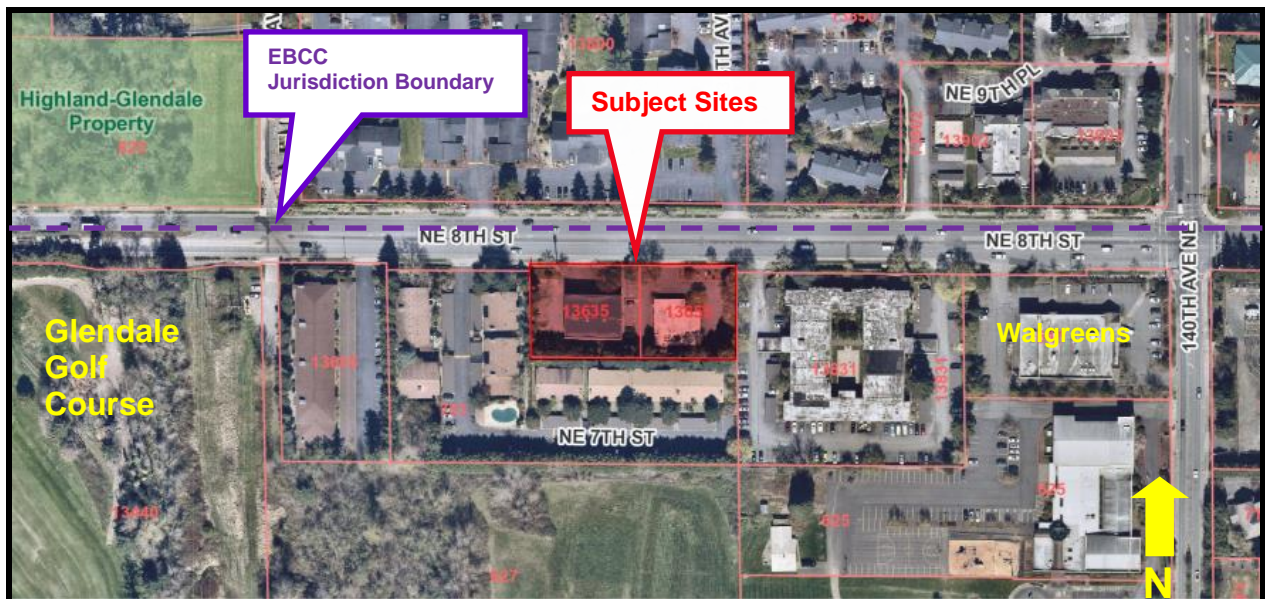
III. Existing Zoning

The existing land use districts in the vicinity are shown in the image below. The two parcels proposed to be rezoned are currently surrounded on all sides with multi-family high density development.



IV. Proposed Rezone

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



The existing parcels are located at 13635 and 13655 NE 8th Street. Both parcels will be rezoned in their entirety. Due to the proximity to Single Family residential land use districts, any development on the parcels will still be subject to Transition Area design review requirements.

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-30 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.

V. 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 City Council's rezone ordinance.

Staff and the applicant will be present at the June 1 courtesy hearing to answer any questions the EBCC may have. If there are questions in advance of this meeting, please contact Carol Orr at 452-452-2896 or at COrr@bellevuewa.gov.

ATTACHMENTS:

- A. Ordinance No. 6560
- B. Resolution No. 584
- C. Submitted Narrative and Plans