



100 Bellevue Rezone

File #21-100101-LQ

Recommendation to the Hearing Examiner

May 20, 2021

Development Services Department

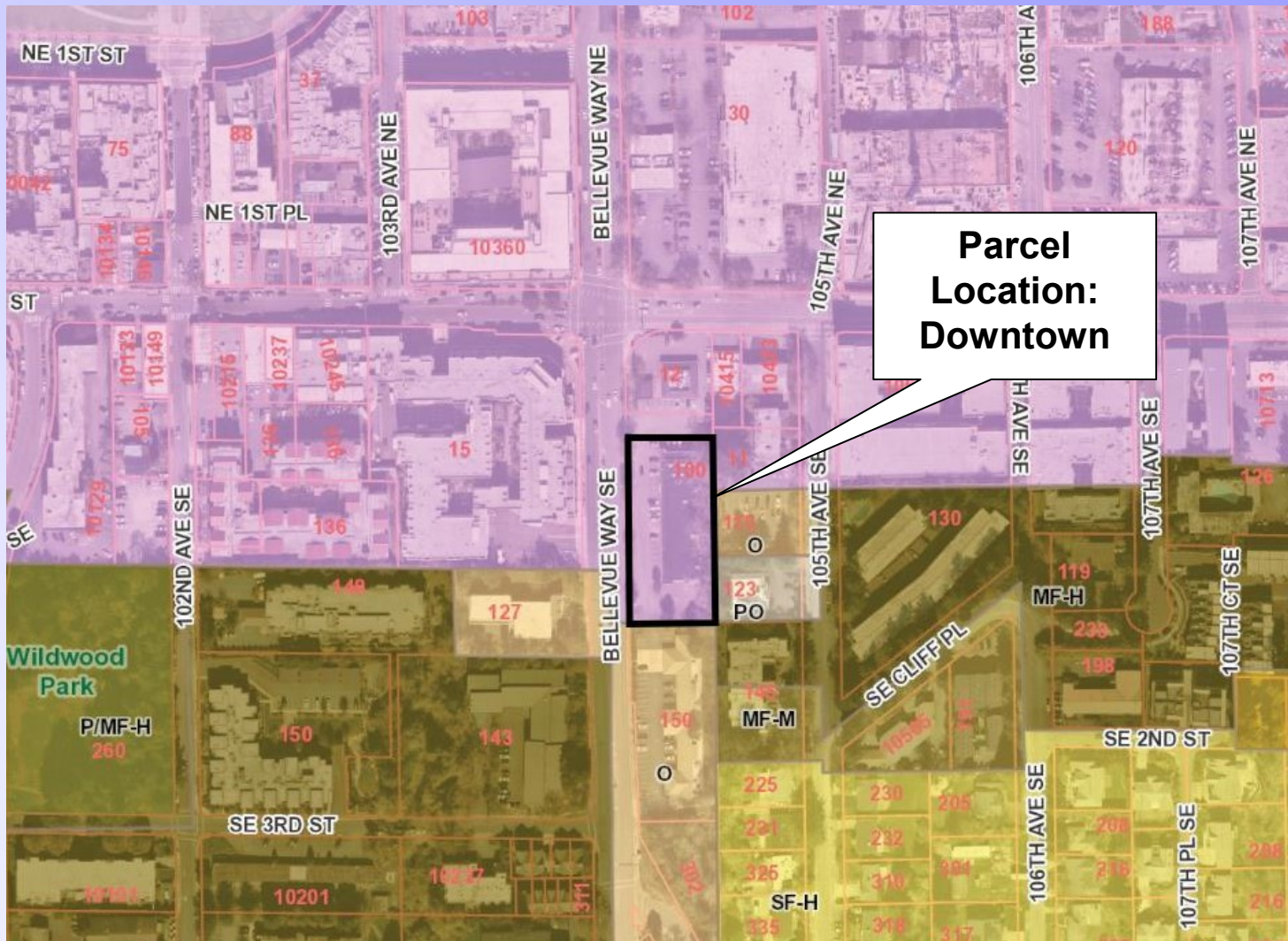
Mark Brennan, Land Use Planner

General Information:

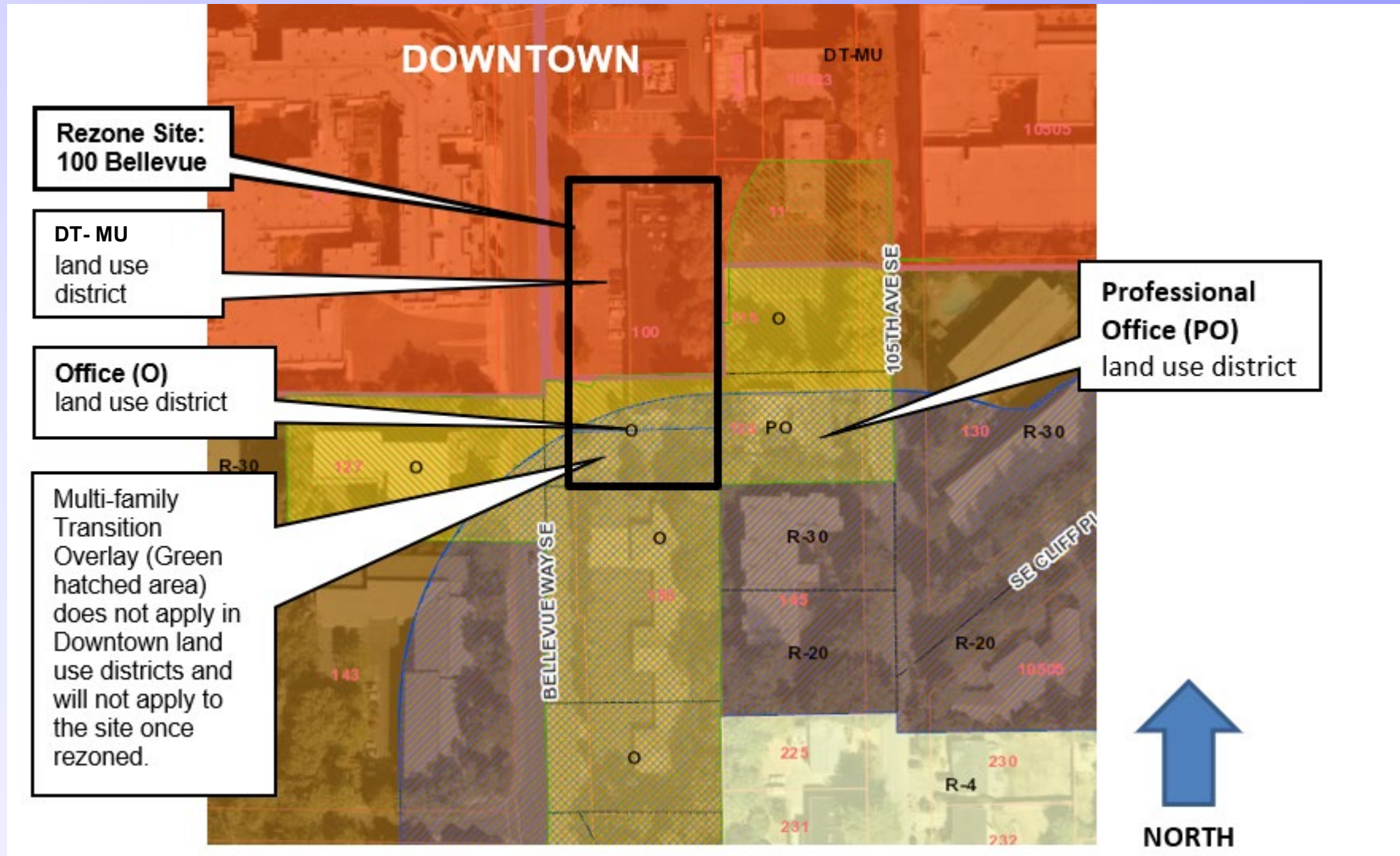


1. This Rezone is a Process III decision (LUC 20.35.030), which is a quasi-judicial land use decision made by the City Council.
2. The Hearing Examiner holds a public hearing and provides a recommendation to the City Council.
3. The applicant is proposing a site-specific rezone of the parcel at 100 Bellevue Way. The site currently is split-zoned between a Downtown Mixed-Use (DT-MU) land use district on the north portion of the site and an Office (O) land use district on the south portion of the site. The proposal would rezone the Office portion of the site to the DT-MU land use district, resulting in a single designation of DT-MU over the entire site
3. This rezone is proposed for consistency with the adopted Comprehensive Plan Amendment (file #20-102642-AC) which updated the southern boundary of the DT-MU District to include the entire boundary of the subject parcel into the Downtown Subarea. This rezone is proposed for consistency with the adopted Comprehensive Plan Amendment designation and to enable potential future development on the property to be reviewed under a single DT-MU land use district.

Subject Parcel Location and Comprehensive Plan Designation:



Vicinity Map – Existing Land Use (Zoning) District:



Land Use Process:



- Notice of Application was published in the City of Bellevue's Weekly Permit Bulletin on February 11, 2021.
- Notice was also mailed to property owners within 500 feet of the subject property.
- The City held a public meeting on March 3, 2021.
- No one from the public attended the meeting.
- Notice of Recommendation / Notice of Public Hearing published on April 29, 2021.

Rezone Decision Criteria: LUC 20.30A.140



The City may approve or approve with modifications a Rezone if:

- A. The rezone is consistent with the Comprehensive Plan; and***
- B. The rezone bears a substantial relation to the public health, safety, or welfare; and***
- C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and***
- D. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and***
- E. The rezone has merit and value for the community as a whole.***

Director's Recommendation



- This rezone is warranted to achieve consistency with the Comprehensive Plan and the GMA. In December 2020 the City Council amended the Comprehensive Plan designation and the Downtown boundary to provide a more regular boundary and to amend split-zoned parcels.
- The proposed rezone will allow the construction of a high-quality mixed-use development in the Downtown Subarea where the proximity to services and transit are suited for this type of development.
- The rezone will assure consistent perimeter densities and will provide an opportunity to have appropriately scaled development along Bellevue Way SE.
- The rezone proposal promotes the health, safety, and welfare of the public by encouraging the provision of mixed-use development over the entire site.
- The proposed rezone is warranted to achieve consistency with the 100 Bellevue Comprehensive Plan land use designation of DT-MU and associated policies..
- Development of the entire property under the proposed Downtown Mixed Use zoning will be consistent and compatible with the surrounding neighborhood.
- The rezone will facilitate compatible redevelopment of the entire 100 Bellevue property with a potential residential component at a higher level of intensity than would be allowed under the current split DT-MU and Office zoning on the site.



Recommended Condition of Approval:

Approval of this rezone does not constitute an approval of any Land Use Entitlement review, or any other ancillary permits that may be required for the design and construction of any proposed development or improvements on the rezone site.

Authority:

Land Use Code Part 20.30A