

SUMMARY

The City Council is considering the Hearing Examiner’s Recommendation to approve an application submitted by Harold Moniz of Collins Woerman for the NE 8th Street Partners Rezone. The applicant seeks a rezone of two parcels totaling .93-acres located at 13635 and 13655 NE 8th Street from Office (O) to Residential High Density (R-30). The application Permit File No. is 21-104902-LQ.

1. BACKGROUND ON APPLICATION

On December 14, 2020, the Bellevue City Council adopted a Comprehensive Plan Amendment (Ord. 6560), which the East Bellevue Community Council approved on January 5, 2021 (Res. 584), to change the land use designation from Office (O) to Multi-Family High Density (MF-H) designation.

On March 10, 2021, Harold Moniz of Collins Woerman applied for a rezone of two parcels located at 13635 and 13655 NE 8th Street from Office (O) to Residential High Density (R-30). Notice of Application was published on May 20, 2021. Mailing, posting and publication of the application were appropriately accomplished.

This proposal falls within the jurisdiction of the East Bellevue Community Council (EBCC). Therefore, a combined public meeting and EBCC Courtesy hearing were held on June 1, 2021, during the EBCC regular meeting. No comments were posed to the City during the public comment portion of the meeting regarding this project. The Development Services Department (DSD) did not receive any written comments regarding this project.

The State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS), previously issued for the Comprehensive Plan Amendment (CPA) on October 8, 2020, (File # 20-102741-AC) regarding the site, was adopted by the Department for the current rezone proposal.

The Department issued their recommendation of approval on the Rezone application on August 5, 2021. Public noticing was also accomplished on August 5, 2021.

2. PROCEEDING BEFORE EXAMINER

Upon due notice, the Hearing Examiner held a virtual public hearing and received testimony under oath via Zoom on August 26, 2021. At the hearing, Carol Orr, Associate Land Use Planner, City of Bellevue, presented a staff report and testified on behalf of the City. The applicant was represented by Jessica Roe of McCullough Hill Leary, P.S. No members of the public spoke at the public hearing.

The Hearing Examiner’s Office received a written comment on the proposal from Jessica Roe, on behalf of the applicant, which has been included in the record.

3. SITE CHARACTERISTICS

The NE 8th Street Partners site is comprised of two parcels that are approximately 0.93-acres and is within the Wilburton/NE 8th Street subarea. The subject site is located at 13635 and 13655 NE 8th Street. The parcels measure 21,637 square feet and 18,933 SF respectively. The combined area of both parcels equals 40,570 square feet or 0.93-acres. The parcels are located along the south side of NE 8th Street, approximately 800 feet to the west of the intersection of NE 8th Street and 140th Avenue NE. Currently the western parcel, 13635 NE 8th Street, is developed with a 2-story office building constructed over a screened surface level parking area. The eastern parcel, 13655 NE 8th Street, contains a single-story commercial building that houses a veterinary office with surface parking. Mature landscaping with trees, shrubs and groundcovers are currently present along the street frontage. No specific development proposal is being considered with this rezone.

The proposed rezone from Office (O) to Residential High Density (R-30) will create consistency with the property's Land Use District Designation and the Comprehensive Plan Designation.

4. COMMENTS

As referenced in Section 2 above, no public testimony was provided at the public hearing and one (1) written comment from the applicant's attorney was 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 0.93-acre site, located at 13635 and 13655 NE 8th Street be approved, subject to the imposed condition of approval recommended by the Department.

The Hearing Examiner issued her Recommendation on September 9, 2021, recommending approval of the rezone application. No appeals were filed.