



NE 8th Street Partners Rezone

File #21-104902-LQ

Recommendation to the Hearing Examiner

August 26, 2021

Development Services Department

Carol Orr, Land Use Planner



Process:

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 Development Services Director shall make a recommendation of approval, approval with conditions, or denial to the Hearing Examiner.
3. The Hearing Examiner holds a Public Hearing (tonight) and provides a recommendation to the City Council.
4. The City Council makes a decision based on the record established by the Hearing Examiner.
5. After the City Council has made a decision, staff will bring the proposal back to the East Bellevue Community Council (EBCC) for additional discussion and a final decision.



Background:

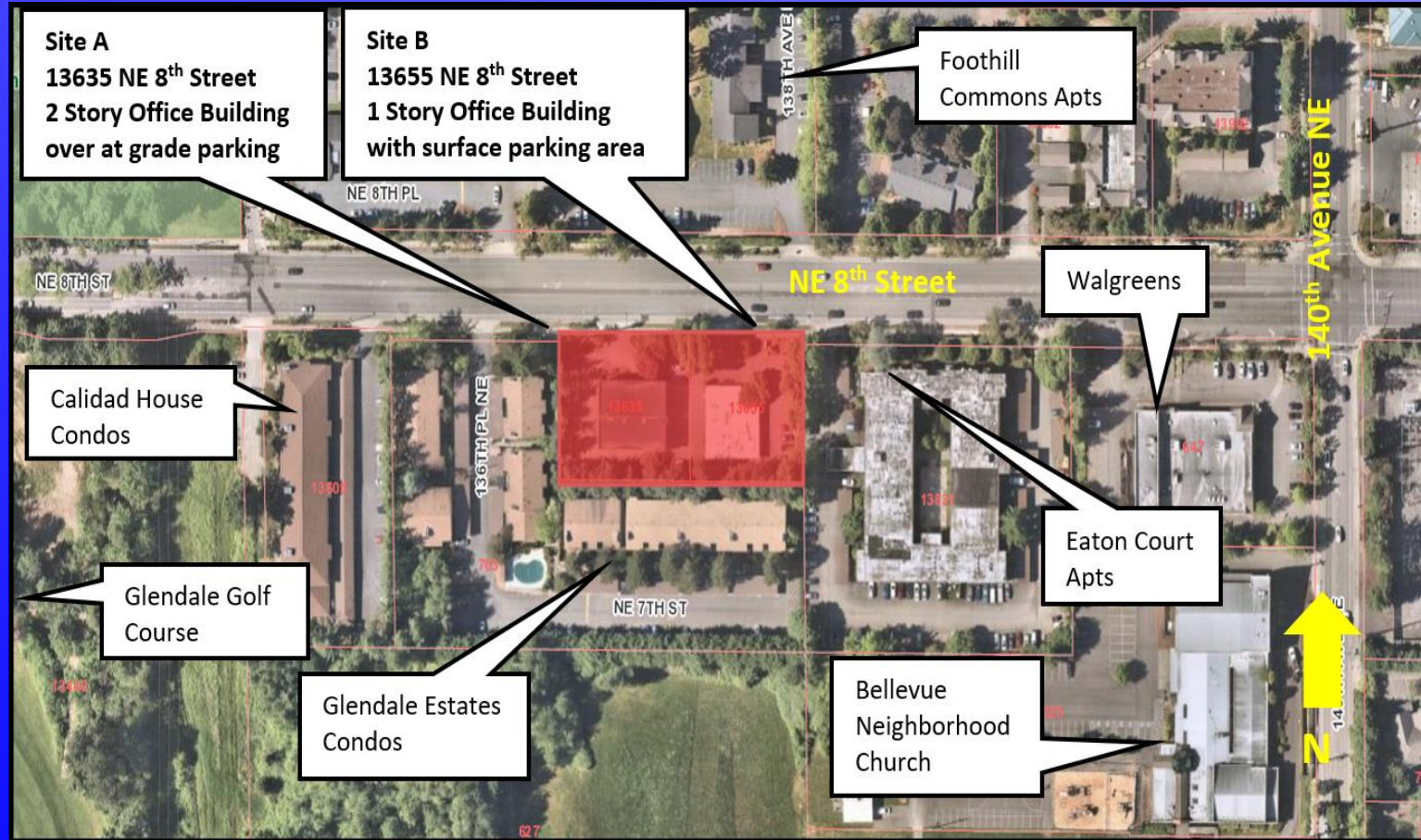
The applicant is proposing a site-specific rezone of two parcels located at 13635 and 13655 NE 8th Street. These sites are currently located within an Office (O) land use district. This proposal would rezone the parcels to Multi-Family Residential (R-30) to match that of the surrounding parcels. Per the survey submitted by the applicant, the parcel addressed as 13635 equals 21,637 square feet. The parcel addressed as 13655 equals 18,933 square feet. The total of these two lots is 40,570 square feet or .93 acres.

This rezone is proposed for consistency with the adopted Comprehensive Plan Amendment (file #20-102741-AC) which updated the Comprehensive Plan map for these parcels from Office (O) to Multi-Family High (MF-H) designation. This rezone is proposed to establish consistency with the adopted Comprehensive Plan Amendment designation and to enable potential future development on the property to be reviewed under an R-30 land use district designation.

Note: A discrepancy in square footage between the application and the staff report was discovered. The square footage of each parcel and the combined acreage is correctly noted above. The square footages shown on Page 3 of the staff report were calculated incorrectly.

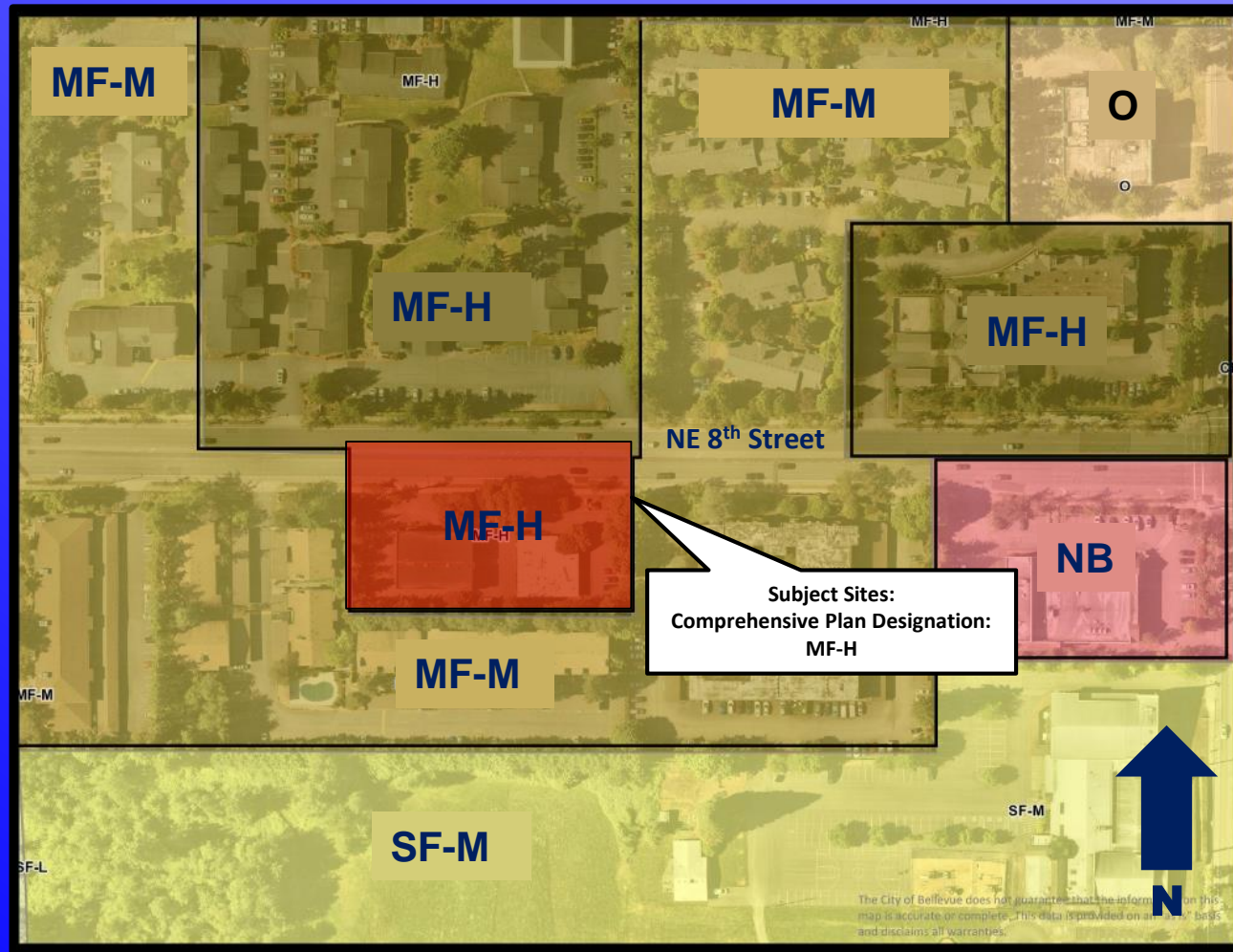


Subject Parcel Locations



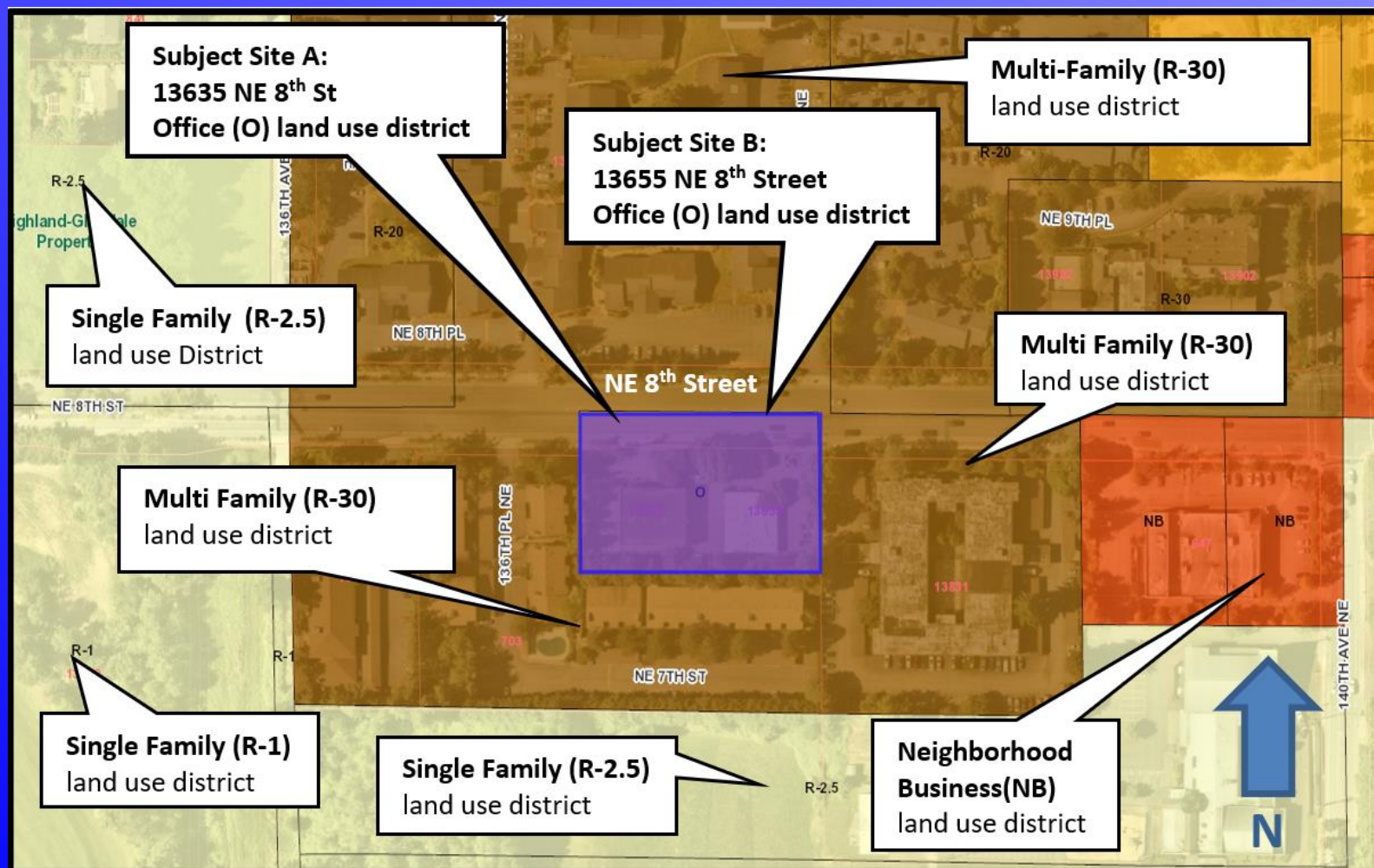


Current Comprehensive Plan Map





Current Zoning Map



Land Use Public Notice and Meeting Process



- Notice of Application was published in the City of Bellevue's Weekly Permit Bulletin on May 20, 2021. The Notice of Application was also posted on the City of Bellevue website.
- A sign was installed on the same date on each site.
- Notice of the application was also mailed to property owners on May 20, 2021 to all properties within 500 feet of the subject sites. The Weekly Permit bulletin is also emailed to parties who have requested it.
- As the project lies within the East Bellevue Community Council (EBCC) jurisdiction, the City held a public meeting in conjunction with the EBCC Community Council meeting on June 1, 2021.
- No comments were received from the public during the meeting. No one from the public provided comment during the review of the proposal. There are no parties of record.
- Notice of Recommendation / Notice of Public Hearing published on August 5, 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. In December 2020, the City Council amended the Comprehensive Plan designation for the subject sites from Office (O) to Multi-Family High Density (MF-H). This rezone will achieve consistency with the new Comprehensive Plan designation and associated policies.
- The proposed rezone will allow the for construction of additional transit-oriented housing units at a density greater than what can be achieved under the current Office (O) land use district.
- The rezone proposal promotes the health, safety, and welfare of the public by encouraging the development of multi-family housing in an area well served by transit and with excellent commuting opportunities to the Downtown Transit Center and eventually the light rail station located near the transit center. These transit options will diminish the need for single occupancy vehicle trips generated by the subject sites.
- The rezone will provide development potential for the subject sites consistent and compatible with the opportunities present on adjacent sites.
- Development of the subject parcels under the proposed R-30 zoning will be consistent and compatible with surrounding development.
- The rezone will facilitate redevelopment of both parcels that will provide additional housing opportunities to meet forecasted demand within the City of Bellevue.



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