



DATE: November 2, 2021

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

FROM: Carol Orr, Associate Land Use Planner  
*Development Services Department*

SUBJECT: NE 8<sup>th</sup> Street Partners Rezone Public Hearing

## **I. Introduction**

On November 2, the East Bellevue Community Council (EBCC) will hold a public hearing and take action on Ordinance No. 6608 approving with a condition the NE 8<sup>th</sup> Street Partners rezone application. The City Council adopted Ordinance No. 6608 on October 11. A copy of the Ordinance is provided as Attachment A.

## **II. Discussion**

The Bellevue City Council conducted initial consideration of the Hearing Examiner's recommendation regarding the NE 8<sup>th</sup> Street Partners Rezone application on September 27. Final approval from the City Council was granted on October 11. The purpose of this public hearing is to approve or disapprove by Resolution the Rezone application submitted by the applicant, Harold Moniz of Collins Woerman.

The applicant seeks final Rezone approval to modify the existing zoning of two sites addressed as 13635 and 13655 NE 8<sup>th</sup> Street. A Comprehensive Plan amendment was approved by the City Council and the EBCC in December of 2020. This amendment modified the Comprehensive Plan designation for these two parcels from Office (O) to Multi-Family High Density (MF-H). The rezone proposal presented tonight is required to provide consistency between the Comprehensive Plan and the Land Use Code.

The subject sites are located on the south side of NE 8<sup>th</sup> Street, approximately 700 feet west of the intersection of NE 8<sup>th</sup> Street and 140<sup>th</sup> Avenue NE. Both sites are currently developed, one with a single-story veterinary hospital and the other with a two-story commercial structure over ground level parking. There are no pending proposals for redevelopment of either site at this time.

## **III. Land Use Code**

Rezone applications are reviewed against the following decision criteria from Land Use Code section 20.30A.140:

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 near the subject property; and
- E. The rezone has merit and value for the community as a whole.

City staff have reviewed the proposal and determined that it meets each of the criteria noted. The rezone is necessary to achieve consistency with the Comprehensive Plan. Additionally, it is forecasted that the City will need to provide additional housing opportunities in the future. This proposal will allow for additional units to be constructed to address the forecasted demand. These units will be in an area already served by public transit. Development on the site will be consistent with the existing development on neighboring properties.

### **III. Action requested of the EBCC**

The Director's recommendation was publicly noticed on August 5 and was presented to the Hearing Examiner on August 26. The Hearing Examiner recommended approval to the Bellevue City Council. No members of the public commented on the proposal, and only members of the applicant's team spoke at the courtesy hearing. No appeals were received for this proposal after the Director's recommendation or the Hearing Examiner's recommendation.

Following the public hearing and review of Ordinance No. 6608, the EBCC is requested to adopt Resolution No. 596 approving Ordinance No. 6608.

Staff will be present at the November 2 public hearing to answer any questions you may have. If there are questions prior to this meeting, please contact Carol Orr, 452-2896 or at [corr@bellevuewa.gov](mailto:corr@bellevuewa.gov).

### **ATTACHMENTS:**

- A. Ordinance No. 6608