



**City of Bellevue
Department of Planning & Community Development
Land Use Division Staff Report**

Proposal Name: Walton Short Plat Amendment

Proposal Address: 1045 91st Ave NE

Proposal Description: Application for a Short Plat Amendment to modify the tree retention requirement of the Final Short Plat. The applicant is proposing to reduce the diameter inches from 518 (85%) to 223 diameter inches (36%). A total of 15% or 92 diameter inches are required to be saved.

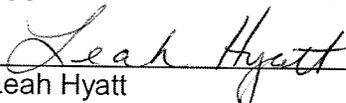
File Number: 07-112322-LF

Applicant: Lochwood Lozier Custom Homes
Jeff Westling, 425-576-9200

Decisions Included: Administrative Decision for a Modification to an approved Short Plat through Process II, Land Use Code 20.45B.240.

**State Environmental Policy Act
Threshold Determination:** Exempt (WAC 197-11-800(6)(a))

Department Decision: **Approval with Conditions**



Leah Hyatt
Dept. of Planning and Community Development

Application Date: 04-12-2007
Notice of Application: 05-24-2007
Decision Publication Date: 09-20-2007
Appeal Deadline: 10-04-2007

I. Description of Proposal

Application for a Short Plat Amendment to modify the tree retention requirements of the recorded Final Short Plat. The applicant is proposing to reduce the diameter inches from 518 (85%) to 223 diameter inches (36%). A total of 15% or 92 diameter inches are required to be saved.

II. Site Description and Context

The existing flag shaped lot is located off of 91st Ave NE, a public street which dead-ends near the subject property. The surrounding area is a residential neighborhood originally platted in 1891 (Kenwood Addition). The residential community is designated as part of the North Bellevue Subarea of the Comprehensive Plan which consists mostly of single family residences with some multi-family located at the outer edge.

III. Consistency With Land Use Code/Zoning

The proposed plat amendment will have not have any affect on the Land Use Code R-5 density and dimensional requirements.

IV. Summary of Technical Reviews

The Fire, Utilities and Clear and Grade Departments have no concerns regarding this Administrative Amendment. The Transportation Department's required infrastructure was bonded for under 05-131665-LF.

V. Public Notice

Application Date: April 12, 2007

Public Notice (500 feet): May 24, 2007 (Includes sign installation at the site)

Minimum Comment Period: June 7, 2007

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *Seattle Times* on May 24, 2007. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day. No public comments were received.

VI. Decision Criteria:

20.45B.130B Decision Criteria for a Preliminary Short Plat.

The Director may approve or approve with modifications an application for a Short Plat amendment if:

1. The preliminary short plat amendment makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.

Finding: The preliminary short plat amendment has minimal impact on the approved

final short plat regarding public health, safety and general welfare, open space, drainage, access or utilities

2. The public interest is served by the short subdivision.

Finding: The short plat amendment has no impact on the approved preliminary short plat regarding the public interest. The lots within the short plat will retain the same development potential.

3. The preliminary short plat amendment appropriately considers the physical characteristics of the proposed short subdivision site.

Finding: The proposed reduction in diameter inches meets the requirements 20.40B.130 while maintaining a vegetated buffer between the new homes and the existing residences.

4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.

Finding: The amendment complies with the applicable provisions of the City of Bellevue Codes and Standards.

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Finding: The amendment complies with the City of Bellevue Comprehensive Plan and North Bellevue Subarea Plan. The Comprehensive Plan designation for this area is Single-family High Density (SF-H). The reduction of diameter inches will not be in conflict with maintaining the high density single-family character of the neighborhood.

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Finding: The proposed amendment will not have any effect on current setbacks or the ability to develop the lots within the Walton Short Plat. This criterion was analyzed as part of the original approval for the preliminary short plat.

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The amendment proposal will have no effect on the approved utilities, access and drainage improvements installed or to be installed within this short plat.

VII. Conclusion and Decision:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby approve the subject Preliminary

(Walton Short Plat Amendment)

(07-112322-LF)

Page 2 of 4

Short Plat Amendment.

This approval automatically expires and is void if the applicant fails to record the final short plat within one year from the date this decision is published.

VIII. Conditions of Approval:

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

1. **Recording:** All features contained in the original preliminary short plat approval shall be incorporated into the final plat mylar with the exception of the tree retention schedule which is revised by the approval.

Reviewer:	Leah Hyatt
Authority:	LUC Section 20.45B.240

LIST OF ATTACHMENTS

- A. Zoning Map
- B. Vicinity Map