



DATE: April 25, 2008

TO: Bellevue Planning Commission

FROM: Paul Inghram AICP, Comprehensive Planning Manager 452-4070
pinghram@bellevuewa.gov
Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: 2008 Annual Comprehensive Plan Amendments (CPA) Threshold Review staff recommendations, first set (Sambica, Newport Professional Buildings, Oh, Lee, and Wilburton Mixed Use)

INTRODUCTION

Attached please find the staff recommendations, maps, and applicant materials for the first set of the 2008 CPA Threshold Review applications. This material is being provided to you and to the applicants to coincide with the published public notice for the scheduled May 14, 2008 Planning Commission public hearing.

If you have any questions about these reports and materials, please contact the planner assigned to the application. The complete application files are available for review in the Planning Division offices at Bellevue City Hall.

The 2008 List of Initiated Applications has been established to consider amendments to the Comprehensive Plan. See Attachment 1.

RECOMMENDATIONS SUMMARY

1. Newport Professional Buildings 08-103679 AC **Attachment 1**
 - Staff recommendation: Do not include in CPA work program; if included, expand geographic scope
 - Included materials: staff recommendation, subarea map, geographic expansion map, applicant application
2. Sambica 08-103705 AC **Attachment 2**
 - Staff recommendation: Include in CPA work program; do not expand geographic scope
 - Included materials: staff recommendation, subarea map, applicant application
3. Oh 08-103739 AC **Attachment 3**
 - Staff recommendation: Do not include in CPA work program; do not expand geographic scope

- Included materials: staff recommendation, subarea map, applicant application
4. Lee 08-103731 AC **Attachment 4**
 - Staff recommendation: Do not include in CPA work program; do not expand geographic scope
 - Included materials: staff recommendation, subarea map, applicant application, public comments
 5. Wilburton Village Mixed Use 08-103709 AC **Attachment 5**
 - Staff recommendation: Do not include in CPA work program; do not expand geographic scope
 - Included materials: staff recommendation, subarea map, applicant application
 6. Wilburton Village Mixed Use (non site-specific policy) 08-103710 AC **Attachment 6**
 - Staff recommendation: Do not include in CPA work program
 - Included materials: staff recommendation, subarea map, applicant application

April 25, 2008



**2008 Annual Comprehensive Plan Amendments
List of Initiated Applications**

Site-Specific (SS) Non Site-Specific (NSS) CPA application (AC) Rezone application (LQ)	Application Subarea	PC Threshold Review Public Hearing	Applicant	Contact Planner
Newport Professional Building (SS) 08-103679 AC	Map change of 0.62 acres from PO (Professional Office) to CB (Community Business) 4307 and 4317 Factoria Blvd. SE <i>Factoria</i>	<i>May 14, 2008</i>	Lorge	Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov
Sambica (SS) 08-103705 AC 08-103706 LQ	Map change of 6.5 acres from SF-H (Single Family-High), NB (Neighborhood Business) and MF-M (Multifamily-Medium) to most appropriate designation for current and future uses 4114 West Lake Samm. Pkwy SE <i>Newcastle</i>	<i>May 14, 2008</i>	Sambica	Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov
Oh (SS) 08-103739 AC 08-103740 LQ	Map change of 0.32 acres from SF-H (Single Family-High) to MF-M (Multifamily-Medium) 12624 SE 30 th Street <i>Richards Valley</i>	<i>May 14, 2008</i>	Oh	Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov
Lee (SS) 08-103731 AC 08-103733 LQ	Map change of 0.56 acres from SF-M (Single Family-Medium) to PO (Professional Office) 1111 148 th Ave NE <i>Wilburton/NE 8th Street</i>	<i>May 14, 2008</i>	Lee	Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov
Wilburton Village Mixed Use Development (SS) 08-103709 AC	Map change of 12.6 acres from GC (General Commercial) to CB (Community Business) with an overlay district to enable a mixed-use "Wilburton Village" <i>Wilburton/NE 8th Street</i>	<i>May 14, 2008</i>	KG Investments	Paul Inghram (425) 452-4070 pinghram@bellevuewa.gov
Wilburton Village Mixed Use Development (NSS) 08-103710 AC	Amend the Wilburton/NE 8 th Street Subarea Plan to amend and create policies in support of an overlay district to enable a mixed-use "Wilburton Village" <i>Wilburton/NE 8th Street</i>	<i>May 14, 2008</i>	KG Investments	Paul Inghram (425) 452-4070 pinghram@bellevuewa.gov
Newport Covenant Church (SS) 08-103697 AC	Map change of 5.5 acres from SF-H (Single Family High) to (N) CB (Community Business) 12800 SE Coal Creek Parkway <i>Newport Hills/Factoria</i>	<i>Withdrawn by applicant</i>	Newport Covenant Church	Michael Kattermann (425) 452-2042 mkattermann@bellevuewa.gov

<p>Vander Hoek Multifamily (SS) 08 103615 AC 08 103616 LQ</p>	<p>Map change of 0.27 acres from MF-H (Multifamily-High) to DNTN (Downtown) 117 102nd Ave SE <i>Southwest Bellevue/Downtown</i></p>	<p><i>June 11, 2008</i></p>	<p>Vander Hoek Corporation</p>	<p>Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov</p>
<p>Pazooki (SS) 08 103680 AC 08 103683 LQ</p>	<p>Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High) 504 98th Ave NE <i>North Bellevue</i></p>	<p><i>June 11, 2008</i></p>	<p>Pazooki</p>	<p>Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov</p>
<p>South Kirkland TOD (SS) 08 103700 AC 08-103701 LQ</p>	<p>Map change of 3.64 acres from MF-M (Multifamily-Medium) to newly proposed Transit Oriented Development 10800 NE 38th Street <i>North Bellevue</i></p>	<p><i>June 11, 2008</i></p>	<p>King County Department of Transportation</p>	<p>Michael Bergstrom (425) 452-6866 mbergstrom@bellevuewa.gov</p>
<p>Coal Creek UGB (NSS) 08-109519 AC</p>	<p>Amend the Potential Annexation Area boundary to include portions of Coal Creek Park within the Urban Growth Boundary (UGB)</p>	<p><i>June 11, 2008</i></p>	<p>City of Bellevue</p>	<p>Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov</p>

ATTACHMENT 4

Lee

2008 Annual Threshold Review Recommendation and Consideration of Geographic Scoping
Site-Specific Amendment

Lee

Staff recommendation: Recommend that the City Council **not include** the Lee CPA into the 2008 annual CPA work program. Do **not expand** the geographic scope of the proposal.

Permit Number: 08-103731 AC
Subarea: Wilburton/NE 8th Street
Address: 1111 148th Ave NE
Applicant: Lee

PROPOSAL

This privately-initiated application would amend the map designation on this 0.56-acre site from SF-M (Single Family-Medium) to O (Office).

The application site is an existing single family house, with access directly from 148th Ave NE. If the CPA is adopted, the site would be rezoned to allow the range of office and commercial uses permitted under Office zoning. See Attachment A for the application materials and Attachment B for a vicinity map.

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should not be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

The appropriate land use designation for the property at 1111 148th Ave. NE is a matter appropriately addressed through amendment of the Comprehensive Plan.

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

The three-year limitation does not apply to this proposal to amend the site designation.

- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and

This suggestion does not raise policy or land use issues that would be more appropriately addressed by an ongoing work program.

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

The suggestion can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.

- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

Significantly changed conditions. Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046).

The proposed amendment does not address significantly changed conditions since the last time the Plan map or text was amended. This site is distinctly bounded by the land uses—an established church and existing single family neighborhood—and linear features—148th Avenue NE and Kelsey Creek—adjacent to it. There are no unanticipated consequences from adopted policies that seek to manage stability amongst adjacent land uses or to protect residential and natural area uses with these land uses so clearly defined to each other. The impact of changed conditions on the subject property or its surrounding area due to the proximity of and access to 148th Ave NE are foreseen by the Comprehensive Plan and are not unique to this site. No areawide changes related to the pertinent Plan map or text have been made.
; and

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and

Expansion of the geographic scope of this amendment proposal should not be considered. The application's interest in an Office designation is specific to the individual parcel. This specificity is enhanced by the boundaries to the site—148th Ave NE on the east, a church on the north, and an established single family neighborhood—and Kelsey Creek—to the south and west. These existing single-family parcels to the west do not share similar characteristics of access, platting history, and size, and are thus not similarly situated.

- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

Preliminary analysis suggests that this request is likely inconsistent with current general policies in the Comprehensive Plan:

***Policy LU-37:** Discourage the creation of additional potential for office development beyond the areas currently designated in the Land Use Plan Map, unless an area-wide planning process identifies office uses as appropriate for a non-residential area under transition from an earlier use that is in decline.*

The city's longstanding Comprehensive Plan approach has been to address such additional potential only through area wide studies. This site's specificity and bounded land uses argue against an office land use designation under this policy, and those same distinct land uses and edges around this site argue against evidence of decline.

The existing residential use coexists with the adjacent Kelsey Creek in the Kelsey Creek drainage basin designation and setbacks. A more intense office use, with larger areas devoted to building footprints and surface parking areas, will likely be inconsistent with Environmental Stewardship policies in the Environmental Element.

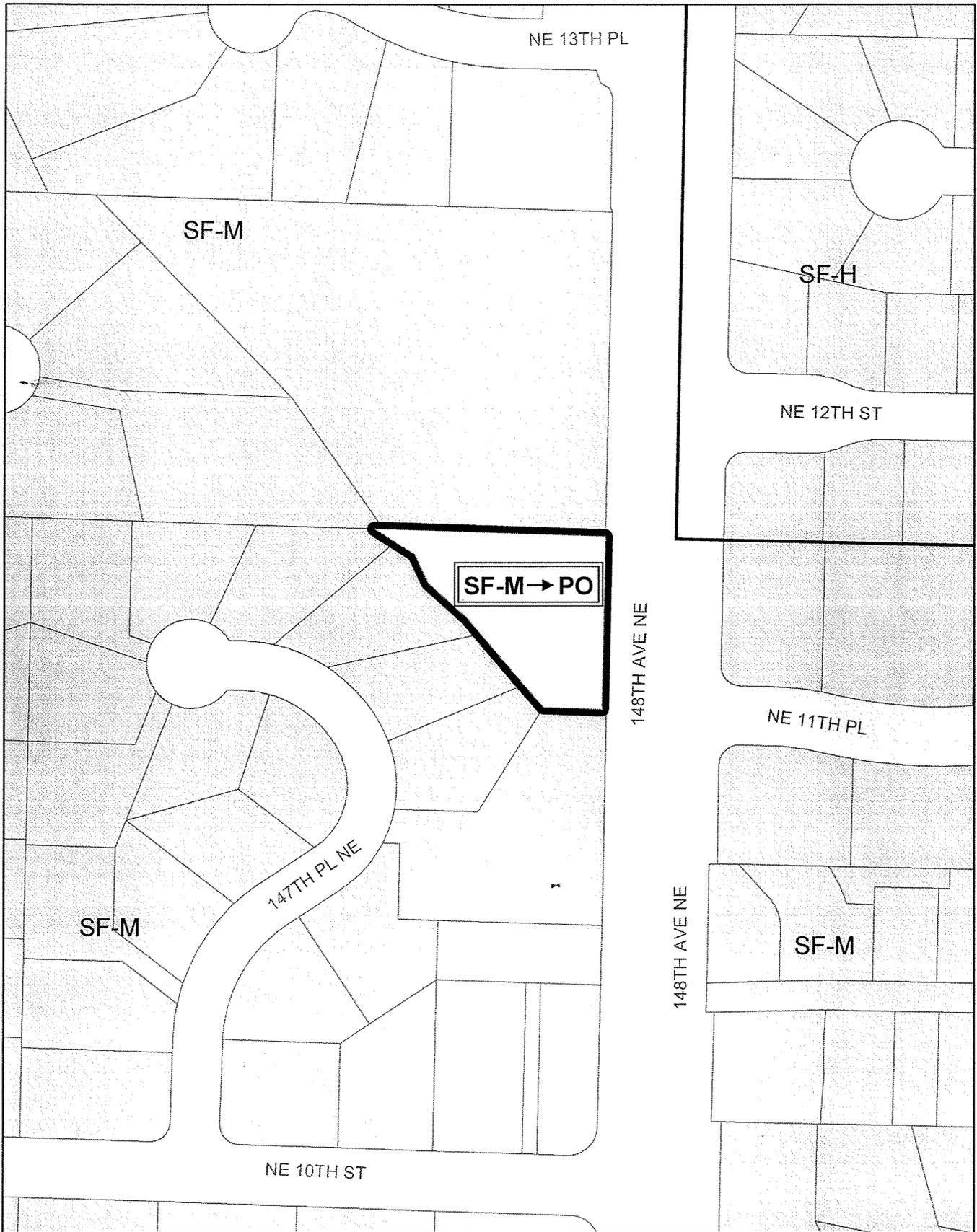
If this proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.

- H. State law requires, or a decision of a court or administrative agency has directed such a change.

State law, or a decision of a court or administrative agency has not directed the suggested change.

PUBLIC COMMENT

One written public comment and several telephone inquiries have been received on this suggestion as of April 18, 2008.



March 2008



Lee CPA
 Proposed Comprehensive Plan Designations
 1111 148th Ave NE

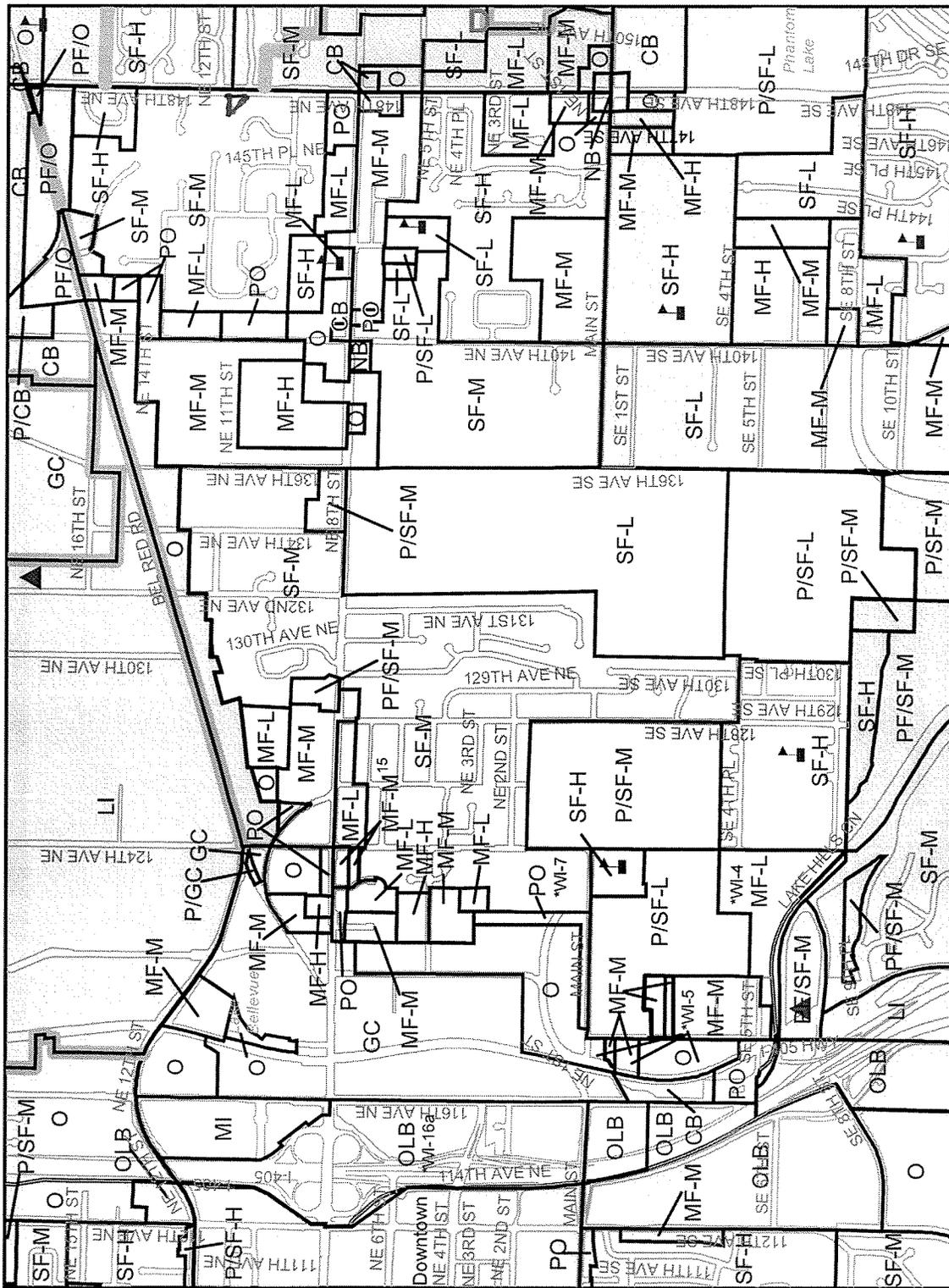


FIGURE S-WI.1
Wilburton/NE8th Land Use Plan

- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- ¹⁵R-15 density limit
- Fire Stations
- Public Schools
- Planning Districts
- Bellevue City Limits (6/2004)
- Lakes

DOCUMENT ROUTING FORM

Routed On: 02/01/2008
Prepared by: CBURGESO

Folder: 08 103731 AC

Target Date: 05/31/2008

Folder Name: Lee R-2.5 to Professional Office Concurrent CPA and Rezone

Site Address: 1111 148th Ave NE

Folder Type: Comprehensive Plan Amendment

Sub Type: Private

Work Proposed: Site Specific

Description:

Project Contact: TELEBYTE WILLIAM PALMER

Phone: (253) 858-3644

Subject: Application Intake Process

Materials Routed:

Routed On: 02/01/2008

XXX	Land Use
XXX	Utilities
XXX	Transportation
XXX	Policy Planning



COMPREHENSIVE PLAN AMENDMENT

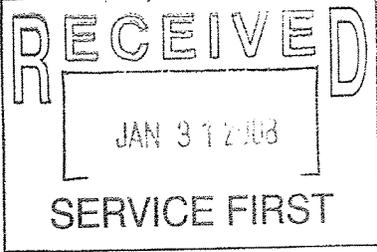
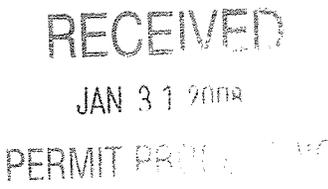
APPLICATION DATE: FOR CPA YEAR: 20	TECH INITIALS	PROJECT FILE #
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1. Project name LEE R-2.5 TO PROFESSIONAL OFFICE CONCURRENT CPA AND REZONE
2. Applicant name Thomas Lee Agent name William M. Palmer
3. Applicant address 12428 SE 27th Street, Bellevue, Washington 98005
4. Applicant telephone [425] 747-9600 fa [425] 747-4687 e-mail thomasleekpp@hotmail.com
5. Agent telephone [253] 858-3644 tax [253] 858-3654 nail wpconstts@telebyte.net

This is a proposal to initiate a site-specific Comprehensive Plan Amendment (Go to Block 1)
 This is a proposal to initiate a non site-specific Comprehensive Plan Amendment (Go to Block 2)

BLOCK 1
 Property address and/or 10-digit King County parcel number 2725059107
 Proposed amendment to change the map designation from existing R-2.5 to proposed PO
 Site area (in acres or square feet) 24,412 S.F.
 Subarea name BEL-RED/NORTHUP
 Last date the Comprehensive Plan designation was considered 11/104
 Current land use district (zoning) Residential - 2.5
 Is this a concurrent rezone application? Yes No Proposed land use district designation Professional Office
 Go to **BLOCK 3** Community Council: N/A East Bellevue 1

BLOCK 2
 Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~/underline format. Attach additional pages as needed.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):
 Last date the Comprehensive Plan policy or text was considered / /
 Go to **BLOCK 3**



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BLOCK 3

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

Comprehensive plans while incorporating goals and policies designed to shape the future of a city or a county are not static documents like blueprints for the construction of a building. There are constant societal changes that can never be fully anticipated when a plan is prepared and first adopted. Some changes easily recognized revolve around the development of new public utilities and road improvements; others are more subtle changes as in the case of a shift in the business sector causing a decentralization of employment centers. When home computers became affordable this technology change meant it was possible for individuals to conduct business at home. The high-speed internet connections further enhanced the opportunity for some businesses to operate from homes and remote locations. Information sharing, teleconferencing and cellular communications are all factors that have and are changing our societal view of the traditional workplace.

More than employees working from remote locations, individuals and small businesses with five or less employees now can conduct business from practically any location. If one of these small businesses involves only the principal and perhaps a part-time assistant, it is likely that person will conduct business from home. However, if a business involves three to five people, their need for space is larger than can be accommodated in most homes. Also, such a business will likely involve neighborhood impacts perhaps not welcome by other residents as well as exceeding the home occupation provisions of the City of Bellevue's Zoning Ordinance.

The kinds of uses that fit the above description of a small business typically are encompassed by the City's Professional Office Zone. While some small professional office businesses of necessity maintain a full-time staff person on site, often it is the case that business is conducted in many different locations within the City and the greater metropolitan area. Some real Estate offices fit that description, likewise an office for an insurance adjuster, or a professional consultant in the field of land use planning. Such small offices are by-and-large low traffic generators and have few if any environmental impacts beyond what is contained in a structure.

What precipitated this request for a comprehensive plan and concurrent rezone is the lack of space to accommodate a small business as described herein. A review of the goals and policies contained in the Bel-Red/Northup Subarea Plan reveals no specific provisions for a small-scale professional office facility. There is an assumption that most businesses might locate in a Light Industrial or General Commercial zoned area such as is reflected in POLICY S-BR-8 "Preserve the bulk of the Light Industrial (LI) and General Commercial (GC) designated area for uses that are not high traffic generators." However POLICY S-BR-6, "Allow opportunities for a complementary mix of businesses and maintain a strong economic base," is followed by a discussion text that reads as follows:

"It is important that the City provide a place where small businesses and entrepreneurs can flourish. Historically, Bel-Red has been that place and the City should continue to encourage activities here."

POLICY S-BR-11. "Maintain areas for offices that are low-rise and oriented towards low-traffic generating uses." This policy too is followed by discussion text:

"Different kinds of office uses are appropriate in different parts of the City. Many businesses do not want to locate in a downtown area. They may want freeway access or to be near certain other businesses. Bel-Red should continue to provide a place for these businesses. Some office uses are appropriate in Light Industrial Districts, but large

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office complexes such as office parks or large buildings that are only used as offices are not.”

What these policies are indicating is that there are going to be instances when the City can and should consider amendments to the comprehensive plan that are not tied to a physical change in the environment. Rather such amendments would respond to the changing dynamic of the business environment. If the City is indeed trying to “allow opportunities for a complementary mix of businesses and maintain a strong economic base,” some of the comprehensive plan’s land use allocations will have to be changed many times throughout the life of the comprehensive plan.

This particular application requests a change in the plan and zoning map from R 2.5 to PO (Professional Office) to accommodate the applicant’s real estate office. His business is small, i.e. fitting the characteristic of a small business as described in the foregoing discussion. If the City offered a Mixed-use Zone for other than a zoned commercial area such as in the downtown area, such zone would be more appropriate to the applicant’s desires. Absent that alternative, this comprehensive plan amendment / concurrent would allow the conversion of an existing residence to office space.

Unlike the platted property to the west, this particular site has direct access to 148th Avenue NE. Also, it is separated from that subdivision by a creek that runs along the western boundary of the site. North of the site is Bellevue Christian Church, which has associated with it a park-n-ride lot. On the South is the only other single-family residential property between Bel-Red Road and NE 8th Street on the west side of 148th that takes direct access on 148th Avenue NE. The east side of the subject property is 148th Avenue NE and it has a median strip divider that restricts left turn movements except at intersections.

Go to **BLOCK 4**

BLOCK 4a

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.301.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

*A. The proposed amendment represents a matter appropriately addressed through the Comprehensive Plan:
and*

Comment:

A rezone can only be processed by the City if it is first provided for in the Comprehensive Plan. If not then the Plan has to be amended to allow for the proposed rezone. In this case the applicant is applying to amend the Comprehensive Plan and Zoning Map through the Concurrent Plan / Zone amendment process.

B. The proposed amendment is in compliance with the three year limitation rules set forth in LUC 20.301.130.A.2.d; and

Comment:

Whereas there have been amendment to the plan as recently as April, 2007 the last full update of the plan occurred in November of 2004. None of the intervening plan amendments addressed the immediate area in which the applicant’s property is found.

C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and

Comment:

The applicant is not aware of any work program commitments the City Council might of made regarding the immediate area in which the applicant’s property is located other than transportation system improvements. Such street / intersection improvements do not directly address comprehensive plan changes such as is proposed by the applicant.

D. The proposed amendment can be reasonably reviewed within the resources and time frame of the annual Comprehensive Plan work program; and

Comment:

The proposed amendment is small in scope and while somewhat more involved than a more routinely processed rezone, it is typical of the kind of amendment requests the City has processed in previous annual Comprehensive Plan work programs.

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E. *The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "significantly changed conditions;" and*

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Comment:

While it is true the City's Comprehensive Plan makes provisions for a twenty-year time period in its land use allocations, it can not predict the rate at which entrepreneurs will start new businesses. Since many of these new businesses are small in scale, there is often not appropriate space in previously designated centers to accommodate these businesses' needs. Thus, some continue to operate in private homes, even though the home occupation provisions of the Zoning Ordinance are exceeded or migrate to other parts of the Puget Sound Region where their business activities can be accommodated with fewer restrictions. See also the discussion found in BLOCK 3.

It is true that comprehensive plans provide "blueprints" to manage growth and development within a community. However, since it is not possible for a jurisdiction to anticipate just what kind of development issues they will face within that 20 year period of time, they include Land Use Policies like Policies S-BR- 6, 8 & 11. If the City truly intends that these policies be implemented, there will be and should be comprehensive plan amendments / rezone requests on a somewhat frequent basis that are necessary to assist in the expansion of Bellevue's economy.

F. *When expansion of the geographic scope of an amendment proposal is being considered, share characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and*

Comment:

As described in response to questions posed in BLOCK 3 of this form, the subject property lies adjacent to Bellevue Christian Church. Normally churches have limited activity on a weekly basis with services confined to weekends. In this case there is activity on the site on nearly a daily basis, because the church allows its parking lot to be used as a park-n-ride facility. Unlike other residential properties in the immediate vicinity, the applicant's site is situated immediately adjacent to the southern entrance to the church's parking lot.

The applicant can not share the church's southern access as there is a topographic drop off to the level of the applicant's house. However, his house is exposed to the traffic that goes in and out of the church's parking lot on a daily basis. The proposed Professional Office Rezoning would bring more compatibility between the two uses and represents only a minor change in the City's land use / zoning pattern.

G. *The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, or other state or federal law, and the Washington Administrative Code; or*

Comment:

Earlier discussion text herein has dealt with the compliance of this plan amendment / concurrent rezoning request with the policies set forth in the Bel-Red/Northup Subarea Plan. That portion of the City's General Comprehensive Plan is most pertinent to the applicant's proposal. However, this proposal would implement also the City's Land Use Element Goal and may of its Land Use policies including but not limited to: LU-9, LU-12, LU-13, LU-26, LU-32 and LU-33.

To the extent the City's Comprehensive Plan and ordinances was developed consistent with the Growth Management Act that is not at issue in this proposed amendment/concurrent rezoning request. However, GMA gives discretion to local jurisdictions to provide for the needs of their communities. Since there is nothing in this application that would contravene the GMA or other state or federal law, the City can amend its comprehensive plan to provide for the needs of its citizens.

Matz, Nicholas

From: Pam Toelle [pamtoelle@qwest.net]
Sent: Wednesday, April 09, 2008 1:20 PM
To: Matz, Nicholas
Cc: Inghram, Paul
Subject: Lee Comp Plan Amendment
Attachments: Lee Comp Plan Amendment.doc

Hello Nicholas,

Happy Spring Break!

I am appending my statement opposing the Lee Comp Plan Amendment for you and for the Planning Commission. I presume that it will be routed to them via you.

Will keep in touch.

Pam

14845 NE 13th Street
Bellevue WA 98007
April 9, 2008

Planning Commission
City of Bellevue
P.O. Box 90012
Bellevue, WA 98009

RE: Lee Comprehensive Plan Amendment 08-103731-AC

Dear Planning Commissioners:

I respectfully request that you **do not recommend initiation** of the proposed land use change of the Lee property at 1111 148th Avenue NE in the Wilburton Subarea.

The property owner is asking for a land use change that is not in conformance with the long range planning goals of the Wilburton Subarea Plan or goals of the city as a whole. The applicant's desire to bring office uses to a property surrounded by single-family residential land does not meet the decision criteria for amending the Comprehensive Plan.

Wilburton Subarea Plan

Goal:

To separate residential, recreational, and open space areas from commercial areas and to protect open space...

Discussion: Protect residential and open space areas from encroachment by other uses.

POLICY S-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential uses.

Discussion: This plan establishes appropriate areas for non-residential uses. Beyond these areas, non-residential uses, except for those normally permitted in residential areas, (such as streets, parks, churches, schools, utility substations, and home occupations) should not be permitted to encroach into residential areas.

- The Comprehensive Plan is very clear about preserving and protecting residential neighborhoods from more intensive uses.

Matz, Nicholas

From: pgbrun@comcast.net
Sent: Wednesday, April 09, 2008 2:21 PM
To: Matz, Nicholas
Subject: Lee Comp Plan Amendment

Dear Nicholas,

I am writing to ask that the Lee Comp Plan amendment, located at 1111- 148th Ave NE, be denied. This area is all residential, including the church located next door. Many of the residents in the Fox Glen, Fox Chase and Highland Firs neighborhood oppose this request as well.

Thank you,
Sincerely,
Maggie Bentley
15027 NE 11th PL
Bellevue, 98007
Highland Firs

Matz, Nicholas

From: pgbrun@comcast.net
Sent: Monday, March 10, 2008 10:25 AM
To: Matz, Nicholas
Subject: re:08-103731-AC

Nicholas,

Thank you for answering my questions on Friday regarding the Lee proposal at 1111 148th Ave. NE. Please add me to the email list for this project.

Thanks,
Maggie Bentley
15027 NE 11th PL, 98007
425-643-0538

Matz, Nicholas

From: David F. Plummer [pdf3@comcast.net]
Sent: Sunday, March 09, 2008 8:52 PM
To: Matz, Nicholas
Subject: Re: File Number: 08-103731 AC

Hello Mr. Matz!

I am opposed to the proposed rezone and CP amendment and ask that it be denied for the following reasons:

1. The proposal, if adopted, would constitute 'spot zoning;' there is nothing in the applicant's file that justifies the change in the Comprehensive Plan and the current zoning;

2. Operating a real estate office in this location does not recognize the hazards imposed on 148th Ave. NE traffic resulting from client traffic entering and exiting to/from the new business ; traffic speeds and flows southbound on 148th Ave. NE, especially at peak traffic hours, would be endangered and impeded by such business-client traffic;

3. Operation of a business in this location is not compatible with the existing Comprehensive Plan, and nearby residential developments.

Please advise if there will be a public hearing on this proposed CPA and rezone.

RSVP,

David F. Plummer

14414 NE 14th Place
Bellevue, WA 98007

On Mar 6, 2008, at 4:36 PM, <NMatz@bellevuewa.gov>
<NMatz@bellevuewa.gov> wrote:

> Mr. Plummer-
>
> There is nothing to email yet, but there is the application file if
> you'd like to come in to Service First and request it for review. The
> CPA application name is the Lee Rezone.
>
> Nicholas Matz AICP
> 425 452-5371
>
> -----Original Message-----
> From: David F. Plummer [mailto:pdf3@comcast.net]
> Sent: Thursday, March 06, 2008 2:56 PM
> To: Matz, Nicholas
> Subject: File Number: 08-103731 AC
>
> Hello Mr. Matz!
>
> Could you email me any available material regarding the subject file
> number?
>
> RSVP,
>
> David Plummer
>
>

Matz, Nicholas

From: David F. Plummer [pdf3@comcast.net]
Sent: Thursday, March 06, 2008 2:56 PM
To: Matz, Nicholas
Subject: File Number: 08-103731 AC

Hello Mr. Matz!

Could you email me any available material regarding the subject file number?

RSVP,

David Plummer

Matz, Nicholas

From: Wallace Williams [waliswilyams@msn.com]
Sent: Thursday, March 27, 2008 3:46 PM
To: Matz, Nicholas
Subject: Project # 08-103731

Good Afternoon,

We wanted to share our thoughts regarding the Lee rezone request #08-103731.

We are the immediate property owners, which is located to the south of the subject's property.

We also happen to support mixed use designations in the urban neighborhood, so we have no objections to this rezone request.

However we do have some concerns that hopefully would minimize any disruptions to our residential environment.

Our main concern is to insure the protection of Kelsey Creek which flows through our property.

Due to the potential of increased vehicle and pedestrian traffic, we would like to see additional screening be provided along our property line. At one time the original owners of the Lee property had a fence line along our property line which fell into disrepair as they got older. We just want to see that both properties are enhanced and also protected by this rezone. In conclusion, our goal is to be respectful neighbors and good stewards of our environment .

Thank You,

Wallace & Gina Williams