



DATE: February 18, 2011

TO: Chair Ferris and the Bellevue Planning Commission

FROM: Paul Inghram AICP, Comprehensive Planning Manager 452-4070  
[pingham@bellevuewa.gov](mailto:pingham@bellevuewa.gov)  
Nicholas Matz AICP, Senior Planner 452-5371  
[nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov)

SUBJECT: 2011 Annual Comprehensive Plan Amendments (CPA) List of Initiated Applications – February 23, 2011, Planning Commission Study Session

The city received one request for amendments in the annual Comprehensive Plan amendment application period (December-January) that just closed. See Attachment 1. This memo notes the application and provides a location map.

No action is requested at this February 23, 2011, study session. A staff report and recommendation responding to the Threshold Review criteria—including expansion of geographic scoping—will be available in advance of the public hearing.

#### **ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS**

The city's annual process includes evaluation and review steps referred to, respectively, as Threshold Review and Final Review. Each involves examination of decision criteria and a Planning Commission public hearing and recommendation. The purpose of Threshold Review is to evaluate proposals for inclusion in the annual CPA work program. Final Review then recommends on the merits of each proposed application. The four steps of the annual CPA process consist of:

##### Threshold Review

1. Planning Commission study sessions and public hearing to recommend whether initiated proposals should be considered for Comprehensive Plan amendment (February-April)
2. City Council action on Planning Commission recommendations to establish the annual work program (spring)

##### Final Review

3. Planning Commission study sessions and public hearing to consider and recommend on proposed Comprehensive Plan Amendments (summer/fall)
4. City Council action on Planning Commission recommendations to adopt amendments (fall)

## **COMPREHENSIVE PLAN AMENDMENT REQUESTS**

1. **Ren-Fu**                    11 102908 AC  
Subarea:                    Southwest Bellevue  
Address:                    1112 and 1114 Bellevue Way Se  
Applicant:                    Jinxiang Ren, Gubin Wie, and Lily Fu

This privately-initiated application would amend the map designation on this .48-acre site (Attachment 2) from SF-H (Single Family-High) to MF-M (Multifamily-Medium). The site is currently three separate lots with houses on two of the lots. The third lot to the east functions as a tract. See Attachment 2.

If the CPA is adopted, the site could be rezoned to allow redevelopment at up to twenty units (R-20) per acre.

### **ATTACHMENTS**

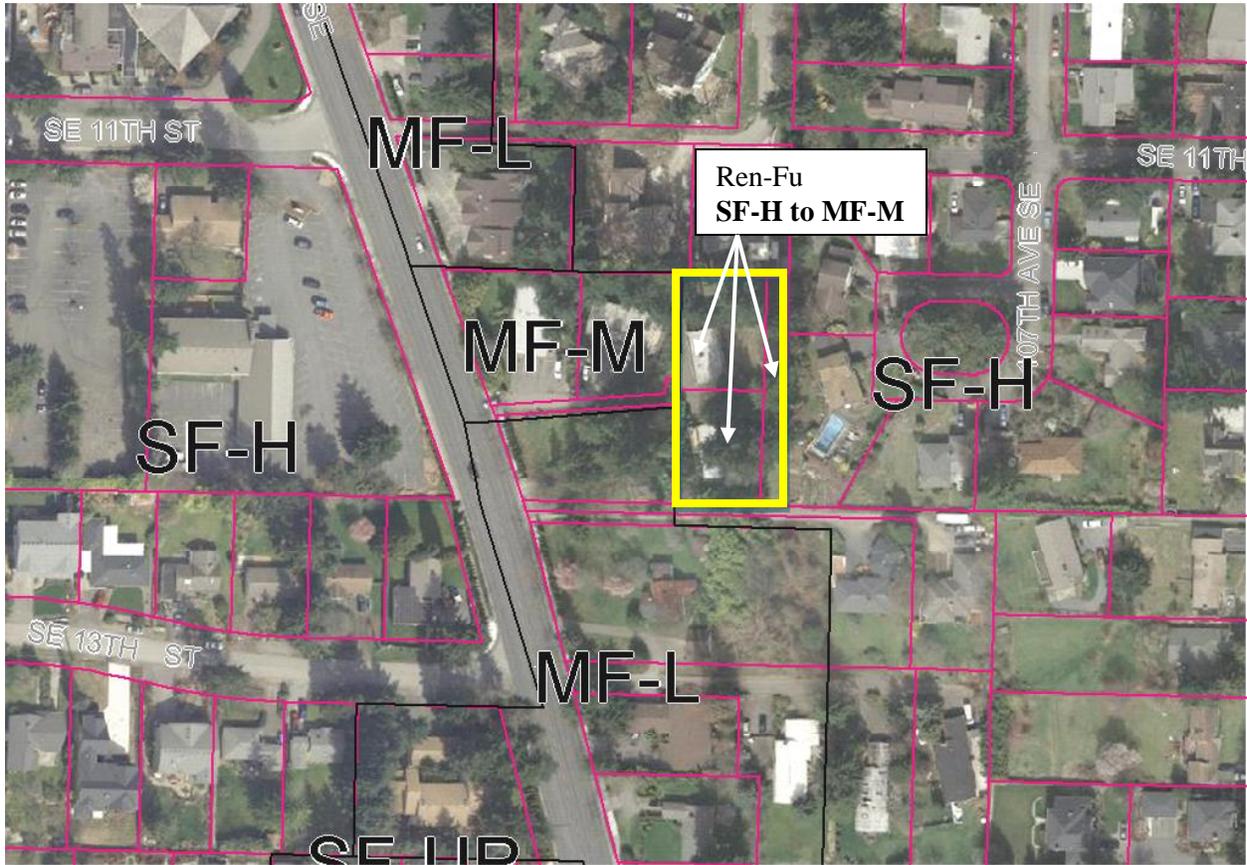
1. 2011 List of Initiated Annual CPAs
2. Ren-Fu CPA location map
3. Ren-Fu applications materials



**2011 Annual Comprehensive Plan Amendments  
List of Initiated Applications**

<i>CPA number (AC)</i>	<i>Proposal Subarea</i>	<i>Applicant</i>
<b>Ren-Fu</b> <i>11 102908 AC</i>	Map change of .48 acres from SF-H (Single Family – High) to MF-M (Multifamily-Medium) <b>1112 and 1114 Bellevue Way SE</b> <i>Southwest Bellevue</i>	Ren/Fu

ATTACHMENT 2



Ren-Fu CPA  
1112-1114 Bellevue Way SE  
Location map  
2-23-11



Application for  
**COMPREHENSIVE PLAN AMENDMENT**

CPA YEAR 20 APPLICATION DATE: 1-11-11	TECH INITIALS JB	AMANDA PROJECT FILE: 11 102908 AC
--	---------------------	--------------------------------------

1. Project name REN-FU CPA (Bellevue Way SE 1112-1114)
2. Applicant name JINXIANG REN & GUBIN WEI Agent name JINXIANG REN
3. Applicant address 827 102nd Ave SE Bellevue WA 98004
4. Applicant telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net
5. Agent telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net

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

**BLOCK 1**  
 Property address and/or 10-digit King County parcel number 1112 Bellevue Way SE Bellevue, WA 98004 (0524059229) and 0524059183  
 Proposed amendment to change the map designation from existing SF-H to proposed MF-M  
 Site area (in acres or square feet) 8276 + 4200 = 12476 square feet  
 Subarea name Southwest Bellevue Subarea  
 Last date the Comprehensive Plan designation was considered 1996 SW Bellevue Subarea Plan  
 Current land use district (zoning) R-4  
 Is this a concurrent rezone application?  Yes  No Proposed land use district designation R-15  
 Go to **BLOCK 3** Community Council:  N/A  East Bellevue

**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**



Application for  
**COMPREHENSIVE PLAN AMENDMENT**

CPA YEAR 20 APPLICATION DATE: <u>11-11</u>	TECH INITIALS <u>JB</u>	AMANDA PROJECT FILE: <u>11 102909 LQ</u>
---	----------------------------	---

1. Project name REN-FU CPA (Bellevue Way SE 1112-1114)
2. Applicant name LILY FU Agent name JINXIANG REN
3. Applicant address 227 Bellevue Way NE #295 Bellevue WA 98004
4. Applicant telephone (425) 444-9903 fax (425) 453-7107 e-mail lilysfu@gmail.com
5. Agent telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net

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

**BLOCK 1**

Property address and/or 10-digit King County parcel number 1114 Bellevue Way SE Bellevue, WA 98004 (0524059227)

Proposed amendment to change the map designation from existing SF-H to proposed MF-M

Site area (in acres or square feet) 8276

Subarea name Southwest Bellevue Subarea

Last date the Comprehensive Plan designation was considered 1996 SW Bellevue Subarea Plan

Current land use district (zoning) R-4

Is this a concurrent rezone application?  Yes  No Proposed land use district designation R-15

Go to **BLOCK 3** Community Council:  N/A  East Bellevue

**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**

## COMPREHENSIVE PLAN AMENDMENT CONCURRENT REZONE

**Comprehensive Plan Amendment (AC):** Applications will be accepted from December 1 through January 31 for the immediately following year.

**Concurrent Rezone (LQ):** A change in the land use district classification (zoning) applicable to the property being considered for a site-specific Comprehensive Plan Amendment. A concurrent rezone may only be submitted together with a proposal for a CPA.

**APPLICATION DOCUMENTS:** Submit the document copies specified for your application type. Proposals for site-specific CPA applications may be submitted with or without a concurrent rezone application. Use the concurrent rezone column only if you are submitting a rezone application together with a proposed CPA.

Initial for waiver	Comprehensive Plan Amendment Initiating Application	Concurrent Rezone
This Chart	1	
Application	1	
"Bill To" Form	1	
<i>5/11 NKM</i> Verification of Ownership		1
Narrative Description addressing Threshold Review Decision Criteria <sup>A</sup>		1 <sup>B</sup>
<i>NKM</i> <i>urn in by</i> <i>applicat later</i> Environmental Checklist or Previous Environmental Review <sup>C</sup>	3 copies of the Checklist; if previous determination has been made, 3 copies of all DNS materials or draft/final EIS. Studies supplemental to the Checklist (e.g., soils, traffic, wetland, hydrologic) are typically required as well. Include Supplemental Sheet #28 for Nonproject Action.	
<i>6/11 NKM</i> Noticing Requirements	See Footnote D	See Footnote E
Subarea Map with Property Identified	5	
Metes & Bounds Legal Desc.		1
<i>NA</i> Other Requirements	If a predevelopment conference was held, submit 1 copy of letter.	
Fees	Permit Processing provides current fee information (425-452-4898). <b>Fees are due at submittal</b> and may be due at issuance and/or in monthly billings.	

(over)



**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 Comprehensive Plan Vision (Web link). Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.**

The proposed amendment will make it happen for high-quality, high-density residential multi-family redevelopment of the three parcels (shown in Exhibits 1, 2 and 3) along with other adjacent MF parcels. As shown in Exhibit 4, Parcel 1108 and 1110 are zoned MF-M, and Parcel 1124 MF-L while our subject parcels are zoned SF-H. These parcels are distinctively within the same subdivision boundary (i.e. one block east of Bellevue Way SE.), and use the same access driveway. The proposed CPA is credible and legitimate as it is consistent with the SW Bellevue Subarea Plan Vision to revitalize the SW neighborhood along Bellevue Way corridor, and will serve its land use goal by providing for land use patterns and densities which minimize the conflict between zoning and existing land use. With distinctive boundary and border between SF and MF, the proposed parcels will serve more reasonable land development due to economies of scale. With local and regional transit services within walking distances, the proposed CPA will utilize public transportation more efficiently. In addition, it will enhance the visual appearance and create a sense of community as is compatible with the residential setting.

**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 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.**

The proposed CPA consistently meets 20.30I.140 Threshold Review Decision Criteria A through G. Particularly in E, the proposed amendment addresses significantly changed conditions since the last time the 1996 SW Bellevue Subarea Plan was introduced. The SW Plan anticipated that historically changed condition will make it successful for high-quality high-density residential redevelopment to serve Bellevue Way Transit Corridor and create a sense of community; and in G the proposed CPA not only consistently implements the City of Bellevue Comprehensive Plan for site-specific amendment proposals particularly along the eastside of Bellevue Way Corridor, but also supports credible residential redevelopment, as well as King County Planning Policies, State Growth Management Act and federal law.

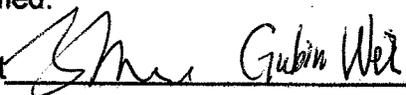
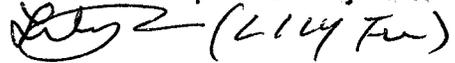
**BLOCK 4b complete this section only for a site-specific concurrent rezone**

**Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.**

The proposed rezone MF-M meets 20.30A.140 Rezone Decision Criteria A through E. A and B are clearly addressed in Block 3. C) The rezone is warranted because it's appropriate for reasonable development of the subject properties (economies of scale); D) It will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and E) the rezone will bring about neighborhood renovation and public welfare to the community as a whole.

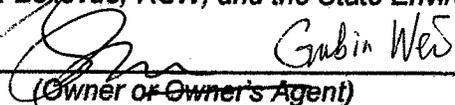
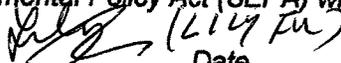
**I have read the Comprehensive Plan and Procedures Guide**

**NOTICE OF COMPLETENESS:** Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant  Gubin Weis Date  (Lily Fu) 1/11/2011

*I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.*

*I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.*

Signature  Gubin Weis Date  (Lily Fu) 1/11/2011  
(Owner or Owner's Agent)

# CITY OF Bellevue

## EXHIBIT 1: 1112 BELLEVUE WAY SE

### City of Bellevue: Zoning Report



### City Zoning Information

Bellevue Comp Plan	MF-M ( )
Bellevue Comp Plan	SF-H ( )
Bellevue Zoning	R-4 ( )

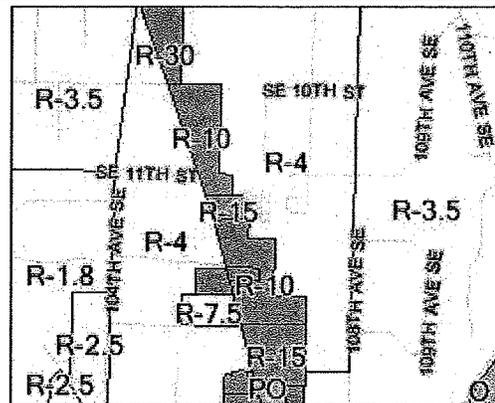
Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

### King County Assessments Information

Appraised Land Value	\$404,000
Appraised Improvement Value	\$20,000
Total Value	\$424,000

### City Tax Lot Information

Section:	5
Quarter Section:	NW
Township ID:	24
Range:	5
Approximate Lot SqFt	8,276
Approximate Lot Acres	0.190348



Legend

# CITY OF Bellevue

**EXHIBIT 2:**  
**No Site Address**

## City of Bellevue: Zoning Report



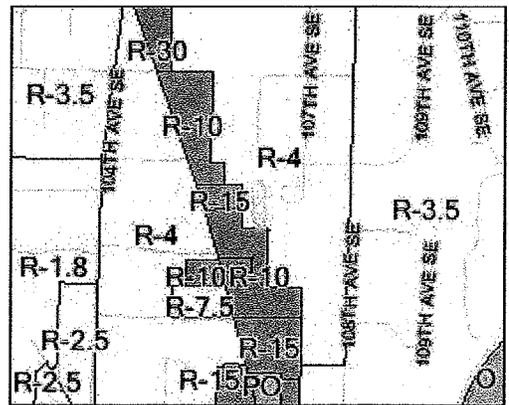
### City Zoning Information

Bellevue Comp Plan SF-H ( )  
 Bellevue Zoning R-4 ( )

**Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.**

### King County Assessments Information

Appraised Land Value \$1,000  
 Appraised Improvement Value \$0  
 Total Value \$1,000



**Legend**

### City Tax Lot Information

Section: 5  
 Quarter Section: NW  
 Township ID: 24  
 Range: 5  
 Approximate Lot SqFt 4,200  
 Approximate Lot Acres 0.0966



# EXHIBIT 4: Subject Parcels and Boundary

