



DATE: February 17, 2010

TO: Chair Sheffels and the Bellevue Planning Commission

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

SUBJECT: 2010 Annual Comprehensive Plan Amendments (CPA) List of Initiated Applications – February 24, 2010, Planning Commission Study Session

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

No action is requested at this February 24, 2010, study session. Staff will return with a thorough review of the application in study session prior to the Threshold Review public hearing. 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. **Trailer Inn's** 10 103450 AC  
Subarea: Eastgate  
Address: 15531 SE 37<sup>th</sup> St.  
Applicant: Trailer Inns Inc. – Clark Kramer

This privately-initiated application would amend the map designation on this 3.37-acre site (Attachment 2) from GC (General Commercial) to OLB (Office Limited Business). The site is currently a recreational vehicle (RV) park. The site is also located within the boundary of the Eastgate Land Use and Transportation Study which the City Council initiated this month. Staff had previously discussed the Eastgate Study with the applicant, indicating that the issue of this site redevelopment is appropriate to be included in the study work program. The applicant is amenable to this and is considering withdrawal prior to Threshold Review.

If the CPA is adopted, the site could be rezoned to allow the range of uses permitted in the OLB zone.

2. **Inoue** 10 103531 AC  
Subarea: Southeast Bellevue  
Address: 2061 144<sup>th</sup> Ave SE  
Applicant: Kunio Inoue

This privately-initiated application would amend the map designation on this 1.25-acre site (Attachment 3) from SF-L (Single Family-L) to SF-H (Single Family-High). The site currently consists of a single family residence. It is one of twelve similar SF-L parcels in this area.

If the CPA is adopted, the site could be rezoned to allow redevelopment at five units (R-5) per acre.

### ATTACHMENTS

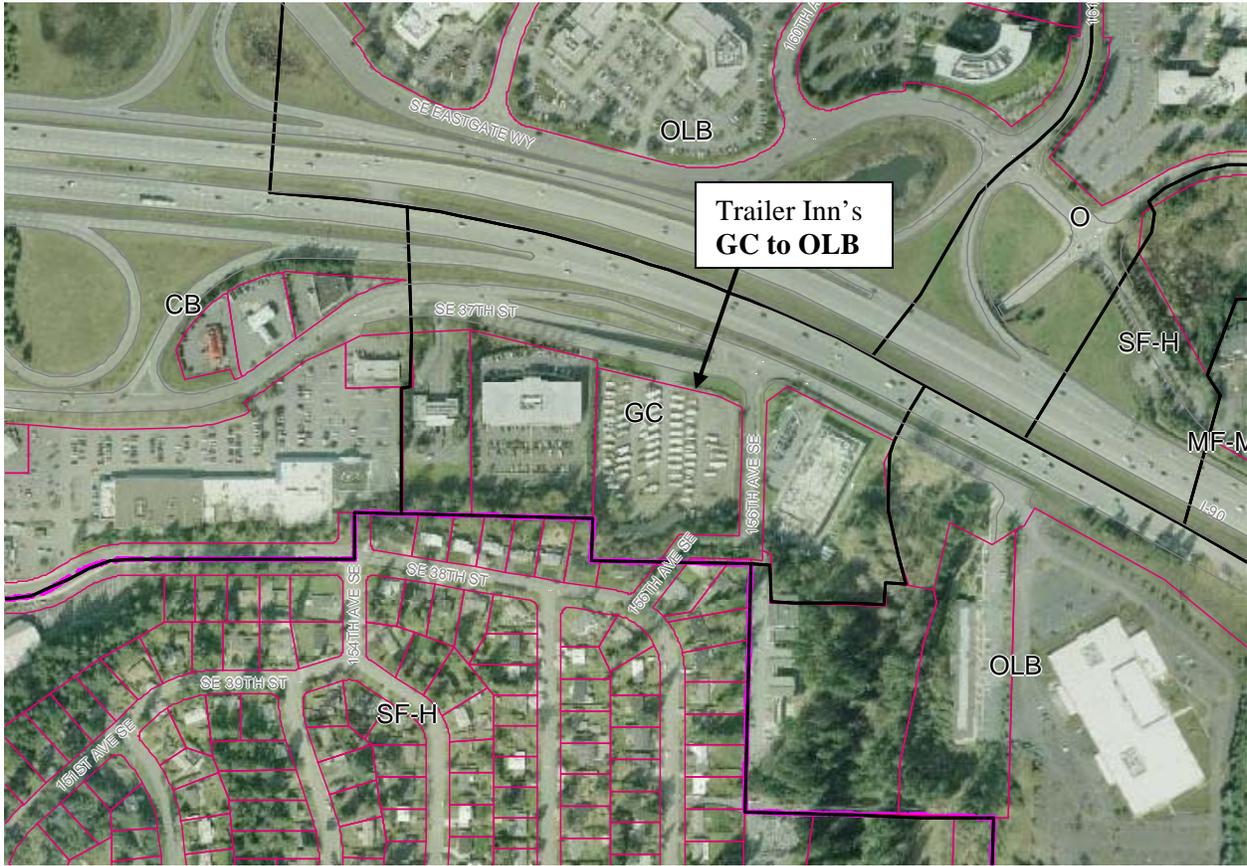
1. 2010 List of Initiated Annual CPAs
2. Trailer Inn's CPA location map
3. Inoue CPA location map



**2010 Annual Comprehensive Plan Amendments  
List of Initiated Applications**

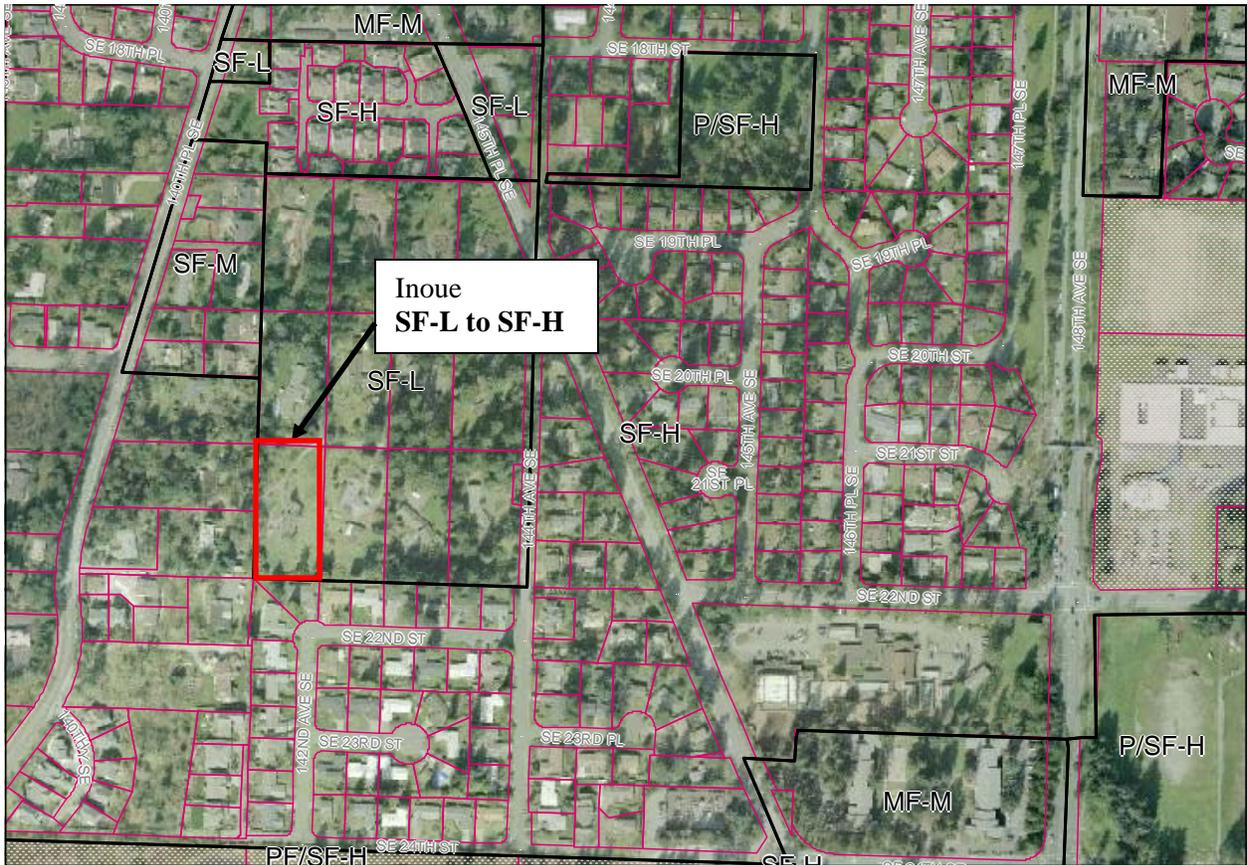
<i>CPA number (AC)</i>	Proposal <i>Subarea</i>	Applicant
<p align="center"><b>Trailer Inn's</b> <i>10 103450 AC</i></p>	<p align="center">Map change of 3.37 acres from GC (General Commercial) to OLB (Office Limited Business) <b>15531 SE 37<sup>th</sup> St.</b> <i>Eastgate</i></p>	<p align="center">Kramer</p>
<p align="center"><b>Inoue</b> <i>10 103351 AC</i></p>	<p align="center">Map change of 1.25 acres from SF-L (Single Family-Low) to SF-H (Single Family-High) <b>2061 144<sup>th</sup> Ave SE</b> <i>Southeast Bellevue</i></p>	<p align="center">Inoue</p>

Attachment 2



Trailer Inn's CPA  
15531 SE 37<sup>th</sup> St.  
Location map  
2-24-10

Attachment 3



Inoue CPA  
2061 144<sup>th</sup> Ave SE  
Location map  
2-24-10