



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Renwick Short Plat

Proposal Address: 2612 131st PL SE

Proposal Description: Application for Preliminary Short Plat Permit approval to short plat one existing lot into three lots. Site is zoned R-2.5, a single family zoning district requiring a minimum 13,500 square feet of lot area for each newly created lot. Existing structure is proposed to be demolished in order to create the three new lots.

File Number: 13-119064-LN

Applicant: Mike Renwick

Decisions Included: Preliminary Short Subdivision
(Process II. LUC 20.45B)

Planner: Heidi M. Bedwell, Senior Planner

**State Environmental Policy Act
Threshold Determination:** Exempt per WAC 197-11-800

Director's Decision: Approval with Conditions

Heidi M. Bedwell, Senior Planner
Development Services Department

Application Date: June 25, 2013
Notice of Application Publication Date: August 29, 2013
Decision Publication Date: March 20, 2014
Project Appeal Deadline: April 3, 2014

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

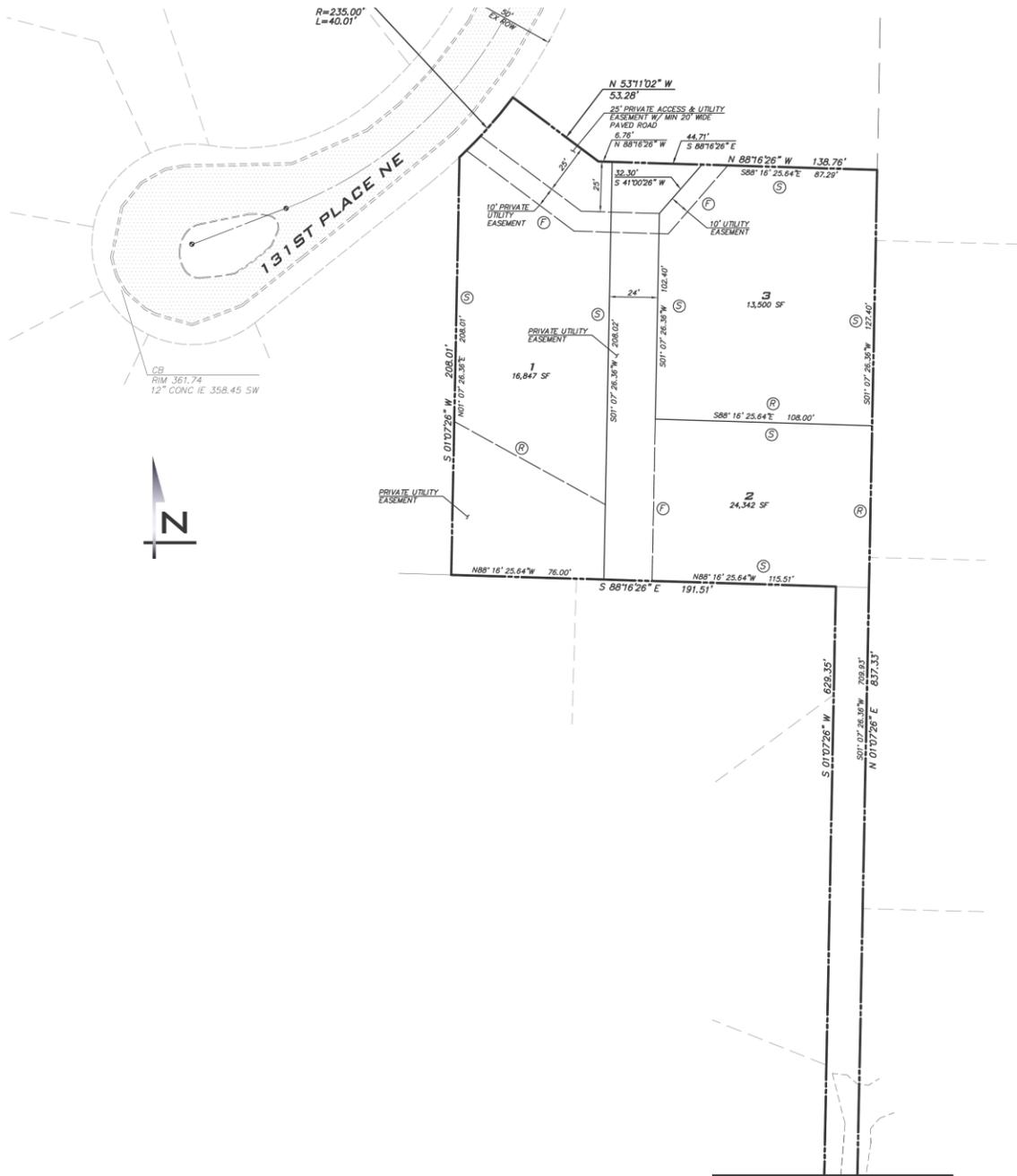
I. Proposal Description	1
II. Site Description, Zoning, and Land Use Context	2
III. Consistency with Land Use Code Requirements:.....	3
IV. Public Notice and Comment.....	4
V. State Environmental Policy Act (SEPA).....	5
VI. Summary of Technical Review	5
VII. Changes to proposal as a result of city review	7
VIII. Decision Criteria.....	7
IX. Conclusion and Decision.....	8
X. Conditions of Approval	9

Attachments

1. Preliminary Short Plat Plan
2. Public Comment
3. Preliminary Grading and Tree Preservation Plan – in file
4. Preliminary Storm Drainage Plan – in file

I. Proposal Description

Application for Preliminary Short Plat Permit approval to subdivide one existing lot into three lots. Site is zoned R-2.5, a single family zoning district requiring a minimum 13,500 square feet of lot area for each newly created lot. Existing structure is proposed to be demolished in order to create the three new lots.



Proposals for subdivision of land into nine or few lots is subject to the provisions in LUC 20.45B, short plats and subdivisions.

II. Site Description, Zoning, and Land Use Context

A. Site Description

The subject site is a flag shaped lot fronting on 131st PL NE and NE 24th Street. Access to the existing and proposed buildings is proposed off of 131st PL. No access from NE 24th is proposed or permitted. The total site area is 55,321 square feet in size.



Figure 1: Property Map

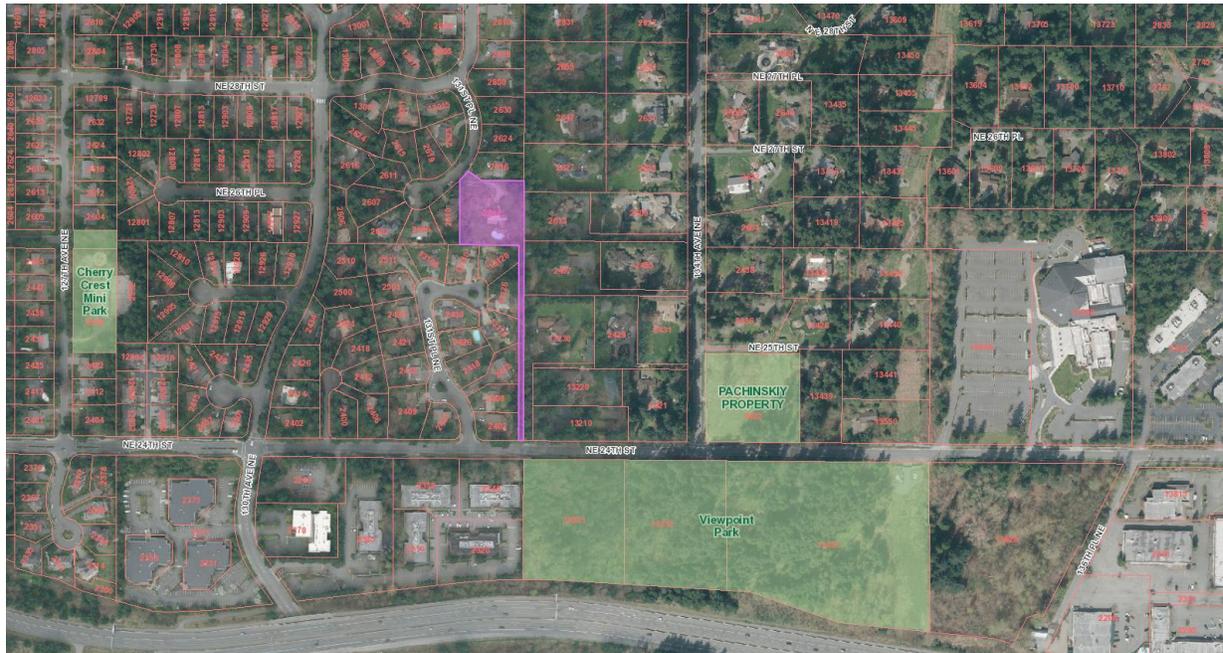
The existing site is generally flat and treed within the perimeter of the lot. The existing home and associated structures including a pool will be removed prior to the recording of the final plat and creation of the proposed lots (See section X for condition of approval).

B. Zoning

The subject site is zoned R-2.5, a single family residential zoning district. Single-Family Residential Districts provide for residential areas of low to moderate densities (2.5, 3.5, 4, 5 and 7.5 dwellings per acre), and permit compatible, related activities.

C. Land Use Context

The land use context of the property is that of medium density single-family residential properties. The surrounding single-family properties to the west are a similar density and lot size to the subject property. Properties to the east are in the R-1 zoning district, a low density residential district characterized by larger lot sizes.



III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements LUC 20.20.010:

The site is located in the R-2.5 zoning district. The following table describes the applicable dimensional standards for the land use zoning district.

	Standard	Lot 1	Lot 2	Lot 3	Complies ?
Front Yard Structure Setback (feet)	20	20	20	20	Can comply with standard
Rear Yard Structure Setback (feet)	25	25	25	25	Can comply with standard
Side Yard Structure Setback (feet)	5	5	5	5	Can comply with standard
2 Side Yards Structure Setback (feet)	15	15	15	15	Can comply with standard

	Standard	Lot 1	Lot 2	Lot 3	Complies ?
Minimum Lot Area (square feet)	13,500	16,847	24,342	13,500	Complies with standard
Maximum Lot Coverage Allowed	35%	35%	35%	35%	Can comply with standard
Maximum Impervious Surface Allowed	50%	50%	50%	50%	Can comply with standard
Width Required in Lot (feet)	80	76*	81	108	Complies with standard
Depth Required in Lot (feet)	80	238	132	127	Complies with standard
Minimum Width of Street Frontage (feet)	30	40	Accessed from easement	Accessed from easement	Complies with standard

**Per LUC 20.20.017 a reduction of five percent in the required lot width may be applied to 20% of the lots, provided no reduction in the required area is applied to these lots.*

B. Tree Retention LUC 20.20.900

For subdivisions, short subdivisions, and planned unit developments, the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing on the total site area of the development; provided that alder and cottonwood trees' diameter inches shall be discounted by a factor of 0.5.

The property contains 915 tree diameter inches of significant trees. The applicant is required to retain a minimum of 30% of the diameter inches, or 275 diameter inches. The applicant is proposing to retain all trees within the panhandle portion of the lot and a total of 160 diameter inches within the primary building lot area. Together the trees proposed for retention exceeds the minimum requirement and therefore complies with the requirements for tree retention.

The trees identified for retention shall be included on a tree retention plan to be recorded with the final short plat. See Section X for condition of approval.

IV. Public Notice and Comment

Application Date: June 25, 2013
 Public Notice (500 feet): August 29, 2013
 Minimum Comment Period: September 12, 2013

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on August 29, 2013. It was mailed to property owners within 500 feet of the project site. One person commented on the proposed project. The commenter's

concerns related to the proposed lot sizes, building size, and access to the site. Additionally, a concern was expressed about the ability to short plat larger lots into smaller lots. Commenter's questions and staff responses can be found in Attachment 2.

V. State Environmental Policy Act (SEPA)

The proposal for a short subdivision is categorically exempt from SEPA Environmental Review in accordance with Bellevue's Environmental Procedures Code, BCC 22.02B and WAC 197-11-800.

VI. Summary of Technical Review

A. Utilities Department

The Utilities Department approval of the preliminary short plat application is based on the conceptual design only.

B. Transportation Department

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

Access to all three lots of the Renwick Short Plat will be from NE 126th Lane (private road connecting to 131st Place NE) as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed and replaced with matching frontage along the cul-de-sac of 131st Place NE.

Minimum private road width required is 20 feet (i.e., flat asphalt pavement width, excluding curb and gutter). Curb and gutter required to accommodate needed drainage of the road. All access dimensions subject to Fire Department Approval. Driveway apron shall connect to the existing rolled curb adjacent to the project site on 131st Place NE.

Street names and site addresses have been determined by the City's Parcel and Address Coordinator. They are:

Private road name: NE 126th Lane
Lot 1 address: 13117 NE 126th Lane
Lot 2 address: 13133 NE 126th Lane
Lot 3 address: 13159 NE 126th Lane

Transportation Related Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site and to provide infrastructure improvements with a consistent and attractive appearance, the construction of minor street frontage improvements on 131st Avenue NE is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Due to the relocation of the access road (approximately 20 feet towards the northeast corner of the project site) the applicant will be required to replace the existing driveway apron with matching rolled curb and landscaping.

In addition, the developer will be responsible for the installation of street name signing, a new private road connection to 131st Place NE, construction of a private access road per DEV-8 (with modifications to be approved by the Review Engineer), relocation and installation of a new mailbox cluster per DEV-11 and the Bellevue Postmaster, new landscaping, etc.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site 131st Avenue NE is classified as an Overlay Required street. Exact limits of pavement restoration will be specified in the commercial right of way permit to be issued for this project. Generally, for overlay required streets pavement restoration limits extend to 25 feet from the center of the street cut in opposite directions for the full width of the street width.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed or replaced as required within the sight triangle or at the discretion of the Review Engineer.

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in

order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the location of the short plat (at the end of dead end street), low traffic volumes adjacent to the project site, minimal grades along the access route, and the ability to create adequate sight distance at the access connection, traffic impacts from this development will be negligible.

C. Fire Department

Demolition and construction shall conform to the requirements of International Fire Code Chapter 14.

The short plat itself does not require any lots to be sprinklered however a Fire Sprinkler determination will be made on a lot by lot basis when residential building permits are submitted.

VII. Changes to proposal as a result of city review

The original design was revised to meet the minimum lot width and depth requirements for the R-2.5 dimensional requirements and to demonstrate compliance with Utilities Department code standards.

VIII. Decision Criteria

A. Preliminary Short Plat Decision Criteria 20.45B.130.A

The Director may approve or approve with modifications if:

1. The preliminary short plat makes appropriate provision 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; and

Finding: City codes ensure public health, safety and general welfare through development code requirements. Project review by all review divisions has found the project to be in compliance with City codes and the project approval includes specific conditions to ensure standards are met.

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

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

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

Finding: The preliminary short plat considers the physical characteristics of the site by providing access to the lots via a shared access easement from 131st PL. Additionally, the lots are oriented so that building footprints may be regularly shaped and comply with zoning dimensional standards.

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

Finding: As discussed in Section III of this report, the proposal complies with the Land Use Code requirements for R-2.5 zoning district. The proposal has also been reviewed and determined to be in compliance with the Bellevue Utilities Code and the Bellevue Transportation Development Standards.

5. The proposal is in accord with the Comprehensive Plan, BCC Title 21; and

Finding: The site is located within the Bridle Trails Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family medium density development for this area of the city. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

Single family homes are, by use type, compatible with the surrounding neighborhoods. This proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-4). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3).

The proposal meets Comprehensive Plan polices to preserve existing vegetation on-site (EN-19 and S-BT-3), maintain good surface water quality (EN-33), restrict surface water runoff to predevelopment levels (EN-39), and provide traffic mitigation (TR-37).

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however requests for modification to the requirements of Part 20.25H LUC, where allowed under the provision of that part, may be considered together with an application for preliminary short plat so long as the resulting lots may each be developed without individually requiring a variance; and

Finding: No lot in the proposed subdivision will require a variance to be reasonably developed with a single family residence.

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

Finding: As discussed in Section III of this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Development Services Director does hereby **approve with conditions** the

proposal to subdivide the subject site into three single-family residential properties.

Note- Expiration of Approval: In accordance with LUC 20.45B.150 a preliminary short plat approval expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of the preliminary short plat, unless an extension has been granted or a greater time frame has been provided.

X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC Title 20	Heidi M. Bedwell, 425-452-4862
Noise Control- BCC 9.18	Heidi M. Bedwell, 425-452-4862
Transportation Code- BCC 14.60	Ray Godinez, 425-452-7915
Utilities Code- BCC Title 24.02, 24.04, 24.06	Don Rust (425) 452-4856
Fire Code- BCC 23.11	Adrian Jones, 425-452-6032

The following conditions are imposed under the Bellevue City Code authority referenced:

A. GENERAL CONDITIONS

1. UTILITIES CONCEPTUAL DESIGN: The Utilities Department approval of the preliminary short plat application is based on the conceptual design only. Final engineering may require changes to the site layout to accommodate the utilities.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Don Rust (425) 452-4856

2. The water, sewer and storm drainage systems shall be designed per Utility Codes BCC 24.02, 24.04, 24.06 and the Utilities Engineering Standards. The water, sewer and storm drainage systems shall be reviewed, approved and inspected under the water application process, sewer and storm drainage connection permit applications.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Don Rust, (425) 452-4856

3. NOISE CONTROL: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance.

Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Heidi M. Bedwell, Land Use

4. **TIME LIMITATION:** This preliminary short plat approval automatically expires and is void if the applicant does not file a complete final short plat application within one (1) year of the effective date of the preliminary short plat approval. However, the applicant may apply for an extension of the preliminary short plat pursuant to the provisions of Land Use Code Section 20.45B.160.

AUTHORITY: Land Use Code, Section 20.45b.150; 20.45b.160

REVIEWER: Heidi M. Bedwell, Land Use

B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. **TREE PROTECTION:** In order to comply with the tree retention standards and preserve the Pacific Northwest character of the neighborhood, a minimum of 30% of the weighted diameter inches on proposed parcels shall be shown on clearing and grading plans and protected from disturbance in accordance with the clearing and grading development standards. These trees shall also be identified on the final plat as "Retention Trees" to be preserved.

AUTHORITY: Land Use Code 20.20.900 and Bellevue City Code 23.76

REVIEWER: Heidi M. Bedwell, Land Use

2. RIGHT OF WAY USE PERMIT

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.
- k) Pavement restoration requirements (including traffic control measures).

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all

times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department (425) 452-4294

3. **OFF-STREET PARKING**

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department (425) 452-4294

4. **ENGINEERING PLANS**

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road, the connection to 131st Avenue NE, pavement restoration in 131st Avenue NE, relocation and installation of new mailbox cluster, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Site Specific Items:

- i. Construction of new private access road per DEV-8 with modifications per the Review Engineer. Minimum road width is 20 feet (actual asphalt width).
- ii. Installation of street name signing at the connection of the private access road to 131st Avenue NE per TE-21.
- iii. Removal of existing driveway apron on 131st Avenue NE. This area to be replaced with matching frontage (rolled curb, landscaping, etc.).
- iv. Relocation/installation of new mailbox cluster.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual
REVIEWER: Ray Godinez, Transportation Department (425) 452-7915

5. SIGHT DISTANCE

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on 131st Avenue NE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240
REVIEWER: Ray Godinez, Transportation Department (425) 452-7915

6. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of 131st Avenue NE will require a grind and overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements per the commercial right of way permit to be issued for this project and/or at the discretion of the Review Engineer.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21
REVIEWER: Tim Stever, Transportation Department (425) 452-4294

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. **DEMOLITION OF EXISTING STRUCTURES:** Prior to final short plat approval the applicant shall demolish existing structures on the site. A building permit must be approved in order to remove the structures.

AUTHORITY: LUC 20.20.010
REVIEWER: Heidi M. Bedwell

2. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be

delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241;
LUC 20.40.490

Transportation Department Design Manual

REVIEWER: Ray Godinez, Transportation Department (425) 452-7915

3. ACCESS DESIGN AND MAINTENANCE

The final Subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road (NE 126th Lane). Also, the final Subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed. Access road shall be posted and mark on both sides "FIRE LANE_NO PARKING" per Bellevue Standards.

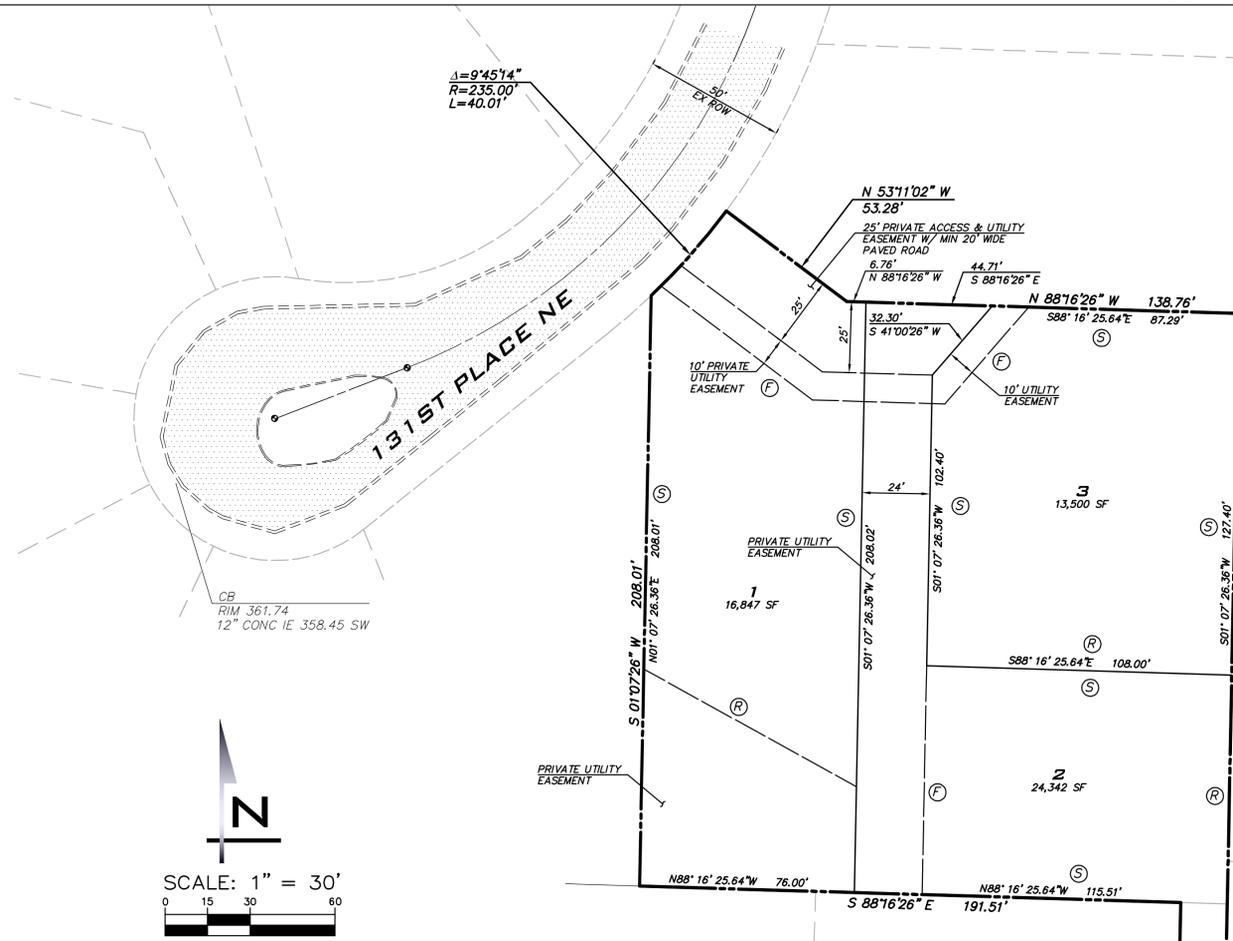
AUTHORITY: BCC 14.60.130

REVIEWER: Ray Godinez, Transportation Department (425) 452-7915

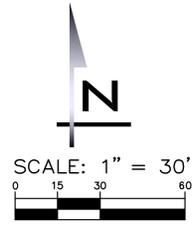
4. **VARIANCE / MODIFICATION RESTRICTION:** Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Heidi M. Bedwell, Land Use



LOT SUMMARY TABLE			
	LOT 1	LOT 2	LOT 3
LOT WIDTH	75'	81'	108'
LOT DEPTH	238'	132'	127'
LOT AREA	16,847 SF	24,342 SF	13,500 SF



MATCHLINE - SEE LEFT

LEGAL DESCRIPTION

PARCEL A:
TRACT A, BRIDLEWOOD CREEK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97 OF PLATS, PAGES 45 AND 46, IN KING COUNTY, WASHINGTON.

PARCEL B:
THE EAST 208 FEET OF THE SOUTH 208 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 21, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

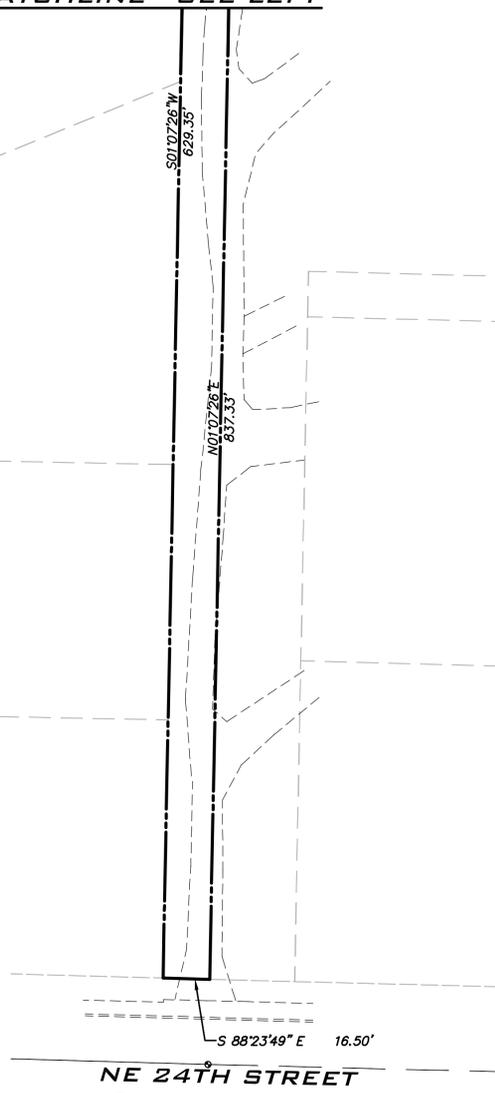
PARCEL C:
THE EAST 16.5 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 21, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION IN NE 24TH STREET.
APN: 212505-9034-02

FIRST AMERICAN TITLE SUBDIVISION GUARANTEE NO.: 4220-1971972 DATED OCTOBER 04, 2012 AT 7:30 A.M.

EXCEPTIONS

- GENERAL TAXES FOR THE YEAR 2012. THE FIRST HALF BECOMES DELINQUENT AFTER APRIL 30TH. THE SECOND HALF BECOMES DELINQUENT AFTER OCTOBER 31ST. TAX ACCOUNT NO.: 212505-9034-02 1ST HALF AMOUNT BILLED: \$ 2,860.72 AMOUNT PAID: \$ 2,860.72 AMOUNT DUE: \$ 0.00 ASSESSED LAND VALUE: \$ 603,000.00 ASSESSED IMPROVEMENT VALUE: \$ 14,000.00 2ND HALF AMOUNT BILLED: \$ 2,860.71 AMOUNT PAID: \$ 0.00 AMOUNT DUE: \$ 2,860.71 ASSESSED LAND VALUE: \$ 603,000.00 ASSESSED IMPROVEMENT VALUE: \$ 14,000.00
- FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7711090948, 9612200938 AND 2011222000589.
- LIEN FOR SEWER SERVICE IN FAVOR OF CITY OF BELLEVUE AGAINST: KENNETH HAWKESAMOUNT: \$406.57 RECORDED: SEPTEMBER 08, 2006 RECORDING INFORMATION: 20060908000133
- RIGHT, TITLE AND INTEREST OF MIKE RENWICK, GRANTEE ON INSTRUMENT: DATED: APRIL 26, 2012 RECORDED: MAY 01, 2012 RECORDING NO.: 20120501000767 GRANTEE: THOMAS HENRY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY. ON THE DATE OF SAID INSTRUMENT, THE GRANTEE HELD NO RECORD INTEREST IN SAID PROPERTY, AND HAS SINCE ACQUIRED NO RECORD INTEREST. AFFECTS: PARCEL C
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY PLAT OF BRIDLEWOOD CREEK RECORDED IN VOLUME 97 OF PLATS, PAGE(S) 45 AND 46. AFFECTS: PARCEL A
- COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES; RECORDING INFORMATION: 7410300547 AFFECTS: PARCEL A

MATCHLINE - SEE RIGHT



Jan 06, 2014 - 2:06pm - User: cadoggett
E:\Projects\12156\Draw\Exhibits\Site Plan.dwg

NO	DATE	BY	APPR	REVISIONS
1	9/19/13	CMD		REVISED PER CITY COMMENTS



25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM



APPROVED BY

SCALE:
HORIZ: 1"=30' VERT. N/A

TODD A. OBERG, PE
PROJECT MANAGER

TODD A. OBERG, PE
DESIGNED BY

CHRISTOPHER WISCOMB
DRAWN BY

RENWICK SHORT PLAT

2612 131ST PL NE

CITY OF BELLEVUE,

WASHINGTON

DRAINAGE MAP #

SITE PLAN

JOB NUMBER: 12-156

SEC 21 TWP 25 RGE 5 SHT 1 OF 1

Bedwell, Heidi

From: Bedwell, Heidi
Sent: Friday, September 06, 2013 11:06 AM
To: Mike Mariano Sr. (mrm@marianoinc.com)
Subject: RE: Renwick Short Plat--13-119064-LN

Mr. Mariano,
Please see my response to your questions below. I hope these answers provide you with the information you needed.

Sincerely,
Heidi M. Bedwell
Senior Planner, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov

-----Original Message-----

From: Michael Mariano [mailto:mrm@marianoinc.com]
Sent: Thursday, September 05, 2013 2:17 PM
To: Bedwell, Heidi
Subject: Re: Renwick Short Plat--13-119064-LN

As an addition to my prior email --

1) how big is the lot in question and the current building; what size lots will result; what size of structure is proposed or allowed; and will they have their own individual access or do they propose a shared use or joint access

The existing lot is 55,321 square feet in size and the current building not including decks is approximately 1500 square feet. The site also has a carport and outbuilding although I do not know the square footage of these building footprints. No structures are proposed at this time because this is a short plat application not an application for building permit. Lot sizes range from approximately 13,500 to 16,800 square feet. The maximum building footprint could be up to 35% of the proposed lot area. Access is proposed via a shared access easement.

2) please provide the current zoning and related density requirements. I read in the notice that the existing residence had to be removed to allow for the short plat. I am real concerned about mega houses on micro lots and I am asking you to ease my fears that this request is not one of this nature.

The current zoning is R-2.5 and requires a minimum lot size of 13,500 square feet per newly created lot. Just by way of reference the abutting lots in the same zoning district to this short plat are 14,721- 13,180- 12,252- and 12,642 square feet in size.

3) how long has the ability to short plat to smaller lots been in existence Citywide? I was part of the 1976 East Bellevue Annexation and I do not recall this as an option and in fact the formed Community Council worked hard to minimize it so as to avoid changing the SF character and quality of life enjoyed at that time. So has the land use policies changed such that now smaller lots are acceptable to the City. A brief synopsis would be helpful and some relevant references to review to see how the policies have changed (if any) since the Annexation.

The ability to short plat has been in place since at least 1969 through ordinance 1329 a precise date would require additional time to research and likely would require you to make a public records request. In 1976 ordinance 2374 was in affect and governed short plats and subdivisions. The ability to short plat partially depends upon the existing lot size and the zoning district the lot is located in. In the case of the Renwick short plat this is an oversized lot within the R-2.5

zoning district meaning it currently exceeds the underlying zoning minimums and therefore has the area available to create additional lots that comply with the minimum lot size requirements for the district. What you may be observing are changes in market and the scarcity of available building lots. Because of this circumstance, properties which were historically developed with one residence on a larger lot are now being subdivided. The zoning has been in place in most neighborhoods for the entire time they were within the City of Bellevue so it's not that you're seeing a change in policy or zoning in most cases but simply a property owner exercising their rights under the zoning designation in place.

I appreciate your guidance on how to be involved and I am aware of the venues. My main concern here is to be able to address the Planning Commission, the City Manager, and the Council in both a meaningful and timely manner relevant to the current Redick process. What I really need of you is assistance to have the factual content of the request and relevant citations. As City staff you are much more current and versed on this than I am, or have the time to become. *If you are interested in speaking about this issue further I'd be happy to meet with you in person at City Hall. Please let me know if you'd like to make an appointment.*

Thanks

Mike Mariano, PE
Cell 425-941-6222

On Sep 5, 2013, at 1:46 PM, "HBedwell@bellevuewa.gov" <HBedwell@bellevuewa.gov> wrote:

> Mr. Mariano,

> Thank you for your input and comments regarding the Renwick Short Plat. Your comments have been noted and are part of the public record as we review the proposed application for compliance with City codes and standards. As a point of clarification the applicant is not asking for an increase of density beyond what is allowed for the underlying zoning classification and comprehensive plan designation. City staff are still in the process of reviewing the proposed application and a final decision has not been made. I have attached the decision criteria by which the application will be evaluated. Once a decision has been made, there will be a 14 day appeal period during which the applicant or parties of record have the opportunity to appeal a project. The following link <http://www.bellevuewa.gov/dev-services-handouts.htm> provides you with more information about how to participate in a land use decision.

>

> I do however understand your additional concerns to be development city-wide beyond what is currently on any given site and its potential impacts. Therefore, I am forwarding your comments on to the City Manager staff to make them available to the individuals you have requested. An appropriate response regarding this issue will be provided to you on that matter. Additionally, I would direct you to the ongoing update to the City's comprehensive plan <http://www.bellevuewa.gov/comp-plan-update.htm> for more information and as a way for you to provide input and learn more about the policies that influence the concerns you have noted. Finally, you may choose to address the council at any time during their weekly council meetings. Guidance on addressing the Council can be found here <http://www.bellevuewa.gov/5013.htm>

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> Thank you again for your comments.

> Sincerely,

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> Heidi M. Bedwell

> Senior Planner, Land Use Division

> Development Services Department

> 425-452-4862

> www.bellevuewa.gov

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> -----Original Message-----

> From: Michael Mariano [mailto:mrm@marianoinc.com]

> Sent: Thursday, September 05, 2013 11:38 AM

> To: Bedwell, Heidi
> Cc: Brian Parks
> Subject: Renwick Short Plat--13-119064-LN
>
> I implore you to deny this and all other similar short plat requests until the City performs a detailed policy review and analysis of what has become a proliferation of short plat speculation requests by developers. This analysis must also be vetted with public comment and subsequent updates or revisions to the Comp Plan.
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> Simply paying development impact fees on a per unit basis fails to meet the bigger policy issues, complexities, and public costs.
>
> Short plat approvals like this here and elsewhere (e.g. Seattle) are resulting in increased densities above and beyond what is called for in the Comp Plan thereby putting a burden upon the existing and planned infrastructure. The consequence puts City taxpayers on the hook to pay for upgrades, new or increased capacity, and or increased utility rates to accommodate the added density not reflected in the zoning and land use plans and policies that guided the infrastructure development in the first place. By the increased consumption of infrastructure capacity, it also increases development costs for those taxpayers who update or reconstruct existing homes WITHIN the established Comp Plan policies WITHOUT requesting re-zone or short plats to less than what was originally zoned.
>
> On a related topic-- this is the very problem that frustrates me on Phantom Lake: increasing development of short platted lots to multiple lots of sizes less than originally zoned. Thus increased runoff and pollution from substantially more impervious coverage than the original existing home produced. This has resulted in a deterioration of the lake water quality and increased seasonal flooding.
>
> As a result of all the above I am against any and all short plats of established SF lots that increase the density on that parcel. This also goes for increased density in the downtown core where 400 to 600 ft towers are now being allowed in exchange for "amenities" . The infrastructure developed from the Comp Plan can not support the density -- and please do not reply with the "transit" solution! Just look at I 405 and all the arterials -- many which are now over 4-6 lanes; and STILL congestion impacts GROW. The Redick short plat is just another straw on the camel's back and it, and others like it, needs to be stopped NOW until a comprehensive policy review can be made.
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> Please forward this email to Mayor Lee and the full Council; and to the City Attorney; and to the current City Manager. In doing so also please include me as a cc on each email.
>
> Thank you and I look forward to hearing your response and recommendation on this matter; with sufficient time to address the City Council as may be needed.
>
> Mike Mariano, PE
> 16341 SE 16th St
> Bellevue Wa 98008
> Cell 425-941-6222
> <Preliminary Short Plat Decision Criteria.rtf>

