

Note: This request was amended from CS to SP at Council. The case number was changed from 2008Z-040G-06 to 2008SP040G-06 to reflect the amendment at Council.

13. 2008Z-040G-06

Map: 128-00 Parcels: 065, 065.01

Subarea 6

Council District 22 – Eric Crafton

A request to rezone from R20 to CS district properties located at 497 and 501 Old Hickory Boulevard, approximately 3,000 feet south of Tolbert Road (7.33 acres), requested by Lori Moss, applicant, for Willie, Joyce and Dorothy Moss, owners.

Staff Recommendation: Disapprove

APPLICANT REQUEST - A request to rezone from One and Two-Family Residential (R20) to Commercial Services (CS) district properties located at 497 and 501 Old Hickory Boulevard, approximately 3,000 feet south of Tolbert Road (7.33 acres).

Existing Zoning

R20 District - R20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25% duplex lots.

Proposed Zoning

CS District - CS is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

BELLEVUE COMMUNITY PLAN POLICY

Residential Low Medium (RLM) RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Special Policy 7 Special Policy #7 The policy applies to certain properties along Tolbert Road, Old Hickory Boulevard, and Highway 70S that are identified on the accompany map and on a list of properties maintained by the Metropolitan Planning Department. The Special policy is to allow small offices to be built on these properties under certain conditions:

- Unit Development is required A Planned
- zoning district that may be used is Office Neighborhood The base

Consistent with Policy? No. RLM policy is intended to accommodate residential development. While the proposed CS zoning district would permit office uses as supported by Special Policy 7 for office use, other permitted uses such as small warehouse, light manufacturing, financial and restaurant are inconsistent with both the policy and the special policy of the adopted community plan.

To ensure that any proposed change use is consistent with the special policy, an enforceable site plan such as a Planned Unit Development Overlay (PUD) must accompany all proposals for small office uses. A PUD was not submitted with the proposed zone change request.

PUBLIC WORKS RECOMMENDATION A Traffic Impact Study may be required at development.

STAFF RECOMMENDATION Staff recommends disapproval. While the proposed CS zoning district permits office uses, other permitted uses are inconsistent with the both RLM policy and the Special Policy of the adopted community plan.

Mr. Sexton presented and stated that staff is recommending disapproval.

Ms. Lori Moss, 710 Old Hickory Blvd., spoke in favor of the proposed zone change request.

Mr. Ponder spoke in favor of staff recommendation.

Ms. Cummings requested clarification on the land uses that surround the parcel in question.

Mr. Bernhardt explained that the policy for this area calls for residential zoning, with the exception of office use, that is contained in the special policy for the area.

Mr. Clifton acknowledged that the request would not comply with the policy planned for this area.

Ms. Nielson moved and Mr. Ponder seconded the motion, which passed unanimously, to disapprove Zone Change 2008Z-040G-06. **(9-0)**

Resolution No. RS2008-91

“BE IT RESOLVED by The Metropolitan Planning Commission that 2008Z-040G-06 is **DISAPPROVED. (9-0)**

The proposed CS district is not consistent with the Bellevue Community plan’s Residential Low Medium policy, which is intended for residential developments with a density between two and four units per acre, or the special policy which allows for small scale office uses.”