

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6561

AN ORDINANCE adopting the Safeguard Self Storage (20-102660 AC) 2020 amendment to the Comprehensive Plan of the City of Bellevue pursuant to the Growth Management Act, Chapter 36.70A RCW, and Chapter 35A.63 RCW; and establishing an effective date.

WHEREAS, the City Council adopted the Comprehensive Plan of the City of Bellevue on December 6, 1993, as required by the Growth Management Act of 1990, as amended, and also adopted the Comprehensive Plan pursuant to Chapter 35A.63 RCW; and

WHEREAS, the Growth Management Act authorizes the City to, among other things, amend the Comprehensive Plan on an annual basis; and

WHEREAS, a privately-initiated proposal to amend the Crossroads Subarea Plan map from Office (O) to Community Business (CB) on five parcels totaling 6.4 acres at 1015 164th Ave NE was submitted for consideration with the 2020 annual Comprehensive Plan amendments; and

WHEREAS, the Planning Commission held public meetings and a public hearing pursuant to legally-required notice on the proposed amendment to the Comprehensive Plan and recommended approval to the City Council; and

WHEREAS, the City Council considered and discussed the proposed annual amendment to the Comprehensive Plan; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City's Environmental Procedures Code (Chapter 22.02 BCC); and

WHEREAS, the City Council desires to amend the Comprehensive Plan consistent with the foregoing; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The Crossroads Subarea Plan map included as Attachment A to this Ordinance and changing the comprehensive plan land use designation of the property located on five parcels totaling 6.4 acres at 1015 164th Ave NE from Office (O) to Community Business (CB) is hereby adopted.

Section 2. The City Council finds that the 2020 Safeguard Self Storage Comprehensive Plan Amendment (CPA) has met the CPA decision criteria contained in the Land Use Code (Part 20.301 LUC); that the amendment is

consistent with the Comprehensive Plan and other goals and policies of the City; that the amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; that the amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was considered; that if the CPA is a site-specific amendment, then the subject property is suitable for development in general conformance with adjacent land use, the surrounding development pattern, and with zoning standards under the potential zoning classifications; and that the proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.

Section 3. The City Council finds that public notice was provided for all 2020 amendments to the Comprehensive Plan as required by LUC 20.35.400 through 20.35.435 for Process IV amendments to the Comprehensive Plan.

Section 4. The Comprehensive Plan adopted pursuant to Chapter 35A.63 RCW, to the same extent and in the same respect as the Comprehensive Plan required by the Growth Management Act of 1990, as amended, is amended consistent with Section 1 of this Ordinance and the separate ordinances referenced therein.

Section 5. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication. This Ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this 14th day of December, 2020, and signed in authentication of its passage this 14th day of December, 2020.

(SEAL)



A handwritten signature in black ink, appearing to read "Lynne Robinson".

Lynne Robinson, Mayor

Approved as to form:
Kathryn L. Gerla, City Attorney

/s/ Matt McFarland

Matthew McFarland, Assistant City Attorney

Attest:

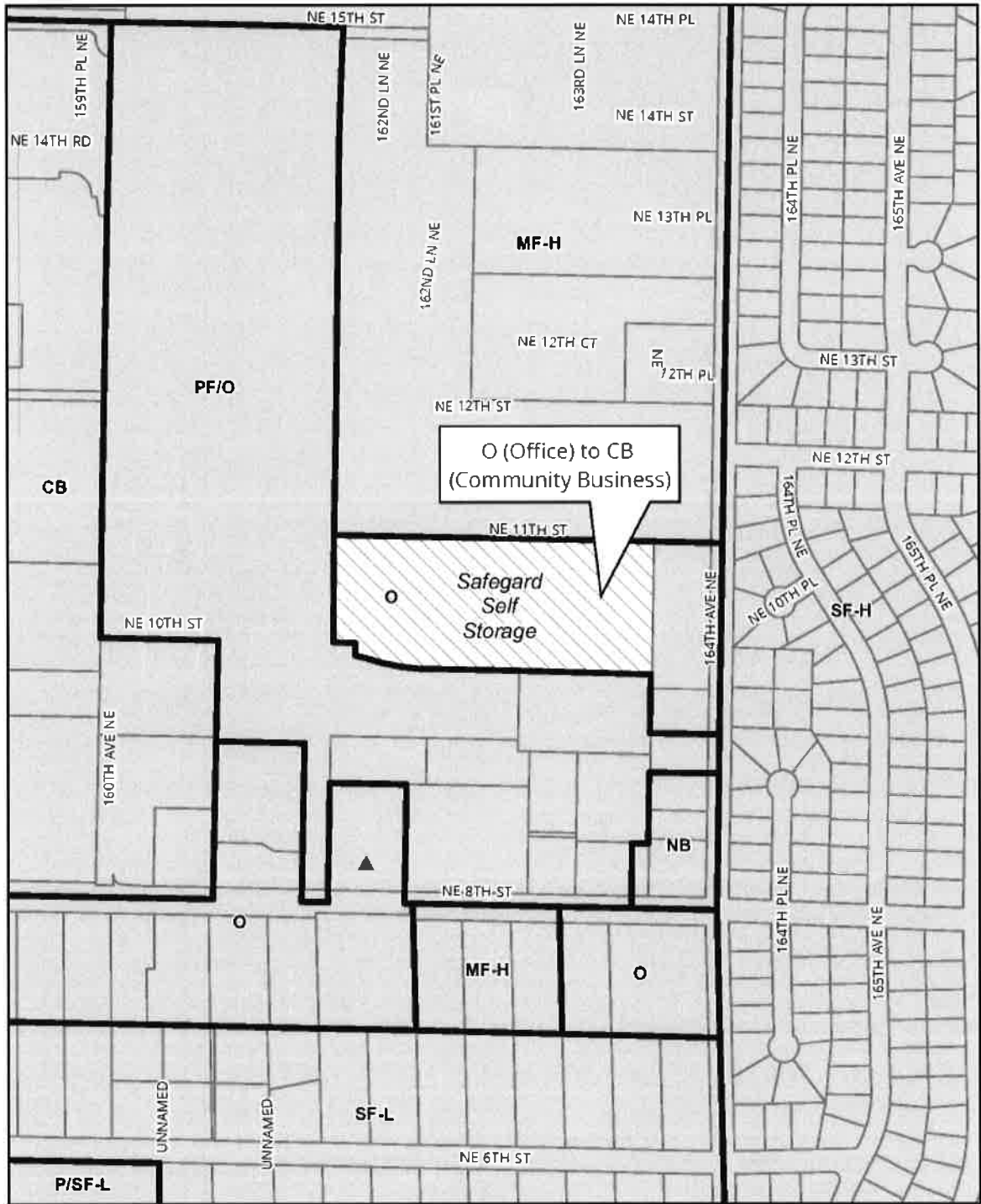
A handwritten signature in black ink, appearing to read "Charmaine Arredondo".

Charmaine Arredondo, City Clerk

Published 12/17/20

Attachment A

Safeguard Self Storage



Safeguard Self Storage



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|-----|-------------------|------|---------------------|---|--------------------|
| SF | Single Family | PO | Professional Office |  | Area of Interest |
| MF | Multi Family | O | Office |  | Comprehensive Plan |
| -L | Low Density | CB | Community Business |  | Parcel |
| -M | Medium Density | DNTN | Downtown |  | Public School |
| -H | High Density | GC | General Commercial | | |
| -UR | Urban Residential | P | Park | | |