



City Council Hearing (Continued)

Bellevue Connection Rezoning

An ordinance regarding a rezoning of a portion of the Centennial Square shopping center from B-2 to B-3.

Rob Haigh, Planner II

January 15, 2019

Previous Public Hearings

- August 27, 2018 - Planning Commission voted to continue.
- September 10, 2018 - Staff conducted additional review and analysis and at the public hearing, recommended approval with one condition.
 - That the B-3 General Business Zoning District on the subject properties have a maximum floor to lot area ratio (FAR) of 2:1.
- October 16, 2018 - City Council voted to continue the hearing
- December 18, 2018 - City Council voted to continue the hearing

- Rezoning B-2 to B-3
- Additional permitted uses
- Eliminates dwelling units as an accessory use
- Consolidate zoning
- Reduction in open space requirement
- **Recommendation to retain B-2 F.A.R. and prohibit storage**



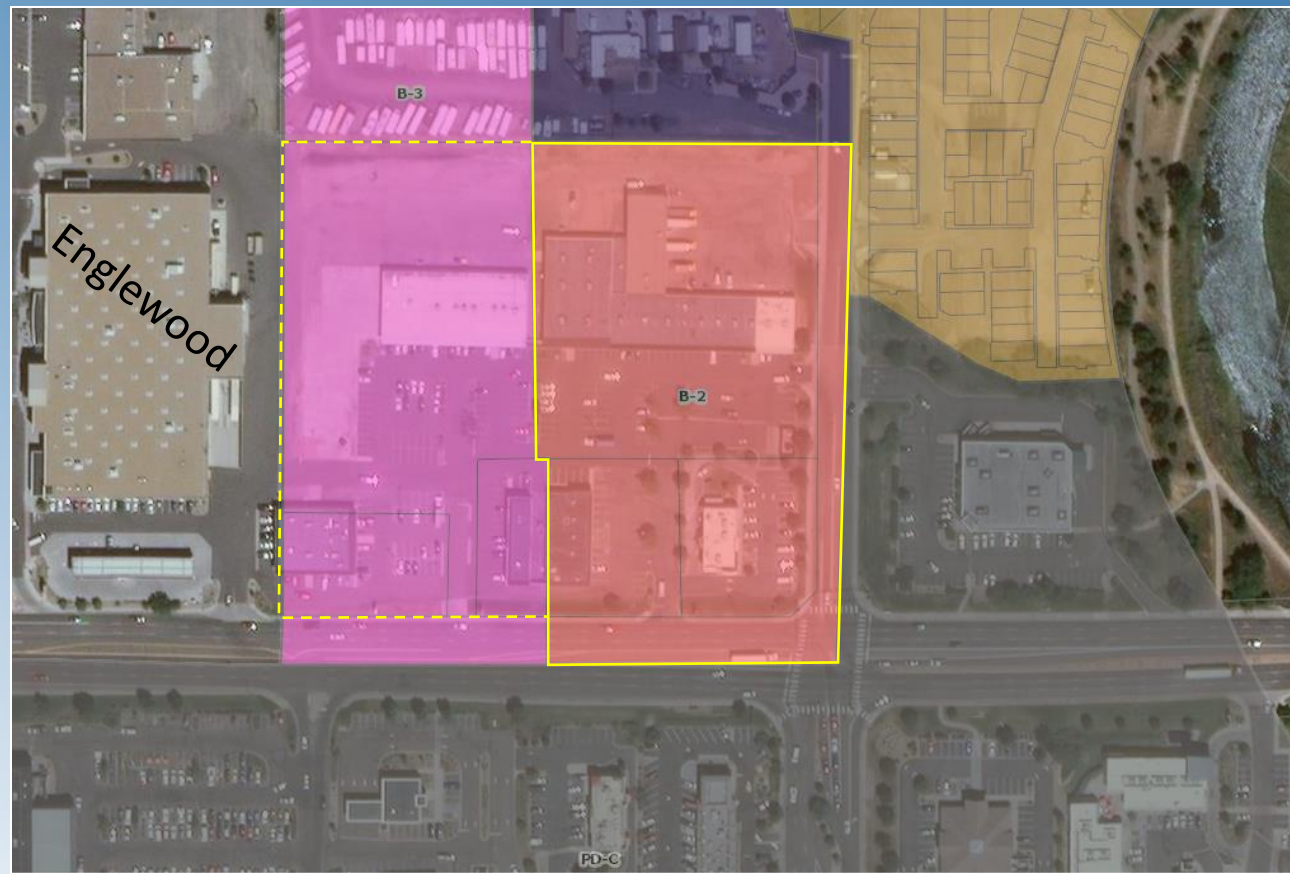
Existing Site Conditions



Centennial Square

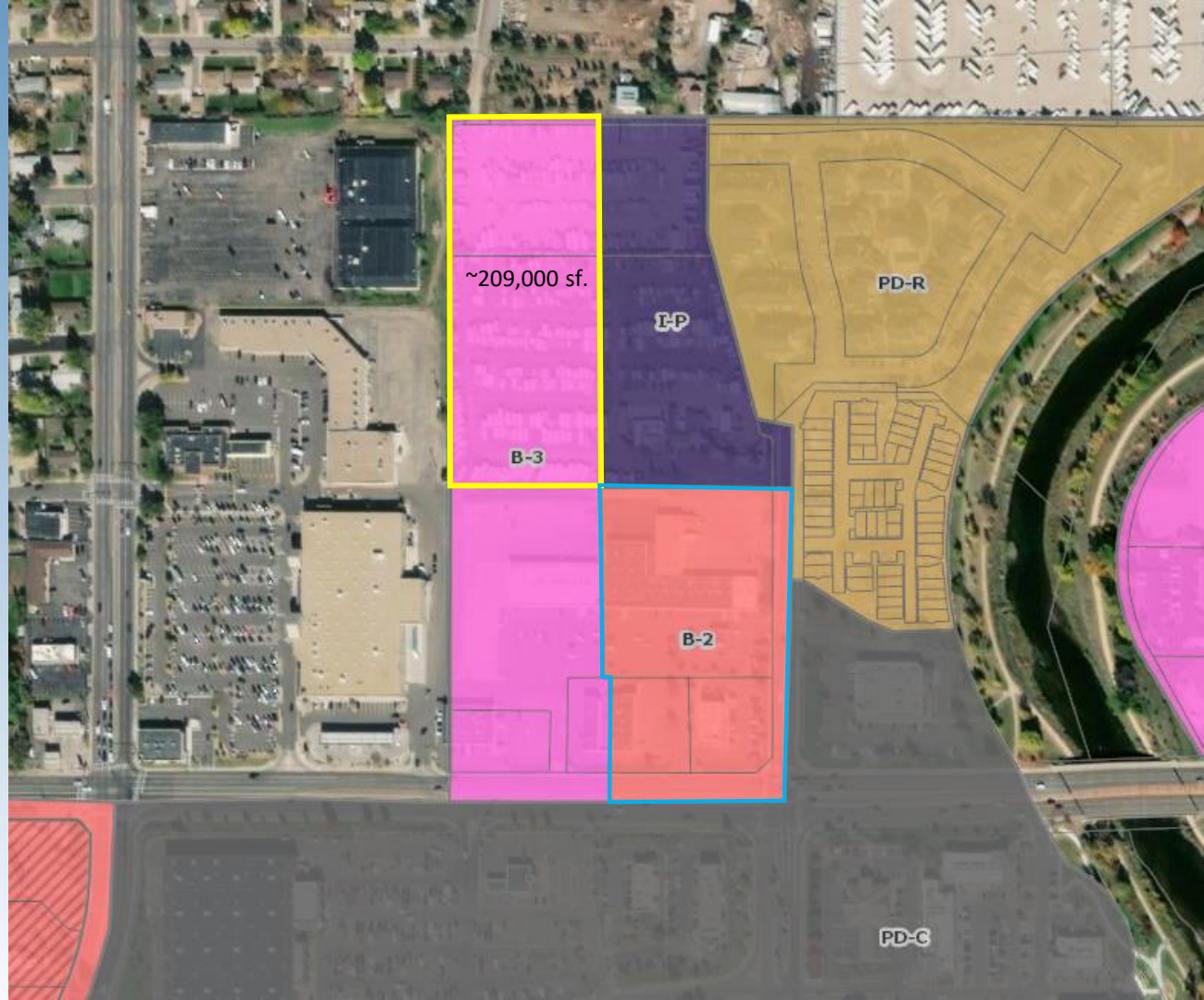
- Single story shopping center
- Retail, service, and commercial uses
- Vacant tenant spaces
- Empty pad site

Site Location and Surroundings

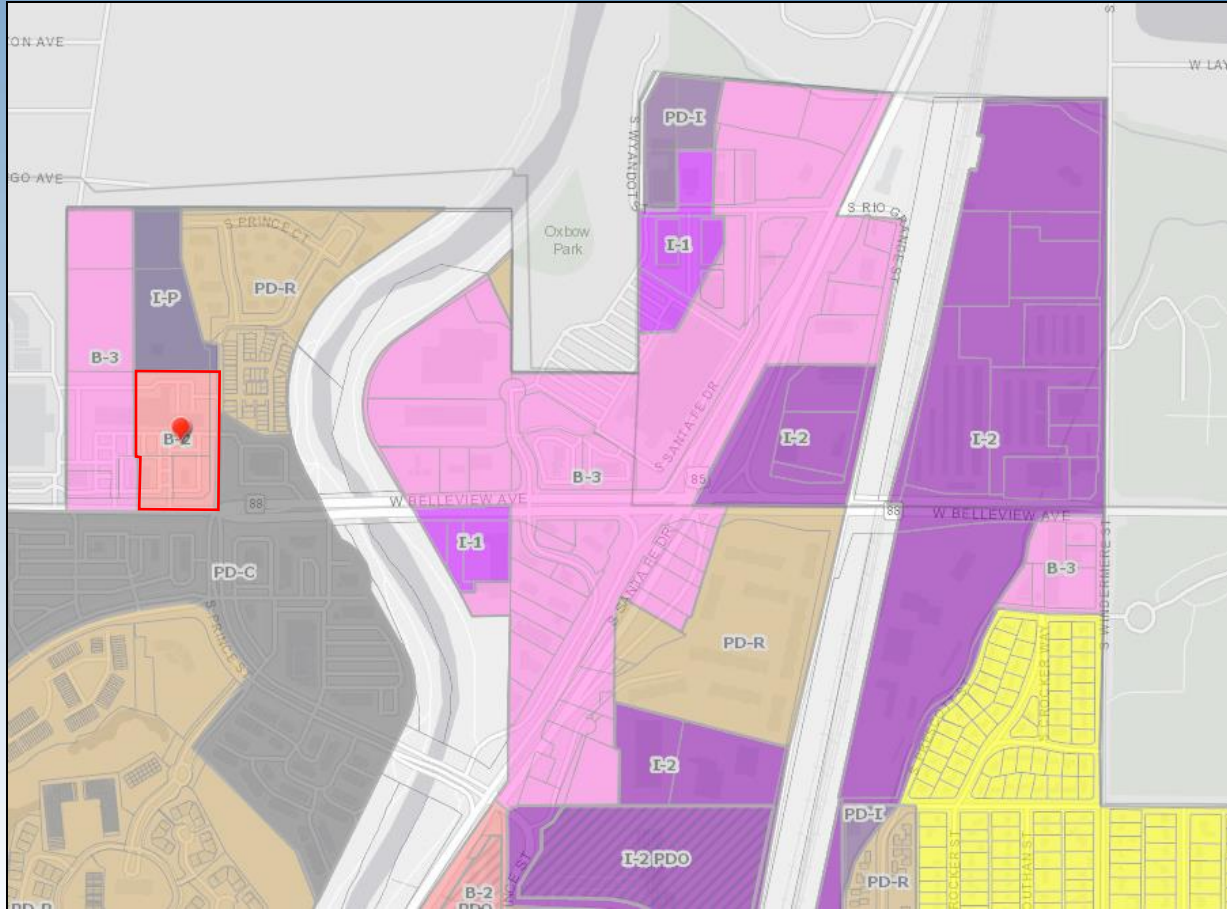


Surrounding Zoning

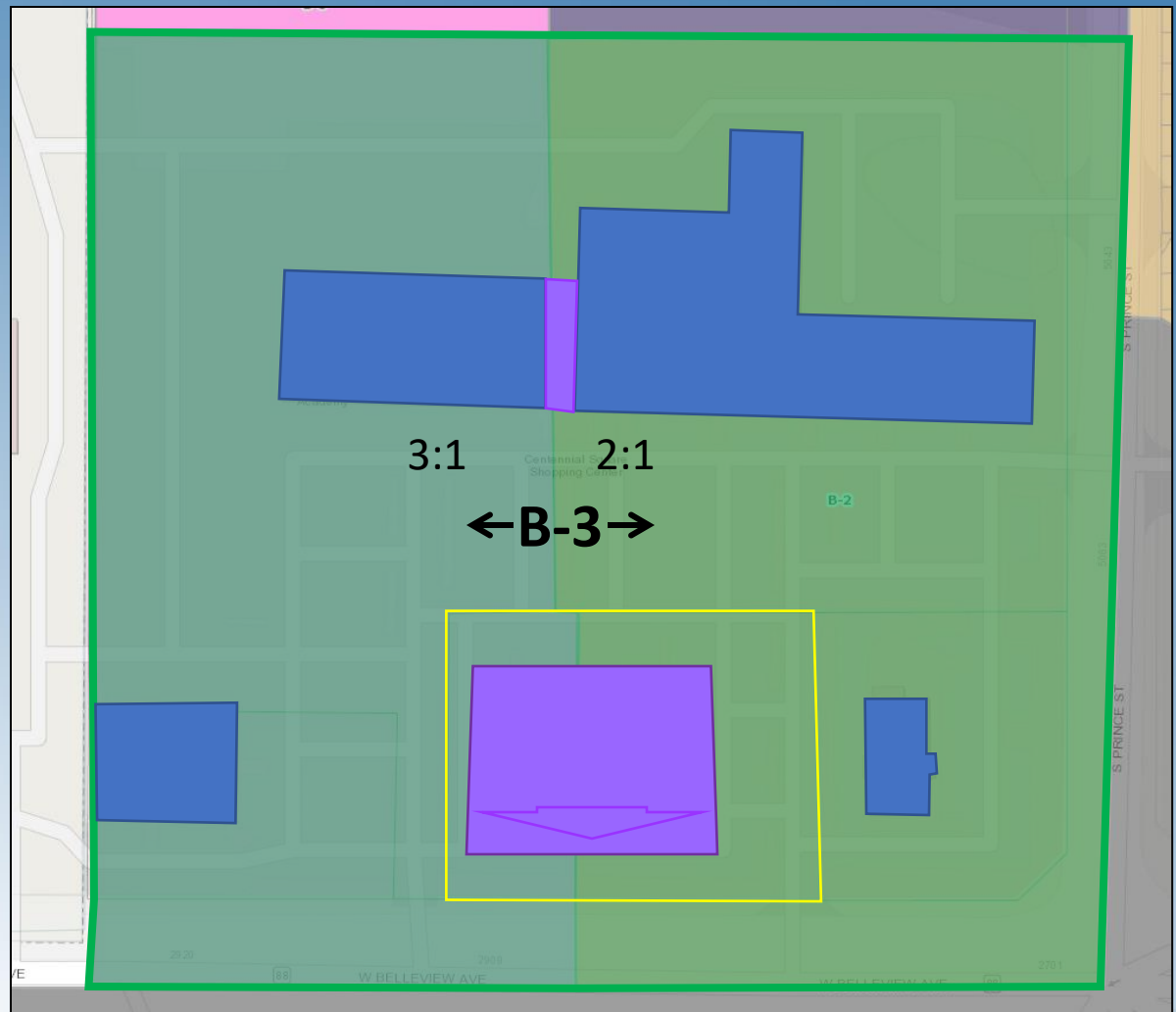
- 180,000 sq. ft. minimum freestanding zoning district
- Proposal creates a larger, contiguous B-3 zoning district
- Zoning map would track limitation to FAR and reference REZ18-0001
- FAR will not impact platting across B-3 district



Nearby B-3 zones



- B-3 zoning across shopping center
- Zone lots could extend across current boundary
- Structures could extend across current boundary
- Current SDP and sketch plan comply with all zoning regulations
- Limited FAR will be tracked on zoning map, calculated at SDP



Vision
Adopted
2018

Bellevue Avenue Corridor Vision Implementation

-As related to this rezoning-

Near-Term Strategies
1-5 years

Revitalize, rezone, support
economic development

- *Revitalization of underutilized properties*
- *Consider rezoning of opportunity areas*
- *Support broader mix of uses*

Mid-Term Strategies
3-6+

Codify building and site
concepts, streetscape and
corridor enhancements

- *Establish and codify key building design and site planning concepts*
- *Explore Business Improvement District*
- *Explore design standards and guidelines*

Vision

Ongoing Strategies

Corridor enhancements – pedestrian and vehicle access – mobility and safety – development review – day-to-day decisions – utilities and capacity

Approval Standards

§10-12-1: Declaration Of Public Policy For Rezoning:

The official zoning map should not be amended unless:

- The amendment is consistent with the goals and policies of the comprehensive plan; and
- Promotes the general welfare of the community

Staff Recommendation

Staff recommends approval with the following conditions:

- The B-3 General Business Zoning District on the subject properties have a maximum floor to lot area ratio (FAR) of 2:1
- Miniwarehousing/outdoor storage as described in section 8.20 of the Land Use Table will not be permitted on the subject property



City Council Ordinance 32-2018

An Ordinance regarding an amendment to the official
zoning map for the Belleview Connection rezoning

January 15, 2019



Applicant Presentation

Applicant: Donald E. Casper, Architect, P.C.

Owners: 2727 West Belleview Development, LLC;
2717 West Belleview Development, LLC