



MEMORANDUM

DATE: May 3, 2012
TO: East Bellevue Community Council
FROM: Sally Nichols, Associate Planner
SUBJECT: Update
Kelsey Creek Center Short Plat 12-102663-LN

Applicant Name/Project Contact:

Franklin West LLC, Nat Franklin – 425 746-6066

Land Use Planner:

Sally Nichols, 425-452-2727

On January 4, 2012, an application was submitted to short plat the existing Lot 1 at Kelsey Creek Center. This application, which is currently under review, is for a combined Preliminary and Final Short Plat approval to subdivide one 207,081 SF (4.75 acres) lot (Lot 1) into three lots. Lot A is proposed to be 180,100 SF, Lot B is proposed to be 15,792 SF, and Lot 2 is proposed to be 11,189 SF (refer to attached aerial photograph and proposed short plat drawing on Page 2).

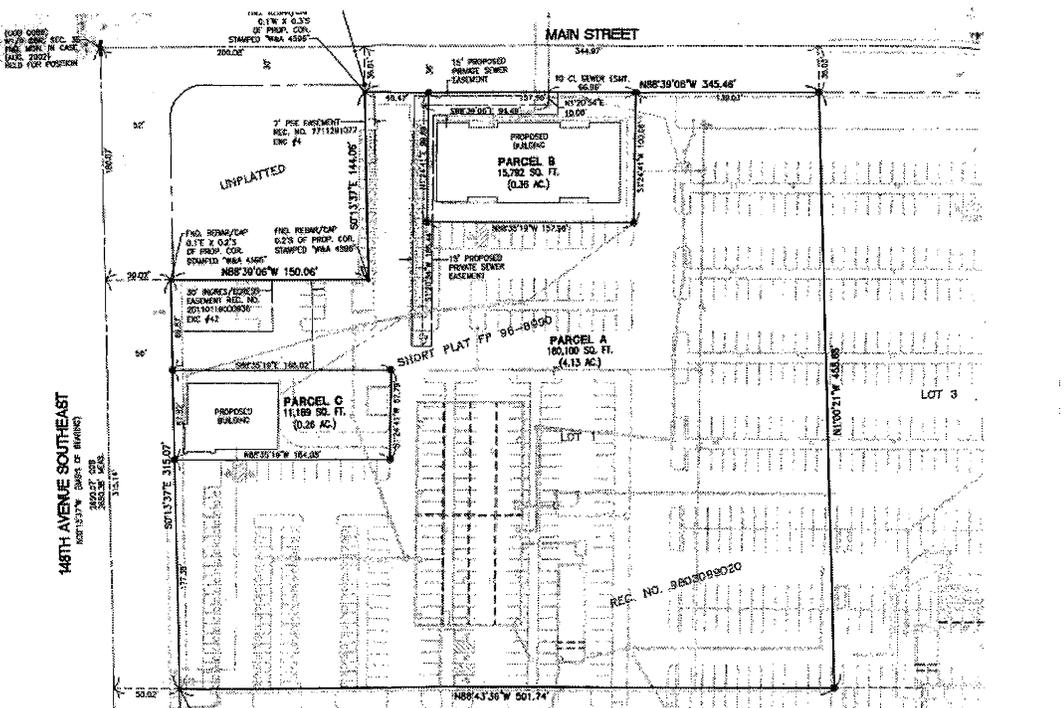
Proposed Lot A will consist entirely of parking stalls and parking lot drive aisles. Proposed Lot B contains the existing, newly constructed retail building on Main Street. Lot C is currently vacant. However, a drive-up facility has been approved for this location under the previous Kelsey Creek Center Design Review (10-121806-LD).

There will be no new development/construction proposed and/or required with this short plat proposal. The division of land is proposed in order to place the building on Lot B and the proposed building on Lot C on separate lots. A condition of the preliminary short plat approval will be that both Lot B and C will have designated parking within proposed Lot A, and a parking agreement stating how many spaces each lot will receive must be recorded with King County.

Aerial Photo of Kelsey Creek Center (2009)



Proposed Short Plat



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