



City of Bellevue  
Department of Planning and Community Development  
Development Services Division Staff Report

---

Proposal Name: Avis-Budget Car Rental

Proposal Address: 13238 NE 20<sup>th</sup> Street  
Bellevue, WA 98005

Proposal Description: Proposal to establish car rental and leasing services use within an existing office building in the Light Industrial (LI) zoning district.

File Number: 07-126502-LA

Applicant: Avis Budget Group, Inc.

Decisions Included: Administrative Conditional Use

Planner: Drew Folsom, phone (425) 452-4441  
State Environmental Policy Act  
Threshold Determination: Exempt

Director's Decision: **Approval with Conditions**

*Carol V. Holland for*  
\_\_\_\_\_  
Matthew A. Terry, Director  
Department of Planning and Community Development

---

Application Date: July 3, 2007  
Notice of Application: July 19, 2007  
Decision Publication Date October 11, 2007  
Appeal Deadline: October 25, 2007

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 p.m. on the date noted for appeal of the decision.

---

## I. Request and Project Description

The Avis-Budget Car Rental Group requests approval of an Administrative Conditional Use application to establish a car rental and leasing use within an existing office building complex located in the Light Industrial (LI) zoning district.

The majority of Avis-Budget clients will have rental cars dropped off and picked-up from their place of residence or work. These rental cars will be delivered from existing storage and rental locations throughout the area. It is anticipated that the number of people renting and leasing cars at the proposed location will be minimal. The applicant has provided additional stalls for the small percentage of customers that may drive their car to the office to pick up the rental car.

Office uses must provide a minimum of 4.5 parking stalls per 1,000 net square feet. Based on the 1,582 net square feet to be occupied by Avis-Budget, a minimum of 7 parking stalls, exclusive of those used for rental cars, must be provided.

The applicant proposes a total of 12 on-site stalls for Avis-Budget use. The office tenant space is 1582 square feet utilizing the required 4.5 per 1,000 square foot ratio this space will require 7 total parking stalls. Of these stalls, 2 will be for employees and 5 stalls for customers, and an additional 5 stalls will be provided as maximum stacking of rental cars.

The Hours of operation will be as follows:

Mon-Fri	7:30 am to 6:00pm
Sat.	8:00 am to 3:00 pm
Sun.	9:00 am to 1:00 pm

## II. Site and Land Use Context

The eleven acre site is located on the NE corner of 130<sup>th</sup> Avenue NE and NE 20<sup>th</sup> Street. The car rental agency will be located within an existing building. The site is surrounded by commercial and industrial complexes to the west, east and south, and State Route 520 to the north. The site contains a portion of Goff Creek, a Type F stream. Existing structures are nonconforming in regards to the required 50 foot primary setback and 50 foot structure setback required for Type F streams. The stream may also have associated wetlands.

There are 11 separate existing buildings within the "Plaza 520" office complex, these buildings are generally one story in height. There are multiple commercial uses within the office complex. The different uses can be referred to on the parking calculation sheet. (The Parking Calculation Sheet is available in the project file located at the City of Bellevue Records Department)

The applicant proposes no exterior changes to this site and will be required to apply for a tenant improvement for any internal physical changes. See Section VII for related condition.

### **III. Consistency with Land Use Code/Zoning Requirements**

#### **A. General Provisions of the Land Use Code**

The site is zoned Light Industrial (LI). The proposed Avis-Budget Office is permitted in the LI zoning district subject to Administrative Conditional Use approval.

Since the proposed Avis-Budget Car Rental office is located in a multi-use building on a multi-building site (eleven buildings), it was necessary to perform a parking analysis of the site.

In the Land Use Code, Car Rental Facilities fall under the category of "Rental and Leasing Service Use." This use is categorized in the parking section as Office use which requires 4.5 stalls per 1000 net square feet. Parking required for 1,582 square feet would be  $1.582 \times 4.5 = 7$  stalls. This parking ratio accommodates the employees and users of the facility.

The applicant has provided 5 additional stalls for the small percentage of customers that may drive their car to the office to pick up the car. The majority of rental cars are delivered from another site location directly to the location customers specify, by-passing the office entirely. The parking provided by the applicant is 12 stalls, 5 above the specified code minimum.

According to the parking calculation provided for the entire office complex, there would be 546 parking stalls required with 589 parking stalls provided, including those discussed above for the new specified use. This equates to an additional 43 existing stalls over and above the code minimum. With the subject use utilizing an additional 5 parking stalls, the facility is still over the minimum required by 38 stalls.

Therefore, there is adequate parking on-site to meet the tenant requirements.

The site contains structures which do not currently meet the dimensional requirements. Remodeling of a nonconforming structure is permitted provided the fair market value of the remodel does not exceed 100 percent of replacement value of the structure over any three-year period. Valuation will be compared as part of any tenant improvement building permit. As proposed, it is very unlikely that the project will exceed 100 percent of the replacement value of the existing structure.

#### **B. Provision of adequate off-street loading area for Vehicle Carriers and insuring adequate on-site storage area for display vehicles.**

In addition to LUC 20.30E.140 criteria, the applicant must satisfy requirements of LUC 20.20.135 which addresses provision for adequate off-street loading area for vehicle carriers and insuring adequate on-site storage area for display vehicles.

**Finding:** The subject Avis-Budget facility does not sell cars and will not have any vehicle carriers used at this site. All cars brought to the site by Avis-Budget, will be driven by company personnel in the rare occasion the car is to be picked up at the office. The majority of rental cars will be delivered from up to 4 existing off-site locations directly to the renter's location, completely by-passing the office facility. Insuring adequate on-site storage for display vehicles will be met by providing an additional 5 parking stalls over and above the office parking requirement of 7. These parking stalls will be dedicated to display vehicles that will be rented or ready for pick up.

#### IV. Summary of Technical Reviews

Other City departments reviewed the proposal and had no concerns.

#### V. Public Comment

On July 19, 2007 , a "Notice of Application" was mailed to surrounding property owners within a 500-foot radius, two public information signs were installed on the property, and notice was published in the Seattle Times.

No comments either in support of or objection to were received regarding this application..

#### VI. Applicable Decision Criteria and Conclusions

**Administrative Conditional Use:** The Director may approve or approve with modifications an application for Administrative Conditional Use if it complies with the decision criteria of Land Use Code Section 20.30E.140. After conducting the various administrative reviews of this project, including applicable Comprehensive Plan goals and policies and the Land Use Code provisions through which City Council has interpreted and implemented those goals and policies, the following conclusions are made with regard to the Administrative Conditional Use decision criteria:

##### 1. The Administrative Conditional Use is consistent with the Comprehensive Plan.

**Finding:** The proposal is located in the Bel-Red/Northup Subarea, Planning District A, with a map designation of LI. This map designation is consistent with the zoning designation of Light Industrial. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

The Comprehensive Plan Policy S-BR-34 states auto sales, auto rental, and auto leasing are not appropriate on the parcels in the Light Industrial District that are along the north

side of Bellevue-Redmond Road. The proposed use meets this criteria because it is located on a parcel that is not along Bellevue-Redmond Road.

The proposal provides services to people employed in the area as encouraged by the Comprehensive Plan (LU-34).

The proposed use, an Avis-Budget Car Rental location, is consistent with Comprehensive Plan policies.

**2. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.**

**Finding:** The proposed Avis-Budget facility will be located within an existing one-story building. This building is in a complex of low-rise, one-story buildings, 11 total. The existing building is compatible with adjacent buildings. All proposed construction associated with the project will occur within the interior of the building.

**3. The Administrative Conditional Use will be served by adequate public facilities including streets, fire protection and utilities.**

**Finding:** The site is currently served by adequate public facilities including streets, fire protection, and utilities.

**4. The Administrative Conditional Use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

**Finding:** As conditioned and discussed in this staff report, the proposed Avis-Budget facility will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

**5. The Administrative Conditional Use complies with the applicable requirements of this Code.**

**Finding:** The use, Rental & Leasing Service for Avis-Budget Car Rental, is allowed in the LI zoning district with Administrative Conditional Use approval. The applicant proposes no exterior changes to this site and will be required to apply for a tenant improvement for any internal physical changes. Any future proposed building or clearing and grading permits must demonstrate compliance with LUC Section 20.20.560 Nonconforming structures, and 20.25H critical areas. As conditioned, the proposal complies with the requirements of the Land Use Code.

**VII. Decision of the Director**

The Director of Planning and Community Development does hereby **APPROVE WITH CONDITIONS** the Administrative Conditional Use.

**VIII. Conditions of Approval**

1. **Expansion:** Expansion of on-site vehicle storage beyond what is approved with this permit will require amendment to this Administrative Conditional Use permit per the applicable procedure.

Authority: Land Use Code Section 20.20.135B, 20.30 E  
Reviewer: Drew Folsom, Planning and Community Development Department

2. **Tenant Improvements:** If any changes are made to the internal structure of this facility a tenant improvement permit shall be obtained.

Authority: 2003 IBC  
Reviewer: Drew Folsom, Planning and Community Development

**Attachments**

A - Plans and drawings