



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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Proposal Name: **Public Storage Rezone**

Proposal Address: 1111 118<sup>th</sup> Avenue SE

Proposal Description: Application for Land Use approval for a site specific rezone of a 2.9 acre site from Office-Limited Business (OLB) zoning designation to Light Industrial (LI).

File Number: **15-103770-LQ**

Applicant: Greg Kletzly, Public Storage

Decisions Included: Rezone (Process III)

Planner: Elizabeth Stead, 425/452-2725

State Environmental Policy Act  
Threshold Determination: **Determination of Non-Significance (DNS)**

*(Current proposal scope is the same as the previously approved Comprehensive Plan Amendment and is relying upon the DNS issued on April 23, 2015. See File #15-103770 AC.)*

Director's Recommendation: **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department

By: Carol V. Helland  
Carol V. Helland, Land Use Director  
Development Services Department

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Bulletin Publication Date:	October 29, 2015
Notice of Recommendation:	November 19, 2015
Hearing Examiner Hearing Date:	December 9, 2015
Hearing Examiner Recommendation:	To be determined
Hearing Examiner Appeal Deadline:	To be determined
City Council Date:	To be determined

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For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6864. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

**CONTENTS**

I. Request..... 3

II. Site Description and Context..... 3

III. Review Process..... 3

IV. State Environmental Policy Act (SEPA)..... 4

V. Technical Review..... 4

VI. Public Comment and Response..... 4

VII. Changes to the Proposal..... 4

VIII. Decision Criteria..... 5

IX. Recommendation..... 6

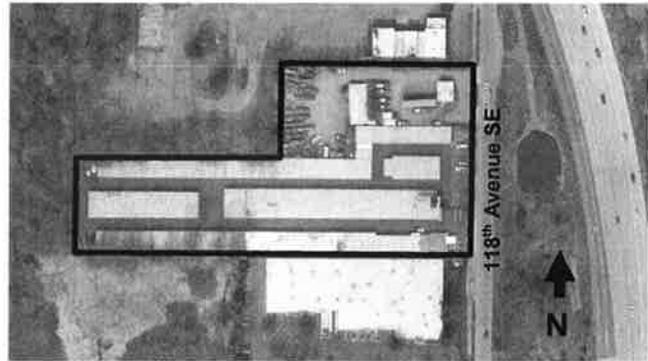
X. Recommended Conditions of Approval..... 6

**ATTACHMENTS:**

- 1. Ordinance 6249

## I. REQUEST

**Proposal Description:** The applicant proposes to rezone a 2.9 acre site from the existing Office-Limited Business (OLB) zoning designation to Light Industrial (LI) to permit the development of the site with warehouse and storage services according to the dimensional allowances of the LI zone. On August 3, 2015, the City Council approved a Comprehensive Plan Amendment (File # 15-103770 AC) to change the land use designation of the site from Office-Limited Business to Light Industrial, making the proposed rezone possible. The Council required that any future rezone associated with the Comprehensive Plan Amendment have a specific condition attached to limit uses on this site to warehousing and/or storage, see Attachment 1, Ordinance 6249. The limitation on types of use is a recommended condition of approval, see Condition of Approval, Section X.



## II. SITE DESCRIPTION AND CONTEXT

**Existing Site Conditions:** The project site is located at 1111 118<sup>th</sup> Avenue SE in the Richards Valley subarea. The total area of the subject parcels is 2.9 acres. The site is currently developed with five mostly single story concrete/concrete block buildings with metal roofs. The majority of the buildings contain individual storage units. A portion of one of the buildings is two stories and contains living quarters for the on-site manager. The buildings include approximately 11,850 gross square feet of mini-warehouse, 140 gross square feet of office and one apartment. The site is generally flat with some small area of wetlands mapped on the western edge of the site.



The surrounding zoning is as follows:

<b>North:</b>	Office-Limited Business
<b>South:</b>	Light Industrial
<b>East:</b>	Light Industrial
<b>West:</b>	Office

## III. REVIEW PROCESS

**Rezone:** Rezones are Process III decisions (LUC 20.35.30), which are quasi-judicial decisions made by the City Council. Decision criteria and decision criteria compliance are discussed in Section VIII. The Hearing Examiner holds a public hearing and takes testimony from the public on the proposal and recommends an action to the City Council. Then, the City Council makes a decision based on the record established by the Hearing Examiner.

#### **IV. STATE ENVIRONMENTAL POLICY ACT**

A non-project SEPA final threshold determination was previously issued for this site under the associated Comprehensive Plan Amendment, File #15-103770 AC approved on August 3, 2015. The Environmental Coordinator for the City of Bellevue determined at that time that the proposal would not result in any probable, significant adverse environmental impacts, therefore, a Determination of Nonsignificance (DNS) was issued on April 23, 2015. The current Rezone proposal is relying upon the previous SEPA determination, as allowed under WAC 197-11-600(4)(a)). A project level environmental review will be completed upon the receipt of any requests for development level approvals.

#### **V. SUMMARY OF TECHNICAL REVIEWS**

##### **A. Utilities Review**

Utilities Department technical staff confirms that there is sufficient capacity in existing utilities to provide service to this site, and there are no utilities related concerns regarding the proposed Rezone.

##### **B. Transportation Department Review**

This site is currently developed with 11,850 sf of mini-warehouse, 140 sf of office, and 1 apartment. Maximum redevelopment under the current OLB zoning would allow for 99,000 sf of mini-warehouse. Redevelopment under the proposed LI zoning would allow for 146,250 sf of mini-warehouse. The current use generates approximately 4 p.m. peak hour trips. Redevelopment under current zoning would result in 26 p.m. peak hour trips, and redevelopment under the proposed zoning would result in 38 p.m. peak hour trips.

This volume of trips is relatively small and the existing street infrastructure on 118th Ave SE would be adequate for the additional trip volumes. Depending upon the actual development application, a concurrency analysis per BCC 14.10 would be required if the net increase in p.m. peak hour trips would be 30 or more. Credit would be given for removal of the existing use and trips. A complete analysis would be required at the time of a development application. An operational analysis addressing impacts at access to the site would also be required. Depending upon the results of such an analysis, mitigation such as channelization modifications or restricted turning movements at the access point could be required. Payment per BCC 22.16 of a transportation impact fee, which contributes to funding of transportation improvement projects in the Transportation Facilities Plan, would be required for mitigation of long-term traffic impacts.

#### **VI. PUBLIC COMMENT AND RESPONSE**

*Application Date:* January 28, 2015  
*Public Notice (500 feet):* October 29, 2015 (Includes sign installation at the site)  
*Public Meeting Date:* November 12, 2015

Notice of Application was published in the City of Bellevue's *Weekly Permit Bulletin* and the

*Seattle Times* on October 29, 2015. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day. A public meeting was held on November 12, 2015. There were no attendees from the public at the meeting, and no public comments have been received regarding this project.

## **VII. CHANGES TO THE PROPOSAL DUE TO STAFF REVIEW**

None.

## **VIII. DECISION CRITERIA**

### **A. *The City may approve, or approve with modifications, an application for a rezone of property if:***

#### **1. The rezone is consistent with the Comprehensive Plan.**

Following is a summary of relevant Comprehensive Plan policies.

#### **Land Use Element Policies:**

**Policy LU-24.** Maintain a critical mass of light industrial land in the Richards Valley area and other appropriate areas to serve local needs.

**Finding:** The proposal is consistent with the Land Use Element Policies. The Rezone will allow the site to continue to operate as a storage/warehouse site. The existing zoning does not allow this use, therefore the rezone is necessary to support the viability of this use into the future.

#### **Economic Development Goals & Policies:**

**Policy ED-1.** Maintain a business climate that supports the retention and expansion of the city's economic base.

**Finding:** The proposal will allow the existing business to continue operating and rebuild in their same location by aligning the zoning with the comprehensive plan and the existing uses on site.

#### **Richards Valley Subarea Policies:**

**S-RV-33.** Develop areas designated for light industrial uses with sensitivity to the natural constraints of the sites.

**Finding:** No development proposal has been received along with this rezone application. When a proposal is received, the project will be reviewed to assure compliance with the City of Bellevue Critical Areas overlay in response to the natural constraints of the site.

#### **2. The Rezone bears a substantial relation to the public health, safety and welfare.**

The rezone proposal promotes the public welfare by accommodating a long-time use in a manner consistent with policy and regulation. The provision of public storage services to the community can be considered a public benefit. Future development will not require new public facilities

because there is capacity within the transportation network, the utility system, and other public services such as fire and police to accommodate additional development.

**3. The Rezone is warranted because the proposed zoning classification is appropriate for reasonable development of the subject property.**

A rezone is warranted to achieve consistency with the Comprehensive Plan. In August of 2015, the City Council amended the Comprehensive Plan designation of the site from Office-Limited Business to Light Industrial. Approval of the rezone will provide consistency between the Comprehensive Plan land use map designation and zoning designation.

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

Development under the proposed Light Industrial zoning is consistent and compatible with the surrounding industrial neighborhood and achieves many of the City's goals and policies as described in this report.

**5. The Rezone has merit and value for the community as a whole.**

Forecasts predict that Bellevue will continue to attract new residents and jobs, and this will consequently result in increased need for storage. Allowing the existing storage to redevelop will provide for a higher quality storage environment along with increased measures to meet the environmentally protected areas at the west side of the site.

**IX. RECOMMENDATION**

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Director does hereby recommend **APPROVAL WITH CONDITIONS** of the Public Storage Rezone.

**X. CONDITION OF APPROVAL:**

1. Only warehousing and storage are allowed uses for this site.

Reviewer: Elizabeth Stead  
Authority: Land Use Code 20.30A.140.A.

**ORIGINAL**

1474-ORD  
07/29/15

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6249

AN ORDINANCE adopting the Public Storage (15-103770 AC) 2015 amendment to the Comprehensive Plan of the City of Bellevue, pursuant to Chapter 36.70A RCW (Growth Management Act, as amended) and Chapter 35A.63 RCW; and establishing an effective date.

WHEREAS, the City has undertaken a review and revision of the Comprehensive Plan in accordance with Chapter 36.70A.130 (4) RCW, known as the Comprehensive Plan Major Update; and

WHEREAS, the Growth Management Act authorizes the City to, among other things, amend the Comprehensive Plan on no more than an annual basis in accordance with Chapter 36.70A.130 (2) (a) RCW; and

WHEREAS, a privately-initiated proposal to amend the Richards Valley Subarea Plan map from Office (O) to Light Industrial (LI) at 1111 - 118<sup>th</sup> Ave. SE ("the Public Storage CPA") was submitted for consideration with the 2015 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 has recommended approval to the City Council; and

WHEREAS, the City Council has 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 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 HEREBY ORDAIN AS FOLLOWS:

Section 1. The Richards Valley Subarea Plan map included as Attachment A to this ordinance and changing the designation of the property located at 1111 - 118<sup>th</sup> Ave. SE from Office (O) to Light Industrial (LI) is hereby adopted.

Section 2. A condition of approval limiting the permitted uses on this site to warehouse and storage services, consistent with the current use, shall be attached to a subsequent rezone required for Growth Management Act consistency.

Section 3. The City Council finds that public notice was provided for all 2015 amendments to the Comprehensive Plan as required by LUC 20.35.400 for Process IV amendments to the text of the Land Use Code and Comprehensive Plan.

Section 4. The City Council finds that the 2015 Public Storage amendment to the Comprehensive Plan satisfies the amendment decision criteria contained in the Land Use Code (Part 20.30I).

Section 5. This ordinance shall take effect and be in force five (5) days after its passage and legal publication.

Section 6. 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 3<sup>rd</sup> day of August, 2015, and signed in authentication of its passage this 3<sup>rd</sup> day of August, 2015.

(SEAL)

  
Claudia Balducci, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

  
Darcie Durr, Assistant City Attorney

Attest:

  
Myrna L. Basich, City Clerk

Published: August 6, 2015

