City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	A&M Auto Sales
Proposal Address:	13551 SE 27th PL
Proposal Description:	Land Use Approval of an Administrative Conditional Use Permit to operate a retail auto dealership within the Light Industrial zoning district.
File Number:	11-103923-LA
Applicant:	Paul Vedmed
Decisions Included:	Administrative Conditional Use (Process II. 20.30E)
Planner:	Leah Chulsky, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Exempt**

Director's Decision:

Approval with Conditions
Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland
Carol V. Helland, Land Use Director

Application Date:	February 7, 2011
Notice of Application Date:	March 10, 2011
Decision Publication Date:	May 26, 2011
Project/SEPA Appeal Deadline:	June 9, 2011

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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I. Proposal Description

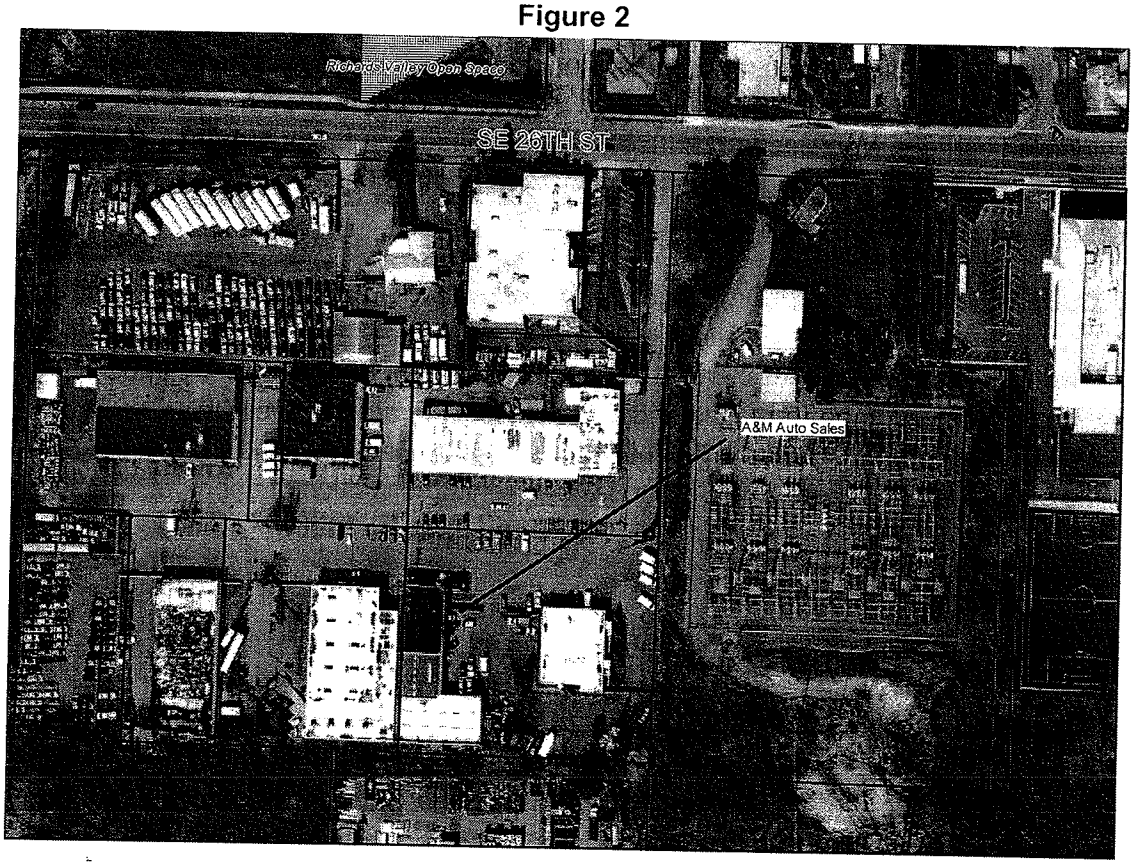
The applicant requests approval of an Administrative Conditional Use (ACU) Permit to operate a licensed auto dealership at 13551 SE 27th St. The applicant currently runs an auto repair shop at this location and will operate a small retail component as part of the existing business. The retail component will occupy no more than 100 square feet within the existing repair office. The applicant will have no more than 10 cars for sale at this location at a time. The type of auto dealership proposed by the applicant will not encourage high volume traffic due to lack of large onsite vehicle storage that a typical dealership maintains.

II. Site Description, Zoning, and Land Use

A. Site Description

The project site is located at 13551 SE 27th Street and is accessed from SE 26th Street via an access easement. The site is located in the Richards Valley Subarea and is surrounded by other wholesale and industrial businesses in a multi-tenant complex. The existing structure is one story in height with shared parking throughout the complex for all tenants. A&M Auto Sales will be located in the same building as their repair shop; the parcel also contains an electrical wholesale distributor. See Figure 2 for existing site condition.

Figure 2



B. Zoning

The property is zoned Light Industrial. There are no proposed modifications to the building as part of this approval. Retail Auto Sales is an allowed activity in the LI zone with an ACU Permit.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of LI (Light Industrial). The proposed Retail Auto Sales component is consistent with other land uses in the immediate vicinity.

III. Consistency with Land Use Code Requirements:

A. Automobile Sales, leasing and rental – LI District (LUC 20.20.135):

The following decision criteria, in addition to the criteria in LUC 20.30E.140, apply to an Administrative Conditional Use Permit application for leasing, rental and/or retail sales of automobiles in light industrial zoning districts:

i. The applicant provides adequate off street unloading area for vehicle carriers; and

Finding: The site shares an access easement with other buildings and tenants within the existing complex. The shared access easement may not be blocked by vehicles carriers. Vehicles are required to be unloaded on the property outside of the access easement or brought in individually from another location. See Section IX for a related condition of approval.

ii. There is adequate on-site storage area for display vehicles.

Finding: Since parking for the entire complex is shared, the maximum number of vehicles allowed to be displayed and/or stored for sale at one time is 10. The vehicles are to be displayed in front of A&M's tenant space which is located out of the shared parking area. See Section IX for a related condition of approval.

IV. Public Notice and Comment

Application Date:	February 7, 2011
Public Notice (500 feet):	March 10, 2011
Minimum Comment Period:	March 24, 2011

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin on March 10, 2011. It was mailed to property owners within 500 feet of the project site. The City received the following comments:

1. **Increased traffic volume within the building complex:**

   Response: The applicant is proposing to add a small retail component to an existing automotive repair shop. The auto sales component is limited to no more than 10 cars for display/storage at one time. As this retail component is not the main business activity the traffic generated from this component will not be a significant increase.

2. **Blocking the shared access easement:**

   Response: The applicant is not permitted to block the shared access easement at any time. The applicant must bring cars in one at a time or have the vehicle carriers unload vehicles entirely on their parcel outside of the easement.

V. Summary of Technical Reviews

A. Transportation

Currently there is no parking, loading/unloading or staging allowed along the south side of SE 26th Street right of way adjacent to the site's driveway. If the applicant or his tenant wishes to engage in these activities, he may be permitted to do so on a case-by-case basis with appropriate temporary traffic control via obtaining a Right of Way Use Permit. See Section IX for a related condition of approval.

VI. Changes to Proposal Due to Staff Review

No changes to the proposal were required by staff.

VII. Decision Criteria

A. 20.30E.140 Administrative Conditional Use Decision Criteria

The Director may approve, or approve with modifications an application for an Administrative Conditional Use Permit if;

1. **The administrative conditional use is consistent with the Comprehensive Plan; and**

   The site is located in the Richards Valley subarea of the Comprehensive Plan. Richards Valley is recognized as an employment center and additional commercial development is encouraged in properly designated areas. Commercial development is appropriate if it doesn't degrade the environment and if traffic mitigation addresses traffic congestion and safety problems. The minimal impacts anticipated from this proposal are consistent with the vision outlined in the Comprehensive Plan.

Subarea policy S-RV-4 limits auto sales along 118th Avenue SE, Richards Road, and SE 26th Street. This subject parcel is not located along these roads; therefore, the restriction on auto sales at the A&M Auto Sales site is not applicable.

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; and**

   The applicant will be using 100 square feet of office area within the existing auto repair shop. No exterior modifications are proposed.

3. **The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities; and**

   The site is served by adequate public facilities including 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; and**

   As conditioned, the new use will not be materially detrimental to adjacent business in the complex as discussed in the body of this report.

5. **The administrative conditional use complies with the applicable requirements of the Land Use Code.**

   Auto retail facilities are permitted to be located within LI districts as an Administrative Conditional Use. As conditioned the proposal meets the requirements of the Land Use Code.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** an Administrative Conditional Use Permit for retail auto sales.

IX. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	Leah Chulsky, 425-452-4350
Noise Control- BCC 9.18	Leah Chulsky, 425-452-4350

1. **Vehicle Unloading:** Vehicle carriers are not allowed to block the shared access easement to load and/or unload vehicles. All vehicles must be loaded and/or unloaded on the subject property outside of the access easement. This ACU may be revoked if vehicles are loaded and/or unloaded within the access easement.

   Authority: Land Use Code 20.20.135.A
   Reviewer: Leah Chulsky, Development Services Department

2. **Vehicle Storage and Display:** No more than ten vehicles associated with the retail component can be stored or displayed at this location at one time. This ACU may be revoked if more vehicles are stored or displayed for retail sale at this location.

   Authority: Land Use Code 20.20.135.B
   Reviewer: Leah Chulsky, Development Services Department

3. **Unloading Vehicles in the Right of Way:** There shall be no parking, loading/unloading or staging in the public right of way associated with the delivery or transfer of vehicles. If the applicant or his tenant wishes to engage in these activities in the right of way, he may be permitted to do so on a case-by-case basis with appropriate temporary traffic control via obtaining a Right of Way Use Permit (Type TE – non-franchise lane closure).

   The application materials for this permit type can be found on the city's web site: http://www.bellevuewa.gov/row_nonfranchise_lane_closure.htm . The applicant understands a permit would be required for EACH delivery, and that he would need to apply for said permit a MINIMUM of fourteen (14) days prior to the scheduled delivery.

   Authority: Right of Way Use Code 14.30.070
   Reviewer: Tim Stever, Transportation Development