



City of Bellevue

# Garden Supply Retail and Nurseries LUCA

**City Council Study Session**

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Development Services Department

January 28, 2019

# AGENDA



Project History



Project Schedule



Garden  
Supply/Nursery LUCA



Next Steps

# PROJECT HISTORY

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- 1954 – The Bellevue Nursery began operation.
- 1955 – The zoning ordinance was adopted and the nursery use became nonconforming.
- 2018 – The CPA application was submitted.
- November 2018 – Councilmember proposed a LUCA as an alternative to the CPA to address the nursery nonconformity.
- December 2018 – Council voted against the Bellevue Nursery CPA and asked staff to come back with a schedule to process the LUCA.

# PROPOSED SCHEDULE

- 1/28/2019 – Study Session
- 2/11/2019 – Study Session  
(if necessary)
- 3/18/2019 – Public Hearing



# Effect of the LUCA

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- Garden supply retail and nursery uses would no longer be nonconforming.
- Would apply to any garden supply or nursery use in a similar situation (R-4, R-10, R-15, R-20, and R-30 Districts).
- Continued operation and redevelopment as a nursery would be permitted outright.

# SUBORDINATE USES

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Subordinate uses would continue to be permitted:

- 25% of floor area;
- Functionally related to principal use; and
- Same lot or structure as principal use.

Café, landscaping services, storage, and caretaker's apartment could be subordinate uses.

# RESIDENTIAL USES

Residential uses could be combined with a nursery use following adoption of this LUCA.

- Planned Unit Development (PUD) approval would be required.
- A PUD process would include:
  - A public notice and meeting;
  - A recommendation from the Director;
  - A pre-decision hearing before Hearing Examiner;
  - A decision by the Hearing Examiner; and
  - The ability to appeal the Hearing Examiner's decision to the City Council.

# NEXT STEPS

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- Schedule public hearing for March 18, 2019;
- Direct staff to schedule a second study session before March 18, if needed; or
- Provide staff with alternative direction.