

## **SUMMARY**

In this item, the City Council is considering the Hearing Examiner's Recommendation to approve an application submitted by Greg Kletzly of **Public Storage** to rezone a 2.9 acre parcel at 1111 118<sup>th</sup> Avenue SE from Office-Limited (OLB) to Light Industrial (LI), to facilitate warehouse and storage uses on site. The site is located in the Richards Valley Subarea.

### **1. BACKGROUND**

On August 3, 2015, the Bellevue City Council approved a Comprehensive Plan Amendment (File 15-103770 AC) to change the land use designation of this site from OLB to LI. The Council required that any future rezone under the Comprehensive Plan include a provision to limit uses on the site to warehousing and storage (See Exhibit 1, Staff Report Attachment 1, Ordinance No. 6249).

### **2. APPLICATION BEFORE EXAMINER**

The Applicant, Public Storage, filed for a Rezone from OLB to LI designation on January 28, 2015, and a Notice of Application was published on October 29, 2015. Mailing, posting and publication of the application were appropriately accomplished. A public meeting was held on November 12, 2015. No citizens attended the public meeting and the City received no other comments from the public.

The Development Services Department issued a Determination of Non-Significance (DNS) under the State Environment Policy Act on April 23, 2015 (See File 15-103770-AC) upon finding that the proposal at issue would not have a probable significant impact on the environment. The DNS was not appealed.

The City issued a staff report and a recommendation for approval of the proposed rezone on November 19, 2015. A hearing was held in the Bellevue City Council Chambers on December 9, 2015. Elizabeth Stead, Associate Land Use Planner, City of Bellevue, presented a staff report and testified on behalf of the City. Mitch Johnson, an employee of Public Storage, presented a brief statement in support of the proposal. No public testimony was offered.

The Hearing Examiner issued his Recommendation on December 22, 2015 approving the rezone application with conditions. No appeals were filed.

### **3. SITE CHARACTERISTICS**

The site has an area of 2.9 acres in the Richards Valley Subarea and currently contains five concrete buildings that are mostly one-story, and most house individual storage units (See Staff Report, Exhibit 1). One building is two stories with living quarters for the on-

site manager. The buildings provide approximately 11,850 square feet of mini-storage and 140 gross square feet of office space, and one apartment.

The sites around the site at issue are zoned Office-Limited Business to the north; Light Industrial to the south and east; and Office to the west.

#### **4. COMMENTS**

*As noted in Section 2 above, there was no public testimony.*

#### **5. HEARING EXAMINER RECOMMENDATION**

Based upon detailed Findings and Conclusions, the Hearing Examiner recommends that the application to rezone a 2.9 acre site located at 1111 118<sup>th</sup> Avenue SE Office-Limited (OLB) to Light Industrial (LI) be **APPROVED** with conditions listed on page 5 of The Hearing Examiner's December 22, 2015 Recommendation.