


**CITY OF BURIEN
AGENDA BILL**

Agenda Subject: Discussion on Proposed Ordinance No. 510, Relating to Off-Site Commercial Parking Amendments to BMC Title 19 (Zoning Code).		Meeting Date: April 27, 2009
Department: Community Development	Attachments: 1. Draft Off-Site Commercial Parking Zoning Code Amendments.	Fund Source: N/A
Contact: Charles W. "Chip" Davis, Planner		Activity Cost: N/A
Telephone: (206) 248-5501		Amount Budgeted: N/A Unencumbered Budget Authority: N/A
Adopted Work Plan Priority: Yes No <input checked="" type="checkbox"/>	Work Plan Item Description: N/A	
<p>PURPOSE/REQUIRED ACTION: The purpose of this agenda item is for the Council to discuss an amendment of the Burien Zoning Code to allow off-site commercial parking uses to locate in the CR-Regional Commercial, SPA-3 Gateway and SPA-4 Northeast Redevelopment Area (NERA) zones. No action is required at this meeting.</p> <p>BACKGROUND (Include prior Council action & discussion): A request has been received from James A. Lindstrom, the owner of property located at 14600 First Avenue South, for amendment of the Burien Zoning Code to permit valet airport parking as an allowed use in the SPA-3 Gateway zone. The request is being made because the property owner is faced with vacant property as a result of BBC Dodge ceasing operations after leasing the site for 17 years.</p> <p>The use is envisioned as an interim use until the economy improves and a use more in keeping with the intent of the SPA-3 Gateway zone, such as a hotel or related business, can be located on the property. The property owner indicates that the proposed use will include valet parking of vehicles for persons using the SeaTac Airport and the operator of the lot will provide transportation for travelers to and from the airport. The use will operate 24 hours per day, would not require any changes to the building or parking areas and would accommodate approximately 100-120 vehicles.</p> <p>The proposed use of the property for valet airport parking or off-site commercial parking is a use which is currently allowed only in the SPA-4 Northeast Redevelopment zone. The property owner makes a reasonable argument that in both appearance and function the proposed use resembles the former use of the property and should be allowed on a temporary basis, pending improvement of the economy and development of the site to a more intensive land use more in keeping with the intent of the SPA-3 Gateway zone. Allowing the site to be utilized as an off-site commercial parking facility would have similar characteristics to the former auto sales use of the property.</p> <p>Staff is proposing a new definition for the Off-Site Commercial Parking use and allowing the use in both the SPA-3 and CR zones on a temporary basis subject to the following limitations: the property must either currently or within the preceding 12 month period have been used for new and/or used car sales and the use will only be allowed until July 1, 2012 and after that date the use will be illegal and must be removed. The proposed revisions are reasonable and provide some flexibility in allowable land uses to address the current economic conditions while recognizing and balancing the long-range intent of the zoning code and comprehensive plan related to the SPA-3 Gateway zone.</p> <p>On April 14, 2009, the Planning Commission conducted a public hearing on the proposed amendment and following the hearing, by a unanimous vote, recommended the City Council adopt the proposed amendment.</p> <p>OPTIONS (Including fiscal impacts): N/A</p>		
Administrative Recommendation: Hold discussion and consider placing on the May 4, 2009 consent agenda.		
Committee Recommendation: N/A		
Advisory Board Recommendation: N/A		
Suggested Motion: None required		
Submitted by: Charles W. "Chip" Davis, Planner Administration _____		Mike Martin City Manager _____
Today's Date: April 22, 2009		File Code: R:\CC\Agenda Bill 2009\042709cd-1 offsite parking.docx

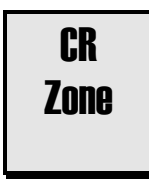
Revise Section 19.10 Definitions:

19.10.373 Off-site commercial parking – Use of land or structure for parking of motor vehicles as a commercial enterprise where hourly, daily, weekly or monthly fees are charged and transportation is provided for users to a separate off-site commercial use.

Revise Section 19.15.065—Special Planning Area 3 Gateway Zone:

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
 SPA-3 GATEWAY USE ↓	↓REGULATIONS	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.065.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)	
			Lot Area	SETBACKS		Lot Coverage					Building Height
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.065.14 Off-Site Commercial Parking	None. See Special Regulations 1 and 2.	None	5'	0'	85%	90%	3 Stories	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. This use is limited to property used for new and/or used automobile sales currently or in the twelve (12) month period preceding application. 2. This use is allowed only until July 1, 2012. After this date, the use is illegal and must be removed.	

Revise Section 19.15.040—Regional Commercial Zone

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
 CR Zone USE ↓	↓REGULATIONS	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.040.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)	
			Lot Area	SETBACKS		Lot Coverage					Building Height
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.040.15 Off-Site Commercial Parking	None. See Special Regulations 1 and 2.	None	10'	0'	85%	90%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. This use is limited to property used for new and/or used automobile sales currently or in the twelve (12) month period preceding application. 2. This use is allowed only until July 1, 2012. After this date, the use is illegal and must be removed.	

Revise Section 19.15.070—Special Planning Area 4 Northeast Redevelopment Zone:

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS											
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> SPA-4 Zone </div> USE ↓	↓ REGULATIONS	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.070.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)	
			<i>Lot Area</i>	SETBACKS		Lot Coverage					<i>Building Height</i>
				<i>Front Setback</i>	<i>Interior Setback</i>	<i>Building Coverage</i>	<i>Impervious Surface Coverage</i>				
19.15.070.8 <i>Off-Site Commercial Parking</i>	See BMC 19.15.070.1	See BMC 19.15.070.1.A	See BMC 19.15.070.1	None	75% See BMC 19.15.070.1.G	See BMC 19.15.070.1	F	None	None		