



Agenda
Planning Commission Meeting
Wednesday, January 27, 2016
City Hall Council Chamber | 505 Swift Boulevard

Commission Members: Chair Madsen, Vice-Chair Wallner and Commissioners Clark, Wise, Palmer, Boring and Berkowitz

Liaisons: Council Liaison Lemley
Staff Liaison Development Services Manager Simon

Regular Meeting - 7:00 p.m. (City Hall Council Chamber)

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

October 28, 2015 Planning Commission Meeting Minutes

Public Comments:

Public Hearing Explanation:

New Business – Public Hearing

- I. Request: Deviate from Central Business District Building Standards
Location: 890 George Washington Way
Applicant: Jim Sterling (M2016-100)

Communications:

Adjournment

The next Planning Commission Workshop is February 10, 2016

The next Planning Commission Meeting is February 24, 2016

This Meeting is broadcast live on CityView Channel 192 and online at CI.RICHLAND.WA.US/CITYVIEW

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the Planning Commission Meeting by calling the City Clerk's Office at 942-7388.



MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, October 28, 2015
7:00 PM

Call to Order:

Chair Madsen called the meeting to order at 7:00 PM.

Attendance:

Present: Commissioners Wallner, Berkowitz, Boring, Clark, Palmer and Wise and Chairman Madsen. Also present were Community Development Services Manager Rick Simon, Community Development Director Kerwin Jensen, Public Works Traffic Engineer Jeff Peters and Recorder Pam Bykonen.

Approval of Agenda:

Chairman Madsen presented the October 28, 2015 meeting agenda for approval.

A motion was made by Commissioner Berkowitz and seconded by Commission Wise to amend the agenda to discuss the Comprehensive Plan amendment and the associated policy change be discussed separately.

Motion carried 4-3.

The October 28, 2015 meeting agenda was approved as amended.

Approval of Minutes

Chairman Madsen presented the meeting minutes of the September 23, 2015 meeting for approval.

Commissioner Berkowitz noted that her late arrival was excused.

A motion was made by Commissioner Berkowitz and seconded by Commissioner Boring to approve the meeting minutes of the September 23, 2015 meeting as amended.

Motion carried 7-0.

Public Comment

None.

Public Hearing

Ms. Bykonen read the Public Hearing explanation for those wishing to participate in the Public Hearing.

New Business

1. CITY OF RICHLAND (Z2015-109) – Amending Comprehensive Plan Policy.

Mr. Simon reviewed the portion of the original staff report related to the addition of a fifth policy requiring a landscape buffer when a rezone results in a commercial zone abutting a residential zone.

Public Hearing

Chairman Madsen opened the Public Hearing at 7:11.

Michael Hughes, 796 Strange Drive – Mr. Hughes serves on the homeowner's association board for The Heights at Meadow Springs. Mr. Hughes proposed additional language to Policy 5 to protect residential owners from commercial development adjacent to residential properties. A copy of his proposed language was entered into the record.

Chairman Madsen closed the Public hearing at 7:15.

Discussion:

The commissioners discussed the impacts that may occur under circumstances different than what was before them at this meeting. There was also brief discussion regarding how natural areas would be preserved and how "adequate buffer" would be defined.

Mr. Jensen cautioned against amending policy language without staff having the opportunity to review potential repercussions of such a policy language change.

Mr. Simon explained differences in specificity between the Comprehensive Plan and the zoning code. It was suggested that policy language be the topic of the next Planning Commission workshop.

Commissioner Boring moved and Commissioner Palmer seconded for the Planning Commission concur and approve Policy 5 as written.

Motion carried 4-3.

2. HAYDEN HOMES – Comprehensive Plan Amendment (Z2015-109)

Mr. Simon presented the staff report for the item before the commission. Hayden Homes has submitted an application to amend the Comprehensive Plan to reclassify 3.6 acres from low-density residential to commercial. Mr. Simon included written comments submitted after the meeting packet was distributed but before the meeting began.

Public Hearing

Chairman Madsen opened the Public Hearing at 7:56.

Travis Johnson, PLS Engineering, Vancouver, WA: Representing Hayden Homes. Mr. Johnson explained the history of the plan changes as well as detail and timeline for commercial development. Traffic changes and analyses have changed since the development was initially proposed. The applicant agrees with a 15-foot buffer requirement between commercial and residential uses.

Michael Hughes, 796 Strange Dr. – Mr. Hughes questioned why the additional 3+ acres is needed, citing a lack of businesses that would be viable on this property and lack of need for additional services.

Chairman Madsen closed the Public Hearing at 8:04.

Discussion:

Commission members asked clarifying questions of Mr. Johnson, Mr. Simon and Mr. Peters related to application requirements, including the SEPA checklist, and the location of the Rachel Road extension.

Commissioner Boring moved and Commissioner Wallner seconded that the Planning Commission concur with the findings and conclusions set forth in staff report Z2015-109, and

- 1. Recommend approval of the request to amend the comprehensive plan designation for the 3.6 acre site, changing the land use designation from Low Density Residential to Commercial; and**
- 2. Recommend that land use policy #5, under land use goal #3 be applicable to this project and any future zone change application.**

Discussion:

Commissioners Wise expressed concern regarding property buffers.

Commissioner Berkowitz requested an amendment to the motion to contain the language, “will consider appropriate buffer standards before the zoning change goes forward.” This language amendment was not seconded and did not move forward.

Commissioner Clark asked for assurance that the commission would continue to work on code language in the future.

Motion carried 5-2.

Communications:

Mr. Simon

- Suggested changing November workshop date to November 18 and canceling the regular November meeting. The December workshop would remain on the 9th; the regular meeting would move to the 16th.

Mr. Jensen

Gave a brief update on the Waterfront Vision Plan and site visits by the facilitator.

ADJOURNMENT:

The October 28, 2015 Richland Planning Commission Regular Meeting was adjourned at 8:40 PM.

PREPARED BY: Pam Bykonen, Recorder, Planning and Development

REVIEWED BY: Rick Simon, Secretary
Richland Planning Commission

Rick Simon, Secretary
Richland Planning Commission



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 01/27/2016

Agenda Category: New Business – Public Hearing

Prepared By: Rick Simon, Development Services Manager

Subject:

Request: Deviate from Central Business District Building Standards

Location: 890 George Washington Way

Applicant: Jim Sterling (M2016-100)

Request:

Recommended Motion:

I move that the Planning Commission concur with the findings and conclusions set forth in Staff Report M2016-100 and approve the request for deviation from the CBD design standards as submitted, subject to the following conditions:

1. The maximum setback area (20 feet) along the George Washington Way frontage shall be developed with landscaping, street furniture, sidewalks and a low masonry wall;
2. The applicant shall submit a detailed landscaping plan to the City for review and approval. Said plan shall use the same types of planting materials and landscape treatments utilized in the adjacent Newton Street landscape strip.
3. A low masonry wall, no more than three feet in height shall be constructed along the site's George Washington Way frontage to aid in reducing the visual impact of the off-street parking area as viewed from the George Washington Way corridor.
4. All landscape improvements shall be subject to review by the Public Works Department for compliance with City clear vision triangle requirements.

Summary:

The applicant is requesting a deviation from the Central Business District Design Standards per the alternative design provisions provided for in RMC Section 23.22.020(E)(9) that would result in the removal of the existing Sterling's Restaurant building and the replacement of a new building that would be located on the opposite side of the lot, away from the George Washington Way frontage.

Attachments:

1. M2016-100 Staff Report

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: M2016-100

PREPARED BY: RICK SIMON
MEETING DATE: JANUARY 27, 2016

GENERAL INFORMATION:

APPLICANT: STERLING'S RESTAURANT (M2016-100)

REQUEST: APPROVAL OF A REQUESTED DEVIATION FROM CENTRAL BUSINESS DISTRICT DESIGN STANDARDS, AUTHORIZING THE PLACEMENT OF A BUILDING IN EXCESS OF THE MAXIMUM FRONT YARD SETBACK REQUIREMENT.

LOCATION: 890 GEORGE WASHINGTON WAY

REASON FOR REQUEST

The applicant is requesting a deviation from the Central Business District Design Standards per the alternative design provisions provided for in RMC Section 23.22.020(E)(9) that would result in the removal of the existing Sterling's Restaurant building and the replacement of a new building that would be located on the opposite side of the lot, away from the George Washington Way frontage.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the requested deviation from the CBD design standards and submits that:

Findings of Fact:

1. The Richland Comprehensive Plan designates the site as a Central Business District land use category.
2. The site is located at the intersection of George Washington Way a designated principal arterial street in an area zoned Central Business District (CBD).
3. In January of 2009 the City adopted Ordinance 04-09 which created a new Central Business District (CBD) zoning classification. Among other items, the CBD zoning classification is intended to encourage the transformation of the CBD from principally a strip commercial auto-oriented neighborhood to a more compact development pattern with buildings oriented to the fronting street.
4. New buildings constructed within the CBD zone are required to comply with building design standards as listed in RMC 23.22.020(E).

5. The applicant has proposed a building that is not consistent with the CBD design standards, specifically as they relate to the maximum setback from the George Washington Way right-of-way.
 6. The Planning Commission has the authority to grant deviations from the CBD design standards when it finds that:
 - a. *The proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and*
 - b. *The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and*
 - c. *The proposal 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.*
 7. The location of the site sits immediately adjacent to Howard Amon Park and enjoys views of both the Columbia River and the park.
 8. The site also sits immediately adjacent to George Washington Way, a principal arterial that carries high volumes of traffic through the CBD.
 9. By taking advantage of the views available to the park and river, the applicants would be focusing on the site's most desirable feature, which constitutes good site design.
 10. Given the high traffic volumes present on George Washington Way, keeping the building immediately adjacent to the street would not help to encourage pedestrian traffic along that corridor.
 11. The proposed building meets all other design requirements of the CBD.
 12. The proposal, as conditioned, is compatible with the character, appearance and quality of development of the subject property and immediate vicinity.
- Conclusion of Law:**
13. **The application meets the criteria for the approval of a deviation from the City's CBD design standards as set forth in RMC 23.22.010(E).**

RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report M2016-100 and **approve** the request for deviation from the CBD design standards as submitted, subject to the following conditions:

1. The maximum setback area (20 feet) along the George Washington Way frontage shall be developed with landscaping, street furniture, sidewalks and a low masonry wall;
2. The applicant shall submit a detailed landscaping plan to the City for review and approval. Said plan shall use the same types of planting materials and landscape treatments utilized in the adjacent Newton Street landscape strip.
3. A low masonry wall, no more than three feet in height shall be constructed along the site's George Washington Way frontage to aid in reducing the visual impact of the off-street parking area as viewed from the George Washington Way corridor.
4. All landscape improvements shall be subject to review by the Public Works Department for compliance with City clear vision triangle requirements.

EXHIBITS:

1. Site Plan
2. Building Elevations
3. Site Photos
4. Hearing Notice

ATTACHMENT A
(M2016-100)

SUPPLEMENTAL INFORMATION

PROPOSAL

Jim Sterling, who operates Sterling's Restaurant at 890 George Washington Way proposes to update his business by removing the existing building on site and replacing it with a new building that would take advantage of the site's proximity to the park and river. The building would be placed on the eastern boundary of the site and would be elevated above the existing grade so that views of the park and river would be possible over the existing levee. The western side of the lot would be devoted to parking.

The size of the proposed restaurant would be very similar to the size of the existing restaurant which would be demolished. In essence, the layout of the site would be a mirror image of the existing site layout, with the building shifted from the western boundary of the site to the eastern boundary and with the balance of the site devoted to off-street parking.

SPECIFIC CODE REQUIREMENTS

Setback standards within the Central Business District allow new buildings to be built at a zero foot setback from the public right-of-way and require building to be setback no more than 20 feet from the public right-of-way (per RMC Section 23.22.040).

In addition, RMC Section 23.22.020(E) establishes standards for new buildings within the Central Business District, requiring conformance to the following standards:

1. *The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.*
2. *Building facades facing streets shall include:*
 - a. *Glass fenestration on 50 percent to 80 percent of the ground floor of the building facade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor facade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.*
 - b. *At least two of the following architectural elements:*

- i. Awnings;*
 - ii. Wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;*
 - iii. Pilasters or columns;*
 - iv. Bays;*
 - v. Balconies or building overhangs; or*
 - vi. Upper story windows (comprising a minimum of 50 percent of the facade).*
- 3. At least one pedestrian, nonservice entrance into the building will be provided on each street frontage or provided at the building corner.*
- 4. Variation of exterior building material between the ground and upper floors of multi-story buildings.*
- 5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.*
- 6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.*
- 7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.*
- 8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination.*
- 9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in RMC 23.22.040 or the maximum parking standards set forth in RMC 23.22.050, a project representative may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:*
 - a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and*
 - b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and*

- c. The proposal 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.*

COMPARISON OF PROPOSAL WITH DESIGN STANDARDS

The building would be setback approximately 5 feet from the Newton Avenue right-of-way and approximately 230 feet from the George Washington right-of-way, making the building compliant with the Newton setback requirement but not the George Washington Way setback requirement.

Conformance to the specific central business design requirements (as listed in RMC Section 23.22.020(E) – see above) are summarized below:

1. The plans do not indicate how the maximum setback area (20 feet) would be addressed, other than to note generally that landscaping would be provided along both the George Washington Way and Newton Street frontages.
2. a. Glass fenestration along the Newton Street frontage is approximately 35%, and so does not meet the standard of 50 – 80%. On the George Washington Way side of the building, fenestration is less than 20%. On the east side of the building, facing the park, glass fenestration is approximately 70%.
b. At least two architectural elements are required. The proposed building includes columns and covered entry ways that would satisfy the requirement for wall plane modulation, so this standard has been met.
3. Building entrances are proposed on both the Newton Street and George Washington Way sides of the building, so this requirement is met.
4. The building is a single story structure and so does not require a variation of exterior building materials. Nonetheless, the proposal includes two different building materials and colors used on the side of the building facing George Washington Way.
5. The building includes multiple roof surfaces and so is not a flat roofed building, so the requirement is not applicable.
6. The building not does not include a parapet wall, so the requirement is not applicable.
7. This site does not lend itself to shared curb cuts, given that this corner property is immediately adjacent to the levee along its eastern boundary and the existing Red Lion Hotel along the southern boundary of the site is developed with its own access onto George Washington Way.
8. The plans submitted to the City are not detailed enough to determine location of refuse dumpsters etc.

ANALYSIS

The applicant's plans do not meet the City's design standards concerning the setback of the building from the George Washington Way frontage. The plans are also inconsistent with the requirement for a minimum of 50% fenestration on the street side of the building, although this standard is met on the site of the building facing the park.

The Planning Commission can approve deviations from these development standards when it can make the following findings:

- a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and*
- b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and*
- c. The proposal 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.*

In this application, the existing building would be replaced with one that would overlook the park and the river rather than facing the George Washington Way frontage. The park and river views available on this site clearly are the most desirable views, so orientation of the building to focus on this amenity is good design. Many of the properties that abut the City park within the downtown and along Columbia Point have taken advantage of their location through the orientation of their buildings towards the river.

The intent of the design standards is to encourage development and re-development of the central business district in a way that encourages pedestrian movement and that enlivens the City's streetscape. In this case, keeping the building against George Washington Way will not likely accomplish that goal, as the traffic volumes on the street will keep it from being a desirable pedestrian walkway. Therefore, the best alternative for this property is the building orientation proposed by the applicant.

The treatment of the George Washington Way frontage does remain an important consideration. The City in recent years has undertaken a project to landscape along the north side of Newton Street between George Washington Way and the levee located at the park entrance. The landscaping installed at that location was planted to match the landscape on the Sterling site, which is comprised of pine trees. A similar landscape treatment could be carried out along the George Washington Way frontage and would provide a consistent look and feel for the Newton/George Washington Way intersection. Additionally, the frontage should include a three foot masonry wall or equivalent treatment to help screen the parking lot from views along the street frontage.

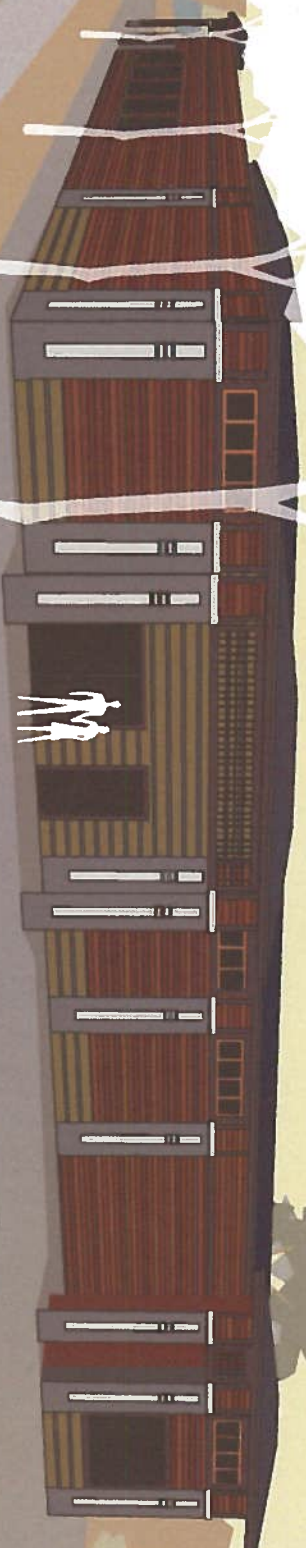
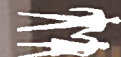
SUMMARY

Subject to the recommended conditions of approval the proposed deviation from the Central Business District design standards is consistent with the criteria for an approval of the proposed alternative design to the Central Business District standards for 890 George Washington Way.



NEWTON ST.

GEORGE WASHINGTON WAY

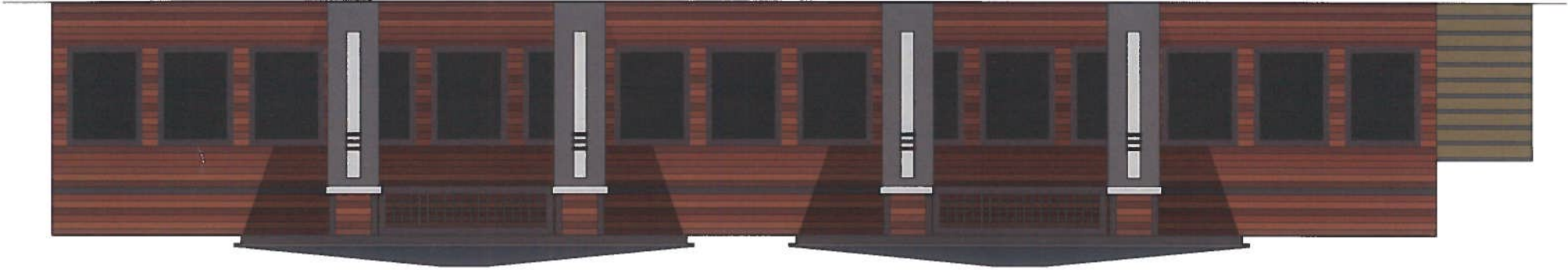


Stirling's

HOTEL SIDE



RIVER SIDE



NEWTON STREET

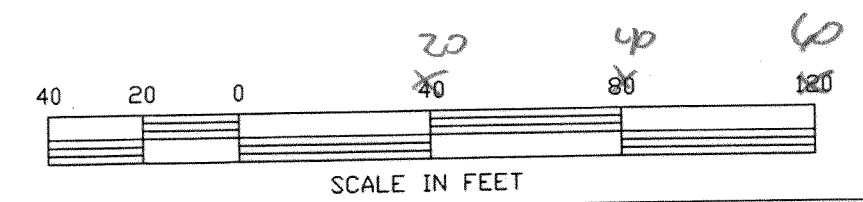
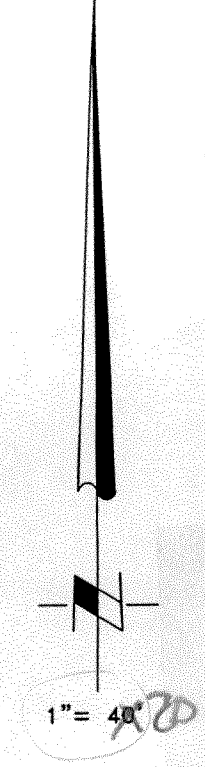
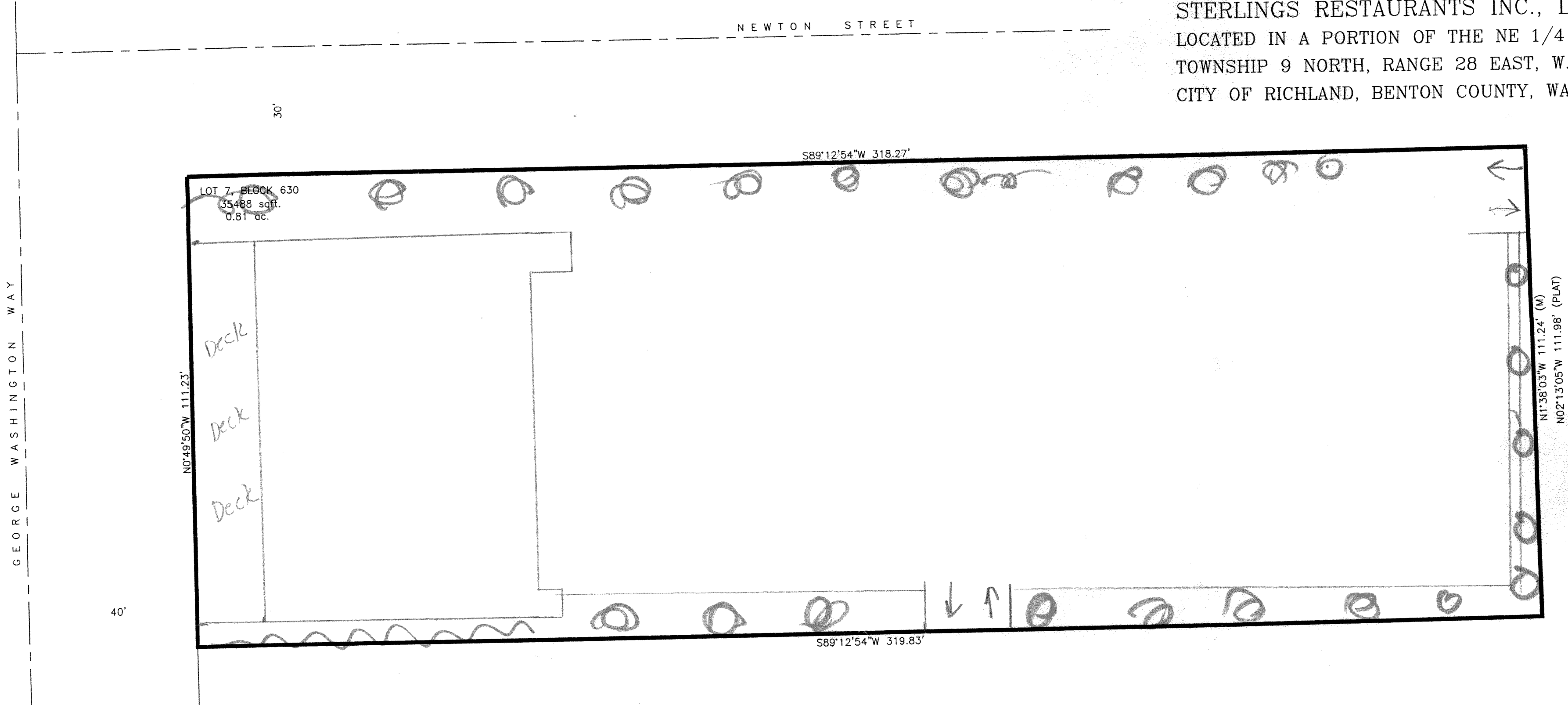


GEORGE WASHINGTON WAY



SITE PLAN

STERLINGS RESTAURANTS INC., L.L.C.
 LOCATED IN A PORTION OF THE NE 1/4 OF SECTION 11,
 TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
 CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



Jim Sterling—CEO
 Owner

Cell: 509
 Email: sh22321

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CITY OF RICHLAND

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Richland Planning Commission on Wednesday, January 27, 2016, at 7:00 p.m. in the Council Chamber at Richland City Hall (505 Swift Blvd.) will conduct a public hearing and review on the application of:

Applicant: Jim Sterling
Request: Deviation from the building design standards applicable in the City's Central Business District to permit the construction of a new restaurant building (following the demolition of the existing building) that would be located more than 20 feet from the edge of the George Washington Way right-of-way.
Location: 890 George Washington Way

Any persons having interest in this matter are invited to attend and be heard at the public hearing. Written comments may be mailed to Rick Simon, Development Services Division, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to 942-7764 or sent by e-mail to rsimon@ci.richland.wa.us.

Rick Simon, Development Services Manager

