



Agenda
Planning Commission Meeting
Wednesday, August 26, 2015
City Hall Council Chamber | 505 Swift Boulevard

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

Draft Meeting Minutes for July 22, 2015 and August 5, 2015

Public Comments:

Public Hearing Explanation:

New Business - Public Hearing:

- I. Consideration of Proposed Code Amendments to the Residential Standards Applicable to the Business Research Park District and Off-Street Parking Standards for Studio Apartments (Z2015-108)
Applicant: Doug Perry
Location: West of Innovation Boulevard, South of 4th Street, East of Einstein Avenue and North of DaVinci Street
- Rick Simon, Development Services Manager

New Business

- I. Amending RMC 12.10.010, Frontage Improvement Requirements in Industrial Zoning Areas
- Jeff Peters, Transportation and Development Manager

Communications:

Adjournment

The next Planning Commission Workshop is September 9, 2015

The next Planning Commission Meeting is September 23, 2015

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

Richland City Hall is ADA accessible with special parking and access available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the Planning Commission Meeting by calling the City Clerk's Office at 942-7388.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 08/26/2015

Agenda Category: Approval of Minutes

Prepared By:

Subject:

Draft Meeting Minutes for July 22, 2015 and August 5, 2015

Request:

Recommended Motion:

Motion to approve the meeting minutes for the (July 22, 2015/August 5, 2015) Planning Commission meeting as (presented/amended).

Summary:

Attachments:

1. DRAFT July 22, 2015 Meeting Minutes
2. DRAFT August 5, 2015 Special Meeting Minutes



MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, July 22, 2015
7:00 PM

Call to Order:

Vice-Chair Wallner called the meeting to order at 7:00 PM.

Attendance:

Present: Commissioners Berkowitz, Clark, Palmer and Vice-Chair Wallner. Also present were City Council Liaison Phil Lemley, Block Grant Coordinator Michelle Burden, Community Development Services Manager Rick Simon, and Recorder Pam Bykonen.

Approval of Agenda:

Vice-Chair Wallner presented the July 22, 2015 meeting agenda for approval.

The June 24, 2015 meeting agenda was approved as presented.

Approval of Minutes

Vice-Chair Wallner presented the meeting minutes of the June 24, 2015 meeting for approval.

A motion was made by Commissioner Palmer and seconded by Commissioner Clark to approve the meeting minutes of the June 24, 2015 meeting as presented.

Motion carried 4-0.

Public Comment

None.

New Business

1. CITY OF RICHLAND - 2016 CDBG Funding

Organizations seeking 2016 CDBG funding each gave a presentation outlining the needs of the organization and how the CDBG funds would benefit low-income Richland residents.

Applicant	Project	Amount Requested
Luther Sr. Center/Shalom Ecumenical Center	Luther Place Duplexes	\$ 75,000
Senior Life Resources	Meals on Wheels Program	\$ 8,500
Elijah Family Homes	Transition to Success Program	\$ 25,489
The ARC of the Tri-Cities	Partners-N-Pals Program	\$ 10,000
B/F Community Action Committee (CAC)	Second Chance Center	\$ 20,000
Hanford Reach Interpretive Center	Youth Scholarships	\$ 20,000
City of Richland, Public Works	ADA Sidewalk Ramps	\$150,000
City of Richland, Parks & Public Facilities	Craighill Park Improvements	\$ 60,000

Commission Members asked applicants clarifying questions and whether the applicant would accept partial funding.

Deliberation and funding recommendations for this item will be on August 5, 2015 at the Planning Commission Special Meeting in the Richland Community Center. City Council will make a final decision on the Planning Commission's recommendations at its September 15, 2015 regular meeting.

2. PAPER STREET BREWING COMPANY – Sidewalk Use License (SUL2015-100)

Mr. Simon reviewed the staff report and application for a Sidewalk Use License to allow for outdoor food and alcohol consumption associated with the Paper Street Brewing Company located at 701 The Parkway.

Public Hearing

The Public Hearing was opened at 8:12 p.m.

Robby Burns, 701 The Parkway: Emphasized the public amenity of outdoor seating and clarified hours of operation and access to the enclosed area.

The Public Hearing was closed at 8:13 p.m.

Discussion:

Commissioner Clark asked staff to clarify the location of the property and adjacent businesses.

A motion was made by Commissioner Palmer and seconded by Commissioner Berkowitz to concur with the Findings and Conclusions set forth in Staff Report SUL2015-100 and approve the request for a sidewalk use license to operate a sidewalk café subject to conditions 1 – 14 as detailed in the attached staff report.

Motion carried 4-0.

3. CITY OF RICHLAND – Zoning Code Amendments Relating to the Rescission of a Binding Site Plan (Z2015-107)

Mr. Simon introduced the proposed code amendments to RMC 24.14.110 relating to the rescission of a binding site plan in the event a property owner wishes to vacate an existing binding site plan. Current code does not contain provisions for this type of action.

Public Hearing

The Public Hearing was opened at 8:19 p.m.

The Public Hearing was closed at 8:19 p.m.

Discussion:

Commissioner Clark asked staff if this proposal was related to recent changes to the Badger Mountain South LUDR. **Mr. Simon** said it was not.

Commissioner Berkowitz asked for clarification of the terms “rescind” and “vacate” when referring to a binding site plan. **Mr. Simon** explained the terms were interchangeable. **Commissioner Berkowitz** asked for clarification of process for a large parcel requesting a binding site plan and for a smaller property. **Mr. Simon** explained that parcels greater than 200,000 square feet must undergo a public hearing for a binding site plan with conditions for easements, etc. Parcels smaller than 200,000 square feet requesting a binding site plan may do so administratively.

Commissioner Berkowitz objected to the term “modify” regarding large parcel binding site plans.

A motion was made by Commissioner Clark and seconded by Commissioner Palmer to concur with the Findings and conclusions set forth in Staff Report Z2015-107 and recommend to the City Council adoption of the proposed new section to the Richland Municipal Code 24.14.110 – Rescission, as presented in a separate handout.

MOTION PASSED 3-1 with Berkowitz casting the dissenting vote.

Communications:

Mr. Simon

- Reminded all of the items at the next workshop and special meeting on August 5th. The August 12 workshop will be cancelled. CDBG allocation recommendations will be made at the special meeting.

ADJOURNMENT:

The July 22, 2015 Richland Planning Commission Regular Meeting was adjourned at 8:31 PM.

PREPARED BY: Pam Bykonen, Recorder, Planning and Development

REVIEWED BY:

Rick Simon, Secretary
Richland Planning Commission



MINUTES
PLANNING COMMISSION SPECIAL MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, August 5, 2015
7:00 PM

Call to Order:

Vice-Chair Wallner called the meeting to order at 7:00 PM.

Attendance:

Present: Commissioners Berkowitz, Clark, Palmer, Wise and Vice-Chair Wallner. Also present were Block Grant Coordinator Michelle Burden, Community Development Services Manager Rick Simon, and Recorder Pam Bykonen.

Approval of Agenda:

Vice-Chair Wallner presented the August 5, 2015 meeting agenda for approval.

The June 24, 2015 meeting agenda was approved as presented.

Public Comment

None.

New Business

1. CITY OF RICHLAND - 2016 CDBG Funding Deliberations and Recommendation

Commission members reviewed the applications for 2016 CDBG funds and discussed the presentations from the July 22, 2015 meeting. The Commission deliberated on each application, taking into consideration the public benefit to Richland citizens proposed in each application with the following outcome:

Applicant	Project	Amount Requested	Amount Recommended
Luther Sr. Center/Shalom Ecumenical Center	Luther Place Duplexes	\$ 75,000	\$75,000
Senior Life Resources	Meals on Wheels Program	\$ 8,500	\$8,500
Elijah Family Homes	Transition to Success Program	\$ 25,489	\$19,792

The ARC of the Tri-Cities	Partners-N-Pals Program	\$ 10,000	\$5,000
B/F Community Action Committee (CAC)	Second Chance Center	\$ 20,000	\$0
Hanford Reach Interpretive Center	Youth Scholarships	\$ 20,000	\$0
City of Richland, Public Works	ADA Sidewalk Ramps	\$150,000	\$19,262
City of Richland, Parks & Public Facilities	Craighill Park Improvements	\$ 60,000	\$50,000

Discussion:
None.

A motion was made by Commissioner Clark and seconded by Commissioner Palmer to recommend to City Council approval of the 2016 CDBG funding as described in the above chart.

Motion carried 5-0.

Communications:

Mr. Simon

- Reminded all of the items at the next meeting on August 26th. A tour of Richland land use projects is planned for the September 9, 2015 instead of the workshop. The tour will begin at 5:30PM to take advantage of the daylight.

ADJOURNMENT:

The August 5, 2015 Richland Planning Commission Special Meeting was adjourned at 7:54 PM.

PREPARED BY: Pam Bykonen, Recorder, Planning and Development

REVIEWED BY: _____
Rick Simon, Secretary
Richland Planning Commission



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 08/26/2015

Agenda Category: New Business - Public Hearing

Prepared By: Rick Simon, Development Services Manager

Subject:

Consideration of Proposed Code Amendments to the Residential Standards Applicable to the Business Research Park District and Off-Street Parking Standards for Studio Apartments (Z2015-108)

Applicant: Doug Perry

Location: West of Innovation Boulevard, South of 4th Street, East of Einstein Avenue and North of DaVinci Street

Request:

Amendments to RMC Title 23 - Business Research Park Zoning

Recommended Motion:

Motion that the Planning Commission concur with the findings and conclusions set forth in Staff Report Z2015-108 and recommend to the City Council adoption of the proposed amendment to RMC 23.28(B)(4), 23.28.020(B)(6), 23.52.020(A) and 23.06.072, as presented in Staff Report Z2015-108.

Summary:

The Innovation Center has built and intends to build multi-family residential projects within the Business Research Park zone and proposes that adjustments be made to the standards that would provide for the implementation of their future plans.

Attachments:

1. Z2015-108 Staff Report
2. Z2015-108 Application
3. Z2015-108 B-RP Zoning Map

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2015-108

PREPARED BY: RICK SIMON
MEETING DATE: AUGUST 26, 2015

GENERAL INFORMATION:

APPLICANT: INNOVATION CENTER

REQUEST: TEXT AMENDMENTS TO CHAPTER 23.28 – BUSINESS
RESEARCH PARK STANDARDS FOR RESIDENTIAL USES

LOCATION: CITYWIDE

REASON FOR REQUEST:

Innovation Center has built and intends to build multi-family residential projects within the Business Research Park zone and proposes that adjustments be made to the standards that would provide for the implementation of their future plans.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed amendments to the Innovation Center's proposed zoning text amendments and submits that:

1. Chapter 23.28 of the RMC established the Business Research Park zoning district and has been in use within the City since 2000;
2. According to Richland Municipal Code Section 23.28.010, the purpose of the Business Research Park zone is to provide locations for a range of business research and business park uses; to provide opportunities for employment in modern, attractive buildings on well-landscaped sites which may be close residential areas, thereby resulting in a reduction of travel time to and from work;
3. The Business Research Park zoning designation has been applied to approximately 739 acres in North Richland to implement the City's comprehensive plan;
4. The proposed amendments to the B-RP district would allow for additional residential development to occur within the district, while still maintaining appropriate provisions to ensure that residential uses remain subordinate and secondary to the primary business park uses within the B-RP district;

5. An increase in the overall percentage of land within the B-RP district that can be devoted to residential uses to a maximum of 20%, while less than what the applicants are proposing, would still allow them to fully implement the master plan that was included with their application;
6. The proposed reduction in off-street parking spaces for studio apartments appropriately recognizes that such apartments would typically be occupied by fewer people who would demand fewer parking spaces than standard sized apartments;
7. Providing parking spaces in excess of actual demand can result in increased housing costs, increased storm water runoff, heat islands, and inefficient use of land;
8. Based upon the above findings and conclusions, the adoption of the proposed amendments to Chapter 23.28 of the Richland Municipal Code concerning residential standards in the Business Research Park zone and Chapter 23.54 concerning off-street parking standards for studio apartments as proposed by the applicants and modified by staff is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2015-108) and recommend to the City Council adoption of the following proposed zoning code amendments:

RMC 23.28.020(B)(4) *No more than ~~15~~ 20 percent of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses.*

RMC 23.28.020(B)(6) *No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed exclusively for residential uses exceeds ~~10~~ 20 acres in area.*

RMC 23.52.020(A)

A.	Residential Uses	Number of Parking Stalls Required
1.	Single-family attached and detached dwellings, manufactured homes, condominiums and duplexes	2 spaces per dwelling unit.
2.	Multiple-family complexes <u>Studio Apartments</u>	1.5 spaces per dwelling unit. <u>1 space per dwelling unit</u>

RMC 23.06.072

Apartment, Studio: means a self-contained, small apartment which combines living room, kitchenette and bedroom into a single room.

ATTACHMENTS

- A. Supplemental Information
- B. Application
- C. Innovation Center Master Plan
- D. Map of B-RP Zone

SUPPLEMENTAL INFORMATION

EXISTING CODE

The current City code permits residential uses within the Business Research Park zone through a special use permit process that requires compliance with the following standards per RMC 28.23.020(B) (Note: areas that are highlighted are the sections proposed for amendment):

B-RP Residential Day Care and Preschool Standards

1. *Residential development is permitted in the B-RP zone at an average density of eight dwellings per acre within a business park. Average density shall be determined by a calculation of the total land area (in acres) within a business park that are both developed and proposed for development with residential uses divided by the total number of dwelling units that are both developed and proposed for development. Any residential development approved through a special use permit must maintain a minimum density of six dwelling units per acre. Construction of residential units shall proceed as identified or conditioned in a special use permit approved by the Richland planning commission;*
2. *Detached single-family dwellings are prohibited unless:*
 - a. *Detached single-family dwellings are part of a residential development as approved through the special use permit process, in which no more than 25 percent of the total number of dwelling units approved through the special use permit are detached single-family dwellings; and*
 - b. *Detached single-family dwellings are a part of a common maintenance program, such as a homeowners' association, with attached conditions, covenants and restrictions to be approved by the city at the time of development and recorded by deed to run in perpetuity to the individual properties;*
3. *Dwelling units may be incorporated into a building occupied by a nonresidential use;*
4. *No more than 15 percent of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses. The applicant for a residential use project shall identify the properties that he/she is relying upon to comply with this requirement. In the event that the applicant is relying upon property(ies) that are not under the ownership of the applicant, then the applicant shall submit a written statement from the affected property owners consenting to the application for an exclusive residential use;*
5. *No site developed exclusively for residential uses shall exceed 10 acres in area;*
6. *No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed exclusively for residential uses exceeds 10 acres in area;*

7. *Mixed use buildings that contain permitted uses (as identified in RMC [23.26.030](#)) on the main floor of the building and residential uses on the upper floors of the building are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of residential uses in the B-RP zone shall apply;*
8. *Day care and preschool uses are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of day care and preschool uses in the B-RP zone shall apply;*
9. *Residential projects in the B-RP zone shall include provisions to connect with permitted uses in the zone which have the effect of minimizing the need for automotive commutes. Such connections may include shared open space, pedestrian trails, computer and/or communication links between buildings, or other similar features. Residential projects should also be designed to be compatible with the architectural character of existing, adjacent business parks;*
10. *Parking for residential structures shall be required in addition to any requirement for other permitted uses on the site; and*
11. *The applicant shall ensure that an emergency response plan is prepared by Benton County emergency services and that such emergency response plan is implemented prior to or simultaneously with the issuance of a certificate of occupancy for a project.*
 - a. *Prior to the submittal of a special use permit, the applicant shall consult with Benton County emergency services to determine the following:*
 - i. *The specific hazards to residential, day care and/or preschool populations that exist in the vicinity of the project site resulting from existing industrial land uses in the general area. Such hazards shall be determined and assessed through the review of risk management hazard plans that are on file with Benton County emergency services;*
 - ii. *The parameters of the emergency services plan that are necessary to support the proposal. Such plan will at a minimum address the following:*
 - (A) *Provisions for emergency notification;*
 - (B) *Identification of evacuation routes;*
 - (C) *Identification of special populations that may reside or be located within the proposed project (small children, seniors, individuals with mobility restrictions, etc.) for identification of specific provisions to address the safety of these special populations;*
 - iii. *Identification of any plans for sheltering residential populations during an emergency event and any specific building or site design features to be incorporated into the project to mitigate potential hazards created by nearby industrial facilities; and*
 - iv. *Identification of plans to inform the future residents of the residential project of the specific emergency notification procedures and actions that would be taken during an emergency event.*
 - b. *Following completion of the consultation process, the applicant shall obtain a written statement from Benton County emergency services that either:*

- i. Indicates that the proposed project site is located outside of any known hazard area which represents a threat to residential, day care or preschool populations as identified in the risk management plans on file with Benton County emergency services and that the requirement for a specific emergency response plan is waived; or
- ii. Identifies the known hazards to residential, day care or preschool populations that are known to exist in or near the project site. Such report shall identify the specific mitigation measures that will be included in the emergency response plan. The applicant shall sign a statement acknowledging and agreeing to the mitigation measures included in the emergency response plan.
- iii. The applicant is required to provide any information requested by Benton County emergency services for the preparation of an emergency response plan.

Parking Standards

Section 23.54.020 of the Richland Municipal Code sets forth the following off-street parking requirements for residential uses:

A.	Residential Uses	Number of Parking Stalls Required
1.	Single-family attached and detached dwellings, manufactured homes, condominiums and duplexes	2 spaces per dwelling unit.
2.	Multiple-family complexes	1.5 spaces per dwelling unit.
3.	Housing for the elderly	1 space per 2 dwelling units.
4.	Rooming houses, boardinghouses and dormitories	1 space per person capacity.
5.	Hotels and motels	1 space/room, plus required space for any restaurant (1 space per 100 square feet of GFA*), plus 50% of required spaces for other associated uses.

PROPOSED AMENDMENTS

The applicants have proposed the following amendments to the municipal code:

- Allowing a total of 25% of the total land area in the B-RP zone or within a specific business park to be developed exclusively for residential uses (increase from current standard of 15%);
- Allowing parcel or contiguous parcels of property developed exclusively with residential uses to be a maximum of 20 acres in size (increase from a 10 acre limitation);

- Amending the off-street parking standards to reduce the parking requirement for studio apartments to 1 parking stall per unit (reduction in the standard that requires 1.5 parking stalls for each dwelling unit).

COMPREHENSIVE PLAN

The Richland Comprehensive Plan designates approximately 1,030 acres in the North Richland area as Business/Research Park. The plan describes the B/RP designation as follows: “The Business/Research Park designation provides for a variety of office and research and development facilities in a planned business park setting. Permitted uses include science-related research and development and testing facilities; administrative offices for those uses; and other general office uses. Limited high density residential, extended stay hotel/motel and similar uses may also be permitted if demonstrated to be compatible with the primary permitted uses.”

Additionally, the plan contains the following goal and policy statements relating to the B/RP designation:

Land Use Goal 2: The City will promote industrial development to provide employment for its residents, and strengthen and expand the tax base through its land use policies.

Policy 1: The City will accommodate a variety of industrial uses ranging from manufacturing and processing to technology and business parks.

Policy 2: The City will create a “Business/Research Park” land use category to accommodate high tech business interests, research-oriented industrial development and corporate office development with provisions for development of limited high density residential, extended stay hotel/motel and similar uses.

Policy 3: The City will create innovative land use categories and zoning classifications to implement the economic development strategies.

HISTORY

The Business Research Park district was adopted by the City in January 2000 to implement the comprehensive plan, which had designated approximately 1,130 acres in North Richland as “Business Research Park”. The purpose statement of the Business Research Park zone stated in part that “*Limited high density residential, extended stay hotel/motel and similar uses may also be permitted if demonstrated to be compatible with the primary permitted uses.*” Primary permitted uses were considered to be office uses and research and development facilities.

Amendments to the B-RP zone were adopted later in 2000 that permitted residential uses. There were generally three areas of concern that were addressed by the Commission at that time. First, there was a concern that residential use would become the predominant land use in B-RP zone. This concern was addressed by the standards developed for the B-RP zone, including a prohibition on detached single family dwellings; a minimum density of 10 units per acre; a maximum 10 acre size limit on any

single residential development and a requirement that no more than 10% of the land area within the zone can be developed with residential uses.

The second area of concern was the potential incompatibility between residential uses and the industrial facilities that are located within the B-RP zone and surrounding areas. This concern was addressed through the standards requiring consultation with the Benton County Emergency Services.

The third area of concern related to how the residential uses within the zone could be made supportive and accessory to business research park facilities. This concern was addressed through the code requirements that mandate connections be made between business park facilities and adjoining residential uses through common open spaces, or pedestrian trails.

Subsequent amendments to the B-RP zone were adopted in 2004. These amendments allowed both commercial and residential projects to occur on up to 15% of the total land area within the zone, an increase from the previous 10% standard; allowed commercial development to be a maximum of 5 acres, an increase from the previous 3 acre standard; modify setback standards based on the use of the building; a lessening of the total landscape requirement from 30% of the total land area to 25%; providing for single family dwellings as a part of a residential cluster development and reducing the overall required density of 10 units per acre to an average density of 8 units per acre.

ANALYSIS

Currently, there are 739 acres within the City that are zoned B-RP. Of this amount, 513 (69%) acres are developed, leaving 226 (31%) undeveloped. Of the developed acreage, there are four residential projects: Battelle operates a dormitory facility on Battelle Boulevard; Innovation Center has constructed an apartment complex on Pauling Avenue; there are the University condos on Hanford Street and the Sienna Sky & Hearthstone plats on Smart Park Street. In total there are 21.7 acres of B-RP land devoted to residential uses, representing 4.2% of the developed acreage within the B-RP zone. Additionally, the City has approved a special use permit for a WSU student housing complex on a 5 acre site located adjacent to Waterfront Drive. The Innovation Center has a special use application pending for 331 additional apartments on a 7.5 acre site (Blocks 4 and 5 of the Innovation Center Master Plan). Both existing and proposed residential development in the B-RP zone totals 34.2 acres which represents only 4.6 % of the total acreage within the B-RP zone.

The master plan developed for the Innovation Center site identifies approximately 18.5% of the master planned area for residential uses. While this exceeds the current 15% limitation contained in code, it is also less than the 25% standard proposed by the applicant. Overall, the amount of land in the B-RP zone currently devoted to residential uses falls far below the current limitation of 15%. However, the current code language does create some difficulty for individual land owners, in that the standard applies to a particular ownership. If the applicants were to fully develop their master plan, their only

option under the current regulation would be for them to gain the written approval of other land owner(s) within the B-RP zone who would stipulate that they would not develop their site with residential uses.

The proposed code amendment would eliminate the applicant from having to negotiate an agreement with another B-RP land owner, but would also significantly increase the amount of residential development that is possible within the district. If the limitation on residential development were limited to 20%, this would still provide the applicants with the ability to develop in accordance with their master plan and would still maintain the majority of B-RP lands to be developed with non-residential uses.

The second proposed code amendment would relax the current size of a residential development or contiguous residential developments from a maximum of 10 acres to a maximum of 20 acres. This code provision was again intended to ensure that residential uses would not become a dominant use within the B-RP zone. However, in staff's opinion, there are some advantages of clustering residential developments together. Bus service, both for the transit service and for the school district would be more efficient if residential uses are clustered together in fewer, larger complexes than if they are dispersed throughout the B-RP zone. Emergency response plans would be easier to develop and maintain for emergency service providers if residential uses are clustered together than if they are dispersed over a larger area. Further, the limitation on the percentage of land within the B-RP zone that can be devoted to residential uses is sufficient to ensure that residential uses do not become the predominant use within the zone. Therefore, staff is supportive of this proposed amendment.

The third proposed code amendment would relax the off-street parking standard for studio apartments. Certainly there is a difference in the number of residents that would live in a studio apartment versus those that would live in a one, two or three bedroom apartment, which translates into a lower demand for off-street parking spaces. As off-street parking increases the cost of development, adds to storm water runoff and heat islands, it makes sense to limit the amount of off-street parking to what is actually needed. Staff is therefore supportive of this code amendment, but suggests that the following definition for studio apartment be added into the zoning code in order to clarify what type of apartment units would qualify for the reduced parking standard:

Apartment, Studio: means a self-contained, small apartment which combines living room, kitchenette and bedroom into a single room.

SUMMARY

The proposed amendments, with staff's suggested modifications, to the City's B-RP zoning regulations are reasonable amendments that would preserve the overall intent and purpose of the B-RP zone.

Planning & Development Services Division • Current Planning Section
840 Northgate Drive • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764

Petition for Zoning Ordinance Text Amendment

Application is hereby made to the Richland Planning Commission for a Zoning Ordinance Text Amendment pursuant to Section 23.82.180 of the Richland Municipal Code.

The following required information must be furnished and filing fee paid before the Secretary of the Physical Planning Commission will accept this application.

APPLICANT INFORMATION			
Applicant's Name: Doug Perry			
Applicant's Address: PO Box 998			
City: Bellevue		State: WA	Zip: 98009
Phone: 206.972.7919	Fax:	Other:	
Section(s) for which amendment(s) is/are proposed: 23.28.020 B4 23.28.020 B6 23.54.020 A2			
State exactly how you feel the section(s) should read, incorporating your amendment(s): 23.28.020 B4 25% of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses 23.28.020 B6 No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed for residential uses exceeds 20 acres in area 23.54.020 A2 Multiple-family complexes – 1.5 parking stall required per dwelling unit 1 parking stall required per studio unit			

State your reason for requesting the zoning ordinance text amendment(s):

23.28.020 B4

The Innovation Center property's proximity to two of the region's largest employment centers, PNNL and Hanford, is one reason that this site is especially suited to residential uses and should have an increased percentage of housing to accommodate the high housing demand from employees who work nearby. In addition, the site has proximity to Hanford High School and to WSUTC. These adjacencies, along with the stated goals of the Innovation Center to create live/learn/work/play synergies, urges an increase need for multi-family housing on this property.

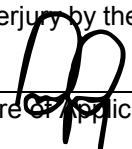
23.28.020 B6 (with attached master plan)

The Innovation Center's 89-acre master plan is designed to create a live/learn/work/play diverse and dynamic lifestyle. The master plan incorporates specific development areas dedicated to residential, hotel, office/lab, retail, and park/green spaces. Block 2, 3, 4, 5 create a cluster of housing that overlook Innovation Boulevard. With an increase of acres in which these residential blocks can be contiguous, it helps support a stronger sense of community and urban living.

23.54.020 A2

A large part of the housing development will consist of studio units that will be occupied by 1 tenant per unit. For that particular type of housing unit, 1 parking stall per unit is sufficient to support the basic need of 1 car per occupant.

The information provided is "said to be true under penalty of perjury by the Laws of the State of Washington."



Signature of Applicant

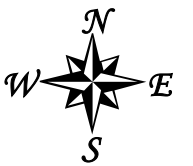
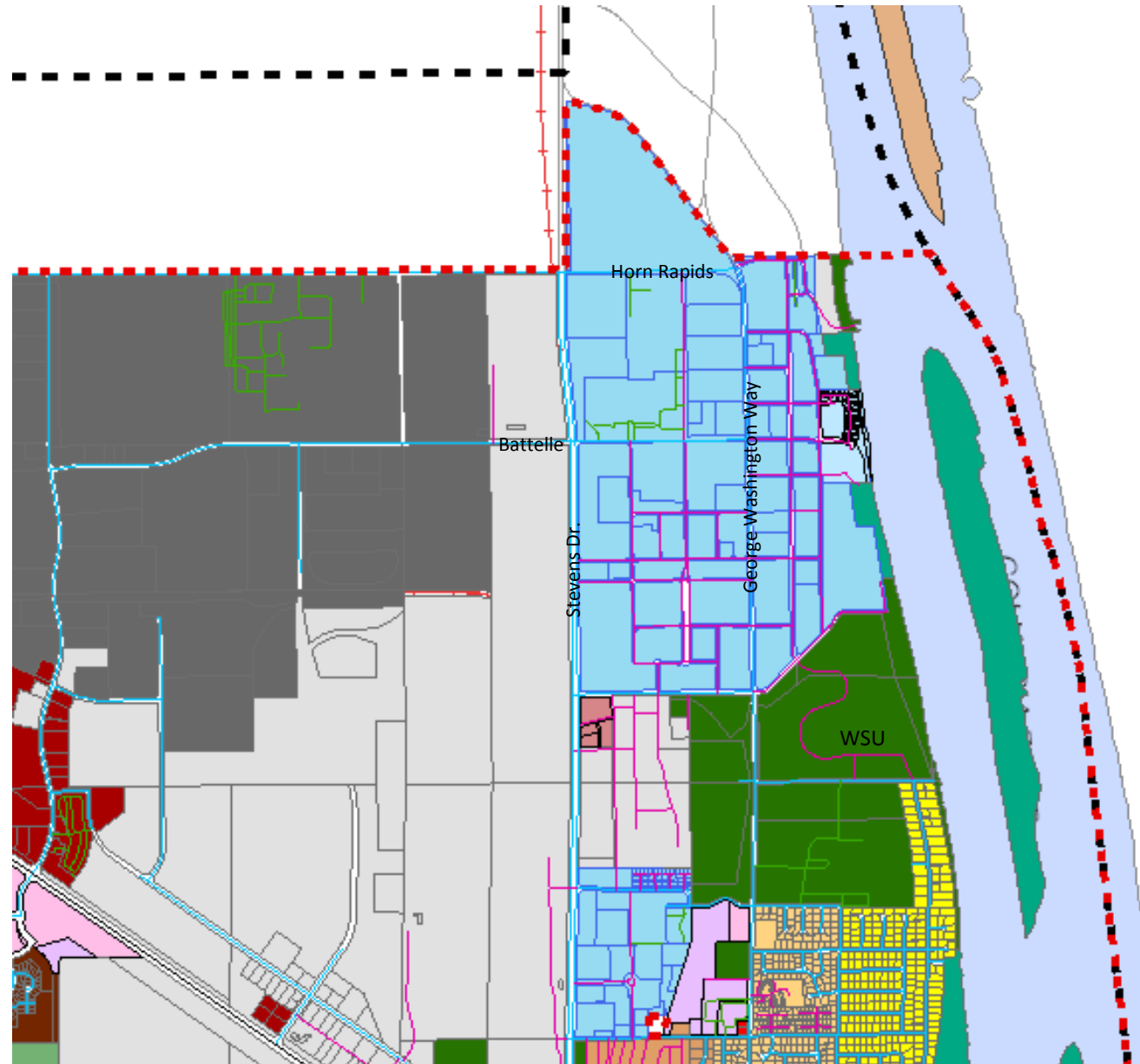
For Office Use:

Petition accepted for filing _____

Signature

Title

B-RP ZONING





PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 08/26/2015

Agenda Category: New Business – Public Hearing

Prepared By: Jeff Peters, Transportation and Development Manager

Subject:

Amending RMC 12.10.010, Frontage Improvement Requirements in Industrial Zoning Areas

Request:

Recommended Motion:

Motion to recommend to City Council approval of amending RMC 12.10.010, as shown in the attached Ordinance No. 42-15.

Summary:

Proposed amendments to RMC 12.10.010 was reviewed at the Planning Commission workshop on June 10, 2015. This item is currently under review by City Council and requires review by the Planning Commission before a final decision by council can be made.

Staff is proposing the removal of requirements for curb, gutter and sidewalk (frontage improvements) in Industrial zoned areas.

Attachments:

1. Ordinance No. 42-15
2. RMC 12.10

ORDINANCE NO. 42-15

AN ORDINANCE of the City of Richland amending Title 12: Streets and Sidewalk, of the Richland Municipal Code (RMC), relating to sidewalk construction.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to promote the health, safety, and general welfare of the citizens of the community; and

WHEREAS, RMC Chapter 12.10 addresses the required installation of sidewalks, curbs and gutters at the time of adjacent building construction; and

WHEREAS, RMC Chapter 12.10 specifically mentions residential and commercial land uses and promotes a well-connected system of transportation facilities to support vehicular, bicycle and pedestrian travel; and

WHEREAS, RMC Chapter 12.10 is silent regarding application of its provisions to industrial land uses, resulting in staff applying the code requirements to all building activity and public streets; and

WHEREAS, staff believes industrial land uses, with their larger parcels and different travel patterns, warrant application of a different improvement standard than is currently represented in RMC Chapter 12.10; and

WHEREAS, the City's Horn Rapids Industrial Park master plan establishes an improvement standard different from RMC Chapter 12.10; and

WHEREAS, RMC Chapter 12.10, as currently worded, requires improvements to street right of way property even when the proposed development will receive no benefit from those improvements and regardless of whether the street is actually in place and functional as a public street; and

WHEREAS, staff proposes to amend RMC Chapter 12.10 to improve its clarity and establish a more appropriate improvement standard for industrial properties; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1.01 Chapter 12.10 Installation of Sidewalks, Curbs and Gutters, of the Richland Municipal Code, as enacted by Ordinance No. 390 and last amended by Ordinance No. 44-13, is hereby amended to read as follows:

12.10.010 Sidewalks for new construction.

Whenever a building permit application is made for construction of a new residential or commercial structure within the city, the person seeking such permit shall also make

application for a permit as provided for under this chapter, and as a portion of such construction there shall be built sidewalks, curbs and gutters on all sides of such property that may adjoin property dedicated [and existing](#) as a public street, in conformance herewith, and such sidewalks, curbs and gutters shall extend the full distance that such property is sought to be occupied as a building site for residential or commercial construction, or as parking area for commercial construction, that may adjoin property dedicated [and existing](#) as a public street. If the paved width of the adjacent public street does not include curbs and gutters and is not wide enough to construct the curbs, gutters, and sidewalks in accordance with the planned roadway width, as determined by the city engineer and the city's street functional classification system as established in Chapter 12.02 RMC, the application for right-of-way construction shall include widening of the paved street to conform with the width specified by the city engineer and street lights and storm drain system improvement as needed to complete the street in accordance with city standards; provided, that the provisions of this section may be waived by the public works director when application is made for the construction of a new residential or commercial structure on a previously improved street, which previously improved street does not include sidewalks or curbs and gutters. A waiver may be granted only if all of the following conditions exist:

- A. The property is in a residential zone, or is a residential nonconforming use to another zoning classification, or is industrial zoned property within the Horn Rapids Industrial Park.
- B. The existing street is not included as a classified arterial or collector street in the city's street functional classification system as established in Chapter 12.02 RMC.
- C. The existing street does not have concrete curbs along the property frontage for the property applying for the building permit.
- D. The existing street does not have concrete curbs within 300 feet of the nearest property corner to the property applying for a building permit.
- E. No more than 33 percent of the properties on the same block as the property applying for the building permit are undeveloped.

F. Construction of sidewalks along the property applying for the permit would result in no more than 20 percent of the frontage along the block including sidewalk.

If the above conditions are met, the public works director may grant a waiver to the requirements in this section subject to the property owner agreeing to fully fund and/or complete the improvements required under this section when the city forms a local improvement district to make these improvements or when development activity will result in at least 50 percent of the street frontage completing the improvements called for in this section, or when the city completes a city-funded street improvement project. [Ord. 390 § 1.01; Ord. 781 § 1.01; Ord. 40-83 § 1.03; Ord. 27-12 § 2; Ord. 44-13 § 1.01].

12.10.020 Sidewalks for existing improved property.

Whenever a building permit application is made for alterations or repairs to a residential or commercial property within the city, the person seeking such a permit shall install improvements as required in RMC 12.10.010; except that the requirements for installation of such improvements shall be waived if one of the following criteria is met:

A. The total alterations or repairs to a residential property are less than \$50,000 in valuation within any two-year period;

B. The total alterations or repairs to a commercial property are less than 50 percent of the assessed valuation as determined by the Benton County assessor or \$100,000, whichever is less; provided, that no waiver shall be granted for any building that adds 20 percent or more to its gross floor area within any two-year period. [Ord. 390 § 1.01; Ord. 27-12 § 2].

12.10.030 Standards of construction.

All sidewalks required to be constructed under the provisions of this chapter [in residential and commercial zoning districts](#) shall be of Portland cement concrete, and sidewalks, curbs and gutters shall otherwise conform to city of Richland standard specifications. All sidewalks required to be constructed pursuant to the provisions of this chapter shall be five feet in width; provided, that C-2 and C-3 zones adjacent to a principal or minor arterial shall be eight feet in width if the sidewalk is constructed directly adjacent to the curb or six feet in width if constructed with a minimum of two feet separation from the curb; and all sidewalks within the CBD zone shall be at least eight feet in width, except Guyer Avenue, Corondolet Drive, Stevens Drive north of Marjorie Sutch Greenway and Harding

Street, which shall be five feet in width. [Pedestrian facilities in industrial zoning districts may be of asphalt cement concrete in the form of a striped shoulder or separated pathway as approved by the City Engineer.](#) [Ord. 390 § 1.01; Ord. 781 § 1.02; Ord. 40-83 § 1.03; Ord. 11-07; Ord. 04-09].

12.10.035 Sidewalks for new or improved streets.

Whenever any street is constructed or improved in any area of the city zoned residential or commercial, whether such construction be by local improvement or otherwise, as a part of such construction or improvement there shall be included therein, on both sides of any such street, that may abut on previously developed property, sidewalks, curbs, and gutters constructed in conformity with requirements of this chapter.

Provided, however, that the provisions of this section may be waived, in whole or in part, by the city council, upon a determination by the public works director that the sidewalk requirement herein would unduly restrict usage of private property abutting such sidewalk.

In determining whether the provisions of this section will be waived, the public works director shall consider the setback of the existing development from the street, the setback that would exist by requiring sidewalks, curbs and gutters pursuant to this section, and whether waiver of this section would adversely affect any uniform construction of sidewalks, curbs and gutters in the general area of the construction or improvement. [Ord. 781 § 1.03; Ord. 40-83 § 1.03].

12.10.040 Permits.

Before constructing sidewalks, curbs and gutters a permit shall be obtained in the same manner as is provided in Chapter 12.08 RMC for obtaining permits for excavations. [Ord. 390 § 1.01].

12.10.050 Waiver.

The public works director or his duly authorized representative may waive the requirements of this chapter in those areas which are scheduled for widening under the six-year street improvement program. [Ord. 390 § 1.01; Ord. 40-83 § 1.03].

Section 1.02 This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the ____ day of _____ 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

Chapter 12.10

INSTALLATION OF SIDEWALKS, CURBS AND GUTTERS

Sections:

- [12.10.010](#) Sidewalks for new construction.
- [12.10.020](#) Sidewalks for existing improved property.
- [12.10.030](#) Standards of construction.
- [12.10.035](#) Sidewalks for new or improved streets.
- [12.10.040](#) Permits.
- [12.10.050](#) Waiver.

12.10.010 Sidewalks for new construction.

Whenever a building permit application is made for construction of a new residential or commercial structure within the city, the person seeking such permit shall also make application for a permit as provided for under this chapter, and as a portion of such construction there shall be built sidewalks, curbs and gutters on all sides of such property that may adjoin property dedicated as a public street, in conformance herewith, and such sidewalks, curbs and gutters shall extend the full distance that such property is sought to be occupied as a building site for residential or commercial construction, or as parking area for commercial construction, that may adjoin property dedicated as a public street. If the paved width of the adjacent public street does not include curbs and gutters and is not wide enough to construct the curbs, gutters, and sidewalks in accordance with the planned roadway width, as determined by the city engineer and the city's street functional classification system as established in Chapter [12.02](#) RMC, the application for right-of-way construction shall include widening of the paved street to conform with the width specified by the city engineer and street lights and storm drain system improvement as needed to complete the street in accordance with city standards; provided, that the provisions of this section may be waived by the public works director when application is made for the construction of a new residential or commercial structure on a previously improved street, which previously improved street does not include sidewalks or curbs and gutters. A waiver may be granted only if all of the following conditions exist:

- A. The property is in a residential zone, or is a residential nonconforming use to another zoning classification, or is industrial zoned property within the Horn Rapids Industrial Park.
- B. The existing street is not included as a classified arterial or collector street in the city's street functional classification system as established in Chapter [12.02](#) RMC.
- C. The existing street does not have concrete curbs along the property frontage for the property applying for the building permit.
- D. The existing street does not have concrete curbs within 300 feet of the nearest property corner to the property applying for a building permit.
- E. No more than 33 percent of the properties on the same block as the property applying for the building permit are undeveloped.
- F. Construction of sidewalks along the property applying for the permit would result in no more than 20

percent of the frontage along the block including sidewalk.

If the above conditions are met, the public works director may grant a waiver to the requirements in this section subject to the property owner agreeing to fully fund and/or complete the improvements required under this section when the city forms a local improvement district to make these improvements or when development activity will result in at least 50 percent of the street frontage completing the improvements called for in this section, or when the city completes a city-funded street improvement project. [Ord. 390 § 1.01; Ord. 781 § 1.01; Ord. 40-83 § 1.03; Ord. 27-12 § 2; Ord. 44-13 § 1.01].

12.10.020 Sidewalks for existing improved property.

Whenever a building permit application is made for alterations or repairs to a residential or commercial property within the city, the person seeking such a permit shall install improvements as required in RMC [12.10.010](#); except that the requirements for installation of such improvements shall be waived if one of the following criteria is met:

A. The total alterations or repairs to a residential property are less than \$50,000 in valuation within any two-year period;

B. The total alterations or repairs to a commercial property are less than 50 percent of the assessed valuation as determined by the Benton County assessor or \$100,000, whichever is less; provided, that no waiver shall be granted for any building that adds 20 percent or more to its gross floor area within any two-year period. [Ord. 390 § 1.01; Ord. 27-12 § 2].

12.10.030 Standards of construction.

All sidewalks required to be constructed under the provisions of this chapter shall be of Portland cement concrete, and sidewalks, curbs and gutters shall otherwise conform to city of Richland standard specifications. All sidewalks required to be constructed pursuant to the provisions of this chapter shall be five feet in width; provided, that C-2 and C-3 zones adjacent to a principal or minor arterial shall be eight feet in width if the sidewalk is constructed directly adjacent to the curb or six feet in width if constructed with a minimum of two feet separation from the curb; and all sidewalks within the CBD zone shall be at least eight feet in width, except Guyer Avenue, Corondolet Drive, Stevens Drive north of Marjorie Sutch Greenway and Harding Street, which shall be five feet in width. [Ord. 390 § 1.01; Ord. 781 § 1.02; Ord. 40-83 § 1.03; Ord. 11-07; Ord. 04-09].

12.10.035 Sidewalks for new or improved streets.

Whenever any street is constructed or improved in any area of the city zoned residential or commercial, whether such construction be by local improvement or otherwise, as a part of such construction or improvement there shall be included therein, on both sides of any such street, that may abut on previously developed property, sidewalks, curbs, and gutters constructed in conformity with requirements of this chapter.

Provided, however, that the provisions of this section may be waived, in whole or in part, by the city council, upon a determination by the public works director that the sidewalk requirement herein would unduly restrict usage of private property abutting such sidewalk.

In determining whether the provisions of this section will be waived, the public works director shall

consider the setback of the existing development from the street, the setback that would exist by requiring sidewalks, curbs and gutters pursuant to this section, and whether waiver of this section would adversely affect any uniform construction of sidewalks, curbs and gutters in the general area of the construction or improvement. [Ord. 781 § 1.03; Ord. 40-83 § 1.03].

12.10.040 Permits.

Before constructing sidewalks, curbs and gutters a permit shall be obtained in the same manner as is provided in Chapter [12.08](#) RMC for obtaining permits for excavations. [Ord. 390 § 1.01].

12.10.050 Waiver.

The public works director or his duly authorized representative may waive the requirements of this chapter in those areas which are scheduled for widening under the six-year street improvement program. [Ord. 390 § 1.01; Ord. 40-83 § 1.03].

The Richland Municipal Code is current through Ordinance 26-15, passed May 19, 2015.

Disclaimer: The City Clerk's Office has the official version of the Richland Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.
