



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda

Planning Commission

Wednesday, November 6,
2019

7:00 PM

City Hall

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Offices at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting.

1. ROLL CALL

2. MINUTES

19-000434 MINUTES OF THE OCTOBER 2, 2019 PLANNING COMMISSION WORKSHOP

3. PUBLIC HEARINGS

4. AUDIENCE PARTICIPATION OF CORRESPONDENCE

5. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS

6. NON-PUBLIC HEARING ITEMS

19-000429 Distilleries in Commercial and Industrial zones:

Staff has asked the Planning Commission to initiate a code change to allow distilling of alcohol as a permitted use similar to micro-breweries and micro-wineries. At this time staff is expecting an application for a zone text amendment that will request to expand where brewpubs are permitted. Staff is proposing to delay making the changes for distilling as the definition of 'brewpub' may be affected by the distilling text amendment and the proposed text amendment.

19-000430 PC 2019-4 Zone text amendment to allow mixed-use multifamily residential developments in the General Commercial district (GC zone) and amend maximum height, uses permitted and setback requirements. Add new section with standards for mixed- use multifamily developments.

RECOMMENDED ACTION:

Provide direction to staff on final code text amendment language. Motion to set a public hearing for December 4, 2019 to consider the proposed text amendments to the Commercial Zoning Districts LMC chapter 19.44

- 7. PLANNER'S REPORT**
- 8. ADJOURNMENT**



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Minutes

Workshop Agenda

Planning Commission

Wednesday, October 2, 2019

7:00 PM

City Hall

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Offices at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting.

1. **ROLL CALL**

Chairman Craig Collins called the meeting to order at 7:00 p.m.

***Present:** Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber*

***Absent:** Member Shawn Marvin, Member Christine Schott*

***Staff Present:** Sean Kelly, Assistant City Attorney; Adam Trimble, Planner; John Brickey, Building Official/Community Development Director; Ken Hash, City Engineer; Lisa Vertrees, Administrative Assistant*

2. **MINUTES**

19-000369 MINUTES OF THE WEDNESDAY, AUGUST 21, 2019 SPECIAL PLANNING COMMISSION MEETING

A motion was made by Member Bill Josh, seconded by Member Ramona Leber, to Approve the minutes of the August 21, 2019 special Planning Commission meeting, as amended. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber

Nays: None

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

4. NON-PUBLIC HEARING ITEMS*Workshop items:*

Zone text amendment request regarding height limits in GC zone.

We have received an application to change the building height limit in the General Commercial zone from 48' to 55', with no building being over 4 stories, and to also allow residential use on the bottom floor, with commercial use occupying 20% of the site area.

Mr. Trimble gave a presentation.

Discussion included pilings for shoring/stabilization, consider 60' for future development, setbacks, commercial portions facing major arterials, permitted uses.

Staff will draft code language with provisions to bring to Planning Commission for a vote in November and to set a public hearing in December.

Distilleries

Staff is requesting approval of a code change to add "distilleries" to the existing definitions of breweries, wineries, microbreweries and microwineries.

Staff will draft code language to bring to Planning Commission for a vote in November and to set a public hearing in December.

Food carts

This topic is building toward something that will come before the Planning Commission in the future. Staff is anticipating more work on this early next year, but will gather examples of other jurisdiction's codes on the matter.

5. OTHER BUSINESS

None at this time.

6. PLANNER'S REPORT

** The Comprehensive Plan had its first run through Council and they are hoping to adopt it at the October 10, 2019 Council meeting. Staff suggests doing re-zones to match the map changes in the Comp Plan and scheduling a November public hearing for that.*

** RVs on private property is an upcoming issue*

Public Works

** Planning a Complete Streets workshop*

** Working on updating the semi-truck parking ordinance.*

** Washington Way/15th, 7th/Delaware, 11th/New York, Vandercook signals and sidewalks*

7. ADJOURNMENT

The next Planning Commission meeting is scheduled for November 6, 2019.

With no further business to discuss, the meeting adjourned at 9:15 p.m.

Lisa Vertrees, Recorder



Memorandum

October 31, 2019

TO: Longview Planning Commission

FROM: Adam Trimble, Interim Planning Manager

SUBJECT: PC 2019-4 zone text amendment to allow ground floor residential in a multifamily development in the General Commercial zone.

At the October 2 workshop meeting, the Planning Commission considered an application for a zone text amendment to allow multifamily apartments on the ground floor of buildings in the General Commercial zone. Currently residential units are only permitted above the first floor in commercial zones, to preserve the land for commercial uses. The application addresses this by proposing that 20% of the site must be commercial uses for any multifamily housing development. The application also asks to raise the height limit in the GC zone which currently limits buildings to 48' and 3 stories maximum.

The General Commercial zone is distributed throughout the City, along high traffic corridors. The purpose statement for the zone is: *"The general commercial (GC) district is intended to provide activity centers that serve the day to day needs of the community as well as the surrounding neighborhoods and residential areas but that are less intense than regional commercial areas."* At the workshop there was support for the text amendment and for more opportunities to construct new housing but recognition that the potential impacts of the change will require measures that recognize the many different zones that border the GC zones in the City. Draft code changes are attached for your consideration that include a height limit that will vary when a residential zone is abutting new developments and standards for sites and buildings to establish a minimum level of quality. To address the amount of ground floor commercial required, and recognizing many GC properties are corner lots, two approaches are given: 1) requiring the major road frontage to be 100% commercial or 2) 20% of all road frontages to be commercial. Finally, it was agreed in the workshop that

removal of the current required 25' front yard setback in the GC zone should be considered as well, given that existing developments in the zone do not typically have the setback and 25' is not deep enough to provide parking in front.

If you have any questions, please contact me at 442-5092.

Enclosure: draft code amendments.

Cc: Sean Kelly, Assistant City Attorney
Steve Shuman, Assistant City Attorney
Ken Hash, City Engineer
John Brickey, Community Development Director

PC 2019-4 Zone text amendment to allow multifamily residential in the GC zone and amend maximum height, uses

Background

Comprehensive Plan classification description: Community Commercial [General Commercial Zone]

The Community Commercial classification recognizes activity centers that serve the day-to-day needs of the community as well as the surrounding neighborhoods and residential areas but that are less intense than regional commercial areas. When near or adjacent to residential areas, development in the Community Commercial areas are typically anchored by a grocery store, with supporting establishments including, but not limited to variety, drug, and apparel stores; and personal service establishments such as beauty shops and restaurants. In nonresidential areas, Community Commercial tends to be small businesses that serve the surrounding businesses, their employees, and visitors. Community Commercial development should be at scales and intensities that make them generally compatible with surrounding neighborhoods. Facilities should be designed to permit pedestrian, bicycle, and transit access, as well as automobile traffic.

Zoning Code Purpose Statements for Commercial Districts:

19.44.010 Purpose.

This chapter accommodates a range of commercial land uses in the community in five commercial districts and one mixed use district. All of these districts are intended to provide for land use compatibility while providing a high-quality environment for customers, businesses and employees.

- The central business (CBD) district is the commercial area which is, shall be maintained, promoted as, and redeveloped as a major retail, service, financial, professional, and cultural center if not also the regional retail trade center for the Longview-Kelso urban area and vicinity. This area shall be developed and redeveloped with a dense, highly intensive land use pattern focusing on high-quality, urban style of development and architecture.
- The downtown commerce (D-C) district is a part of the overall central business district identified in the comprehensive plan. The D-C district has the same purpose as the CBD zoning district but is designed to reflect its unique historical heritage. Pedestrian, bicycle, and transit access is emphasized to ensure that this area is walkable. Active storefronts are vital to maintaining a walkable ambiance for the downtown area.
- The regional commercial (RC) district is characterized by development that typically contains a mixture of high intensity uses including regional shopping, offices, professional services, entertainment facilities, and hotels.
- The overall intent of the office/commercial (O/C) district is to accommodate commercial and personal service establishments of a citywide or regional nature.
- The general commercial (GC) district is intended to provide activity centers that serve the day to day needs of the community as well as the surrounding neighborhoods and residential areas but that are less intense than regional commercial areas.
- The neighborhood commercial (NC) district purpose is to accommodate relatively small, compact areas located throughout the city that provide goods and services for the immediate neighborhood. These areas provide goods and services sought routinely and regularly, generally more on the basis of convenient location than price.

This chapter guides the orderly development of commercial areas based on the following objectives:

- (1) Provide for efficient use of land and public services;

- (2) Create a mixture of land uses that encourages employment and housing options in close proximity to one another;
- (3) Provide formal and informal community gathering places and opportunities for socialization (e.g., active street fronts in the downtown district);
- (4) Encourage new developments to support multiple modes of transportation such as public transit, pedestrians, and bicyclists;
- (5) Accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels;
- (6) Ensure land use compatibility among business, commerce and residences in terms of permitted uses, building height, bulk, scale;
- (7) Provide attractive locations for business to locate; and
- (8) To protect commercial areas from harmful encroachment by incompatible uses and to ensure no land shall be usurped by inappropriate uses. (Ord. 3202 § 14, 2012).

Proposed Changes: underline indicates new text ~~strikethrough~~
~~indicates removed~~

Residential	D-C	CBD	RC1	NC2	GC	O/C
Residential dwellings above the first story of commercial buildings	P	P		P	P	P
<u>Mixed-use multifamily residential/commercial developments per LMC 19.44.120</u>					<u>P</u>	
Congregate care, assisted living and continuing care facilities and nursing homes for elderly individuals; including accessory services to the above uses	SPU				SPU	SPU
Existing residences without any increase in density			P			
Transitional housing facility	SPU8					SPU
Emergency shelters for homeless persons and families per LMC 19.44.110					SPU	SPU
Residential care facilities per Chapter 19.17 LMC	P	P	P	P	P	P

Table 19.44.070-1. Dimensional standards by zone.

Standards						
	D-C	CBD	RC	NC2	GC	O/C
Minimum lot size (square feet)	NR	5,000	One Acre ¹	5,000	6,000	5,000
Minimum lot frontage/width (feet)	NR	40	40	40	50	40
Minimum front setback (feet)	NR		10	30	<u>25-NR</u>	20
Maximum front setback (feet)	10	NR	NR	NR	NR	NR
Rear yard setback (feet)	NR		101	20	10	10

Table 19.44.070-1. Dimensional standards by zone.

Standards						
Side yard setback (feet)	NR		101	10	NR	10
Side yard (street) setback – corner lot, street flanking (feet)	NR		101	15	10	15
Maximum building height (feet)	60	60	48, with no building over 3 stories	35	60 ³ 48, with no building over 3 stories	112
Maximum impervious area of lot	NR	90%	90%	80%	85%	85%

1. See LMC [19.44.080](#) for additional dimensional standards and exemptions.

2. See LMC [19.44.090](#) for additional dimensional standards.

3. See LMC 19.44.110 for height standards for mixed-use multifamily developments

19.44.120 [new section follows]

The following design standards shall apply to all new mixed-use multifamily developments in the General Commercial District:

- (1) Ground floor building facades facing the street with the highest street classification shall only be used for ongoing active ground floor uses. An “active ground floor use” means a retail, eating/drinking, business, or entertainment use where persons come and go on a constant and frequent basis. –Alternative- *Ongoing active ground floor uses must occupy at least 20 percent of all street facing building facades.*
- (2) Where the development is abutting a residentially zoned property, the maximum building height shall be the same as that of the residential zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by 2’ for every additional 1’ that a structure is set back from the property line to a maximum height of 60’. (For example, where the GC district abuts a residential district with a maximum height of 35’, the maximum height in the GC district would be 35’ for the first 35’ from the property line. The height may then be increased by 2’ for every additional 1’ the structure or portion of the structure is removed from the property line to a maximum of 60’.)
- (3) Site Design.
 - (a) Orient the building to the street or an internal courtyard that has direct physical access to the street.
 - (i) The main entry shall face the street or internal courtyard.
 - (ii) Provide weather protection over building entries: five feet deep minimum for shared entries and thirty inches deep minimum for private entries.
 - (iii) Provide transparent windows facing the street (at least ten percent of the facade).
 - (iv) Provide a paved walkway between the building entry and the street.

- (b) Place parking to the side or rear of the building (no more than fifty percent of street/block frontage to be parking or vehicular access).
- (c) Provide landscaping (shrubs and trees) to screen foundation walls, soften the view of the building, and provide a transition between the street and building.
- (d) Provide at least one hundred fifty square feet per residential unit of usable open space for residents, including some or all of the following features:
 - (i) Private balconies;
 - (ii) Shared internal courtyards and/or rear yard space, with easy access to the space from adjacent units and site amenities to encourage use (i.e., seating areas, BBQ grill, community gardening area, planters with sitting ledges);
 - (iii) Shared front porch area; and/or
 - (iv) Shared rooftop deck.
- (e) Locate and design service elements, utility meters, and mechanical equipment to minimize negative visual, noise, odor, and physical impacts to the street environment, adjacent (on- and off-site) residents or other uses, and pedestrian areas.

(4) Building Design.

- (a) Facade Articulation. Include articulation features at intervals that relate to the location/size of individual units within the building (or no more than every thirty feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. At least three of the following features shall be employed at intervals no greater than the unit interval or thirty feet (whichever is less).
 - (i) Use of windows and/or entries;
 - (ii) Change in roofline (i.e., use of gables);
 - (iii) Change in building material, siding style, and/or window fenestration pattern;
 - (iv) Providing vertical building modulation of at least twelve inches in depth if tied to a change in roofline modulation or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the facade by at least eighteen inches. Juliet balconies or other balconies that appear to be tacked on to the facade will not qualify for this option unless they employ high quality materials and effectively meet the intent of the standards;
 - (v) Vertical elements such as a trellis with plants, green wall, art element;
 - (vi) Other design techniques that effectively break up the massing at no more than thirty-foot intervals.
- (b) Window Design. Buildings shall employ techniques to recess or project individual windows on the facade at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color.

- (5) The community development director reserves the right to approve an alternative design that does not meet the above standards when unique site conditions make strict adherence to the

standards of this section impractical; provided, that in doing so, the community development director may levy additional conditions as mitigation.

PLANNING COMMISSION WORKSHOP

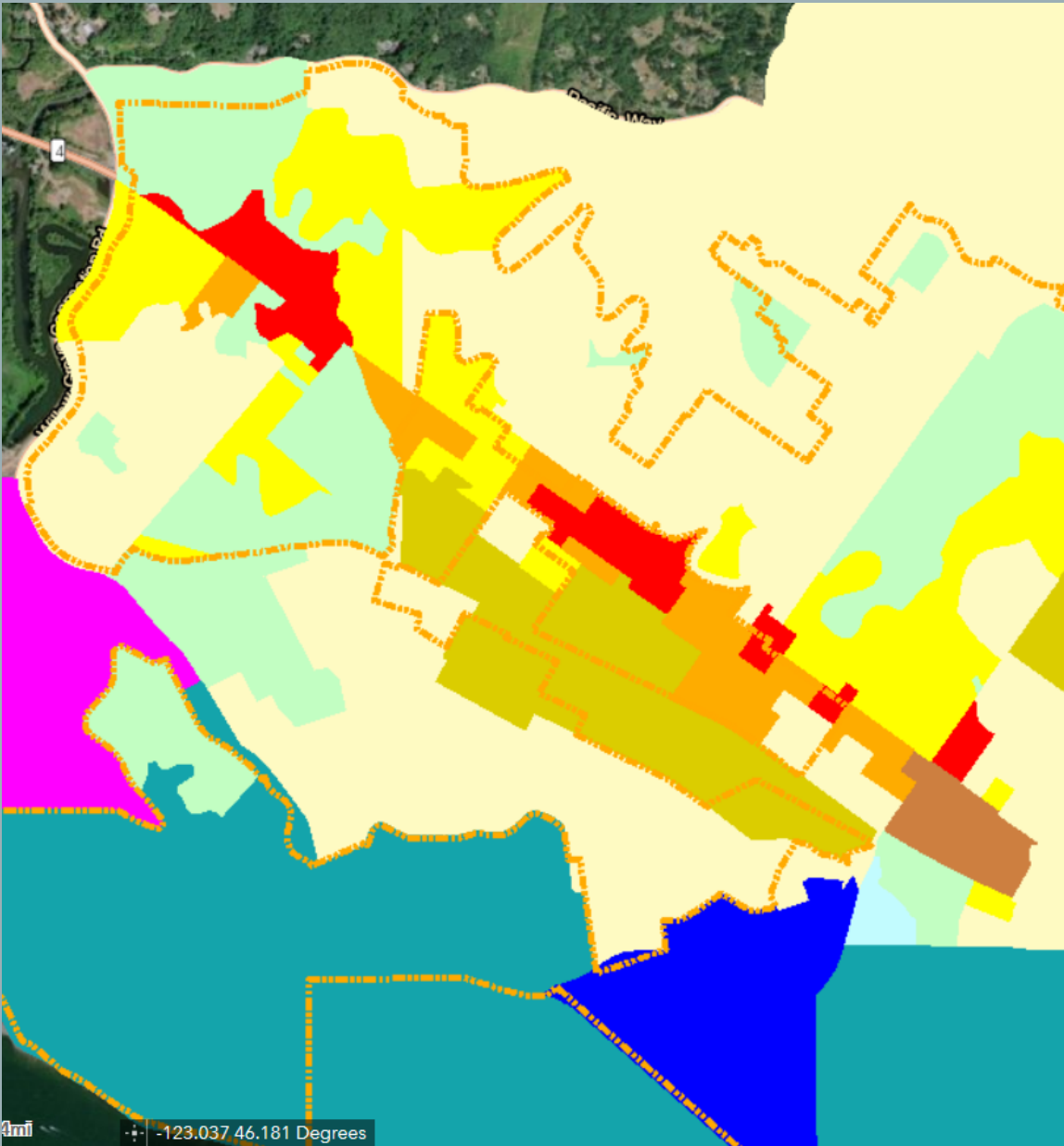
October 2, 2019

ZONE TEXT AMENDMENT APPLICATION

- Applicant: Jordan Ramis PC; Scott Anders, Attorney
- Request: Amend permitted uses in the General Commercial Zone and Maximum Height Limits in the General Commercial zone
 - LMC tables 19.44.020-1 and 19.44.070
- [Approval will accommodate mixed-use commercial/residential development].

PURPOSE OF THE GC ZONE:

- The general commercial (GC) district is intended to provide activity centers that serve the day to day needs of the community as well as the surrounding neighborhoods and residential areas but that are less intense than regional commercial areas.
 - Lower height limit reflects the ‘intensity’ of the development desired in these zones.
 - The most permitted uses of all Commercial zones to allow the many things that the community and surrounding neighborhoods desire, including mini-storage, outdoor entertainment, vehicle services, and RV parks
 - Auto Oriented

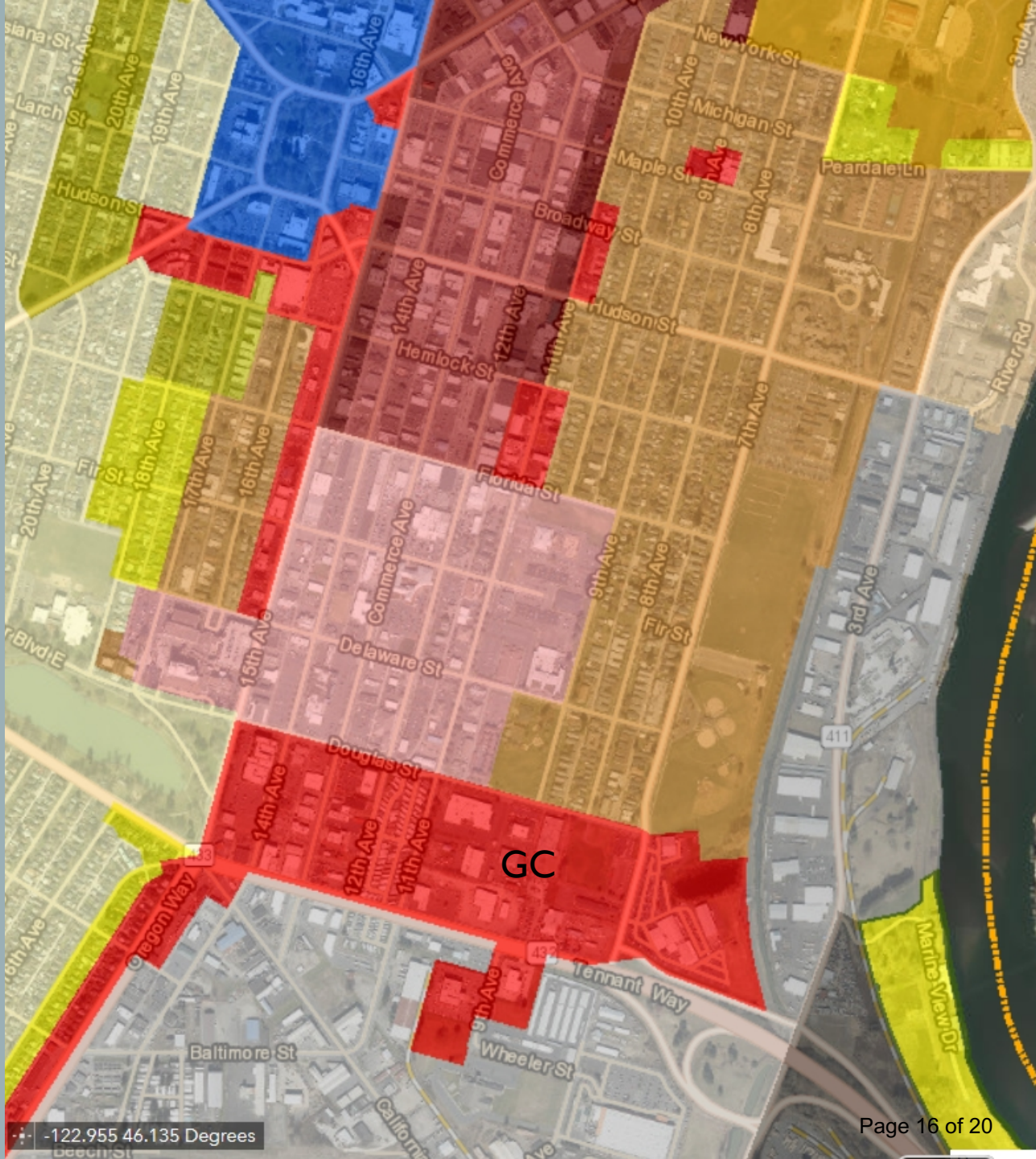


- General Commercial Zone: OB Hwy





General Commercial Zone: Tennat Way



PROPOSED CHANGES

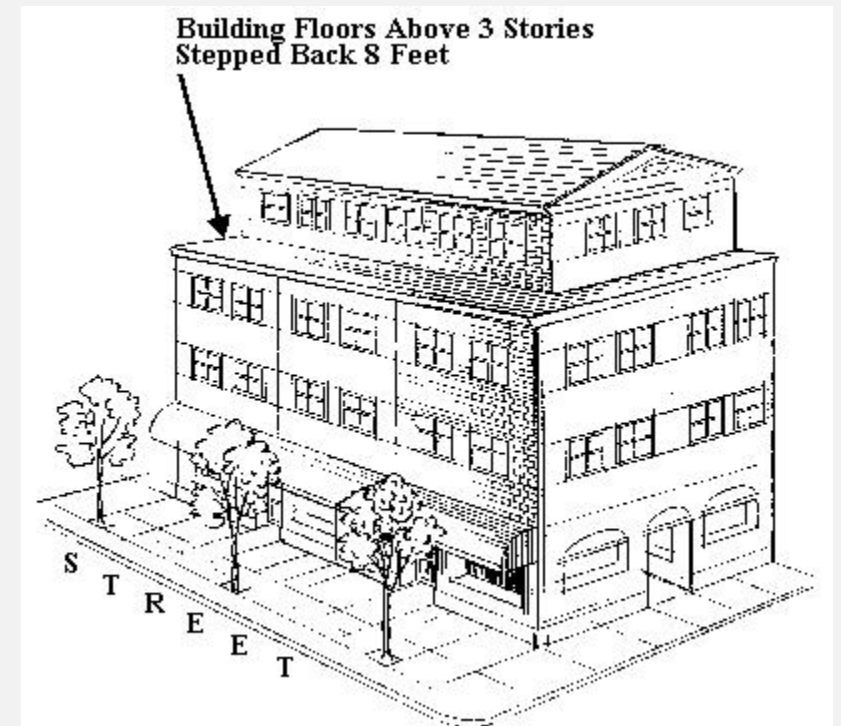
Table 19.44.070-1. Dimensional standards by zone.

Standards

	D-C	CBD	RC	NC2	GC	O/C
Minimum lot size (square feet)	NR	5,000	One Acre ¹	5,000	6,000	5,000
Minimum lot frontage/width (feet)	NR	40	40	40	50	40
Minimum front setback (feet)	NR		10	30	25	20
Maximum front setback (feet)	10	NR	NR	NR	NR	NR
Rear yard setback (feet)	NR		101	20	10	10
Side yard setback (feet)	NR		101	10	NR	10
Side yard (street) setback – corner lot, street flanking (feet)	NR		101	15	10	15
Maximum building height (feet)	60	60	48, with no building over 3 stories	35	48-55 , with no building over 3-4 stories	112
Maximum impervious area of lot	NR	90%	90%	80%	85%	85%

MIXED USE DEVELOPMENT EXAMPLES

- Apartments above ground floor in mixed use development allowed
- Ground floor residential allowed under limited circumstances or only in mixed use zones.
- Height limit restrictions- sensitive to abutting zones.



HEIGHT LIMIT EXAMPLE VANCOUVER

- In the MX District, maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by 2' for every additional 1' that a structure is set back from the property line to a maximum height of 75'. (For example, where the MX district abuts a residential district with a maximum height of 35', the maximum height in the MX district would be 35' for the first 35' from the property line. The height may then be increased by 2' for every additional 1' the structure or portion of the structure is removed from the property line to a maximum of 75'.) Where the abutting zone is MX or OCl, the maximum height shall be 35'; however, the height may be increased 2' for every additional 1' that a structure is set back from the property line, to a maximum of 75' (For example, a building which is set back 10' from an abutting MX or OCl property may be 45' tall).

USE PROPORTIONS

- Vancouver WA: Site Mix. At least 20% of the combined gross floor area of the buildings proposed on the site shall be devoted to residential uses, and at least 20% to nonresidential uses. Parking garages or portions of garages devoted to residential or nonresidential uses may be counted towards this requirement, but surface parking may not.
- <https://vancouver.municipal.codes/VMC/20.430.060>
- Minimum Densities for residential
- Parking: (d) Multiple-family in commercial districts – three or more dwelling units: for studio or one-bedroom units – one-half parking space per dwelling unit; for two-bedroom or more – one parking space per dwelling unit,
 - (e) In addition, for all multiple-family development the minimum number of required off-street parking spaces shall be reduced by the number of legal on-street parking spaces abutting the property lines of the lot or parcel subject to the following:
 - (i) Legal parking is allowed on both sides of the street,
 - (ii) The city engineer shall determine the number of legal on-street parking spaces that can be used to reduce the number of off-street parking spaces,
 - (f) A lesser number of off-street parking spaces may be allowed upon receiving a special property use permit per Chapter [19.12 LMC](#);
- (5) Hotels and motels: