

CONDITIONED PLAN MAP AMENDMENT

18204 NE GLISAN STREET

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I. INTRODUCTION AND PROJECT DESCRIPTION

Sage Property Holdings LLC (“Applicant”) owns property at 18128, 18150 NE Glisan (the “Existing Car Wash Lots”) and 18204 NE Glisan Street (the “Expansion Lot”) (collectively, the “Site”). The Site is split-zoned, with the Existing Car Wash Lots zoned CC and the Expansion Lot zoned TR. The Applicant is redeveloping the car wash business at Existing Car Wash Lots under approved permits LU16-26000150 and BP17-00000607 and desires to expand the development onto the Expansion Lot in order to include additional necessary facilities for the business. The Existing Car Wash Lots are both zoned Community Commercial (CC) which allows a vehicle-oriented business like the car wash, but the Expansion Lot is zoned Transition Residential (TR) which does not permit this use. In order to expand the business, the Applicant is seeking approval of a Conditioned Plan Map Amendment for the Expansion Lot from TR to CC. This Amendment will eliminate the split-zoning of the Site and allow expansion of the business.

This application (the “Proposal”) requests to change the land use designation of the Expansion Lot from TR to CC, with a condition that limits the development of Expansion Lot as vacuum facilities in conjunction with the car wash development on the overall Site. Development of the vacuum facilities on the Expansion Lot will require approval through Design Review through a secondary process.

II. ADMINISTRATIVE REQUIREMENTS

Project Summary Sheet:

The required Project Summary sheet is attached as Exhibit A.

Section 11.0700 – Pre-Application Meeting.

Response: A Pre-Application Meeting was held on June 16, 2021

Section 11.0800 – Neighborhood Meeting.

A Neighborhood Meeting was held on January 13, 2022 at 6pm via zoom. A copy of the letter notifying neighbors about the meeting, the mailing list, a picture of the posted sign and notarized proof of posting are attached as Exhibit B.

III. MAP BOUNDARY AMENDMENT APPROVAL CRITERIA

The Proposal meets approval criteria for a conditioned plan map amendment as follows.

Article XII – Amendments to Map Boundaries – Section 12.0001 Community Development Plan Map Amendments

A. Type III Plan Map Amendments - One Parcel or Small Group of Parcels.

1. Property owners or the City may initiate a plan map amendment for one parcel or a small group of parcels under the Type III procedure. Unlike other Type III procedures, the decision of the Planning Commission on a Type III Plan Map Amendment shall be in the form of a

recommendation to the Council. The Council shall hold another public hearing and make a final decision.

Response: This application for a plan map amendment includes a single parcel and is initiated by the Applicant. The Applicant acknowledges these procedural requirements.

2. If an application for a plan map amendment is denied, the property owner may not submit a request for the same plan map designation on the same parcel or small group of parcels within 12 months from the date the previous application was found to be complete.

Response: the Applicant acknowledges this procedural requirement.

3. Amendment Criteria. The applicant must demonstrate compliance with the following criteria:

a. The proposed designation is consistent with the applicable goals, policies, and implementation strategies of the Community Development Plan. The applicant must demonstrate that the proposed designation complies with the appropriate land use district or sub-district characteristics identified in the Community Development Code.

Response: Consistency with the relevant CDP goals, policies, and implementation strategies is addressed in Exhibit C. Compliance with the relevant sections of the GDC/Comprehensive Plan are addressed in this Application.

The Application proposes to change the land use designation of the Expansion Lot from TR to CC. The Site is not within a subdistrict.

The CC district characteristics are identified under the CDP as:

4.0414 Community Commercial (CC)

*This district designation is applied to larger nodes of primarily commercial development clustered around the intersections of major and/or standard arterial streets. This district services the surrounding community with a larger trade area than the Moderate Commercial district but still has building size limitations for compatibility with the adjacent residential properties. The CC district will accommodate a wide range of community-scale commercial uses, including retail, services, and offices. This district also permits housing as a secondary use, with attached dwellings being developed in conjunction with commercial construction. New buildings will be pedestrian-oriented, with parking placed behind or beside buildings. Design Standards in **Section 7.0100** for new construction and remodels which meet the thresholds described in **Section 7.0003** will help to ensure that new buildings become attractive additions to existing and developing neighborhoods.*

The Expansion Lot is located adjacent to other sites (including the existing Car Wash) in an existing commercial node along NE Glisan street (a standard arterial). Through design elements discussed in this Application, the Proposal will provide a buffer between more intense commercial uses and adjacent residential uses.

b. The proposed designation will not negatively impact existing or planned public facilities and services.

Response: The Existing Car Wash Lots are approved for development with the car wash facility. The Proposal will allow expansion of the car wash onto the Expansion Lot, but will not increase the needs for public services for the car wash use. The Expansion Lot will be developed with vacuum infrastructure for exclusive use by car wash patrons and the development will include signage and wayfinding limiting use of the facilities. Car wash establishments typically include vacuum facilities and therefore the Applicant does not expect any additional traffic or business will be generated by providing the facilities on the Expansion Lot. The Expansion Lot is served by (electricity, water, sewer) that serve the existing home and the nature of the vacuum facility use does not require upgrades to existing infrastructure. The approved car wash development provides adequate parking for the car wash use, but the vacuum facilities will include parking stalls for use by patrons while operating the vacuums. Since the number of customers and employees for the overall car wash business is expected to remain the same with or without the vacuum facilities, no additional parking needs are anticipated.

c. The applicant shall demonstrate compliance with one of the following criteria:

i. A mistake was made in the current designation. The applicant must identify a specific error made during the adoption process of the Community Development Code that, if it had been brought to the attention of the council, would have influenced the council's decision of the appropriate designation; or

ii. The site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed land use designation and its potential uses vary. The factors to be used in determining suitability are parcel size and location.

Response: The Proposal complies under criterion ii. The Proposal will expand an existing car wash business already approved for development on the site. The existing approved car wash development is not large enough to accommodate the additional vacuum facilities. The vacuum facilities are for exclusive use by car wash patrons and these facilities need to be located adjacent to the car wash to be practicable. The car wash business will function as a single site and the vacuum facilities need to be located adjacent to the remaining development to allow this functionality. Even if it were feasible to extend the Car Wash across a right of way or split the business onto two sites (which it is not), there is not other undeveloped land zoned CC within the Glisan and 181st commercial node in the vicinity of the car wash. Land zoned CMF and TLDR also exist in the vicinity (including some parcels that appear to be vacant), but auto-dependent uses are prohibited in both zones. Limiting the evaluation to properties within the commercial node is reasonable since it would not be practicable for an accessory portion of the business to operate in a different commercial area from the main use. The Expansion Site is suitable for the vacuum facilities because it is adjacent to the existing approved car wash development and adequate noise control infrastructure and buffering can be developed to ensure adjacent residential uses are not impacted. The existing car wash approval requires a sound wall which is

proposed to be shifted to the east to form a protective sound barrier with the residential uses east and south of the site. This barrier will demonstrate compliance with the City's noise requirements during site development review.

d. The proposed designation is consistent with the Metro Urban Growth Management Functional Plan.

Response: Consistency with the Functional Plan is addressed in Exhibit D.

2. *A Conditioned Plan Map Amendment may take one of two forms:*

a. A plan map amendment submitted at the same time as an application for a specific land use, such as a Design Review or Land Division.

Response: This option is not being pursued.

b. A plan map amendment with some details regarding a specific future land use. The decision on the plan map amendment shall be conditioned to the specific future land use. This review for conditions is an additional Type III review for the plan map amendment. The following information shall be provided to calculate impacts for the specific use:

Response: The Applicant has selected this option. The future land use will include 11 vehicle vacuum stations and parking spaces for vacuum use as an expanded part of the car wash development. A sound barrier will be constructed to shield the use from residential properties to the south and east. The remainder of the Expansion Lot will be landscaped. No other structures are proposed.

i. For all uses, information regarding the compatibility of the anticipated use with the surrounding area. This shall include a conceptual site plan, anticipated building heights, and conceptual drawings of the use.

Response: A conceptual Site Plan is provided with this application which shows anticipated structures parking and landscaping areas. The Expansion Lot will be developed with 11 vehicle vacuum stations and parking spaces for vacuum use, which will be limited to use by patrons of the car wash. A sound barrier will be constructed to shield the use from residential properties to the south and east. The remainder of the Expansion Lot will be landscaped. No other structures are proposed.

ii. For residential uses, the proposed density and the number of units;

Response: The project will include non-residential use only; this criterion does not apply.

iii. For non-residential uses, the square footage of buildings and type of use, such as restaurant or office.

Response: The Expansion Lot will be developed with 11 vehicle vacuum stations and parking spaces for vacuum use and a sound barrier protective of homes to the south and east of the site. No buildings are proposed. The square footage of the vacuum uses and configuration of the sound barrier are depicted on the attached Site Plan.

iv. The Manager may specify additional information necessary to review a Conditioned Plan Map Amendment.

Response: The manager identified additional Code standards in Section IV and that must be addressed to review the application.

IV. ADDITIONAL CODE REQUIREMENTS

- 9.0500 – Grading, drainage and stormwater

Response: Please refer to Exhibit E.

- 9.0700 - Neighborhood circulation and future street plan

Response: Please refer to Exhibit F.

- Appendix 5.000 – Public facilities

Response: Please refer to Exhibit G.