



DESIGN COMMISSION STAFF REPORT

I. INTRODUCTION

The proposal is to construct a 1,755 square feet Sonic Burger restaurant that includes parking and landscaping. The site is located at 19855 South Prairie Rd. E., one of the empty pads north of the Lowe's building. The site is currently vacant.

II. STAFF RECOMMENDATION

Based on the evaluation of the proposal contained in this staff report, the proposal meets the intent and purpose of the Community Character Element of the Comprehensive Plan. Staff recommends **approval subject to the conditions proposed in the staff report.**

III. GENERAL INFORMATION

Applicant: Brad Minogue
701 Dexter Ave. N. 301
Seattle, WA 98109

Property Owner: Bonney Lake Marketplace Developers, LLC
5743 Corsa Ave., Ste. 216
Westlake Village, CA 91362

Project Name: Sonic Burger

Location: 19855 South Prairie Rd. E.
Parcel Number: 0519032068

Current Zoning: Combined Retail-Commercial, Warehousing, & Light Manufacturing (C-2/C-3)

**Comprehensive Plan
Land Use:** Commercial

Site Acreage: .68 acres

**Environmentally
Sensitive Areas:** None

Date of Application: No application has been received. This is a preliminary Design Review.



IV. SEPA THRESHOLD DETERMINATION

Pursuant to the State Environmental Policy Act (SEPA) and City of Bonney Lake Environmental Regulations, as codified in BLMC Title 16-Environmental Protection, the project as proposed is subject to environmental review, however, SEPA has already been done for the site and building when Lowe's came in.

V. STAFF ANALYSIS AND FINDINGS

A. Current and Planned Uses of the Site

The site consists of .68 acre vacant lot and will be developed as a Sonic Burger restaurant. The parcel is located along State Route 410 with access to the site from South Prairie Road.

The site is bordered to the East and South by commercially zoned parcels, to the North by SR 410 and to the west by a green belt zoned R-1.

B. COMMUNITY CHARACTER ELEMENT BONNEY LAKE COMPREHENSIVE PLAN

Goal 2-4: Preserve Bonney Lake's significant views and lush, green setting.

Policy 2-2a: Preserve views through sensitive site design, especially along scenic corridors. Prevent new development from blocking important public views.

Policy 2-4b: Discourage landscape plantings which would block significant views when mature.

Comment

The buildings will be setback from the state route at least 55 feet to prevent blocking views along the designated scenic corridor. No proposed landscaping would block significant views.

Goal 2-5: Require high-quality naturalistic landscaping.

Policy 2-5a: Require landscaping with plant communities that replicate local nature (for example, salal, ferns, and firs – see Natural Environment Element). Use easy-to-maintain, drought-resistant, native species.

Policy 2-5c: Plant native trees along both sides of all streets. Prepare a plan for what species should be planted on what streets.

Policy 2-5d: Require landscaping within and around the perimeters of publicly visible parking lots. Prefer small, dispersed parking areas over large ones. Relieve large expanses of pavement with isolated trees.

Policy 2-5e: Coordinate landscaping with pedestrian circulation and architectural features.



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Policy 2-5g: At the perimeters of buildings, encourage foundation plantings, hedges, vine trellises, window boxes, and hanging flower baskets, emphasizing native species.

Policy 2-5h: Emphasize building entries with features such as plantings, paving, and lighting.

Policy 2-5j: Require that unsightly objects such as dumpsters or chain link fences be screened by landscaping or structures.

Comment

As part of the landscaping requirements of the BLMC native vegetation is required and drought tolerant plants are suggested to be used. A landscaping plan has already been approved for the perimeter of the site along SR 410 and the retaining wall to the west.

BLMC 16.14.120 requires that Type III buffers (5 feet) shall be installed along building facades more than 50 feet wide.

BLMC also requires that a parking lot shall be covered with 30% tree cover when the trees mature. Trees should be incorporated into the parking lot of this building.

Goal 2-6: Provide for the needs of pedestrians and bicyclists.

Policy 2-6a: Interconnect building entries, parking lots, parks, transit stops, and similar facilities with pedestrian routes. Include sidewalks in all street improvement projects.

Policy 2-6c: Ensure pedestrian safety by 1) providing crosswalks, 2) providing vehicle-safe walkways from parking stalls to building entrances, with crosswalks at driving lanes, 3) illuminating high-volume walkways, and 4) making pathways visible from peopled areas and buildings.

Policy 2-6e: Encourage weather-protecting of building entries and sidewalks adjacent to building facades.

Comment

The site plan as drawn shows pedestrian circulation between the building in connection with the public sidewalk and the internal sidewalk connecting the various commercial pads.

Goal 2-7: Provide the optimum amount of lighting.

Policy 2-7a: Use pedestrian scaled lighting where there is pedestrian activity.

Policy 2-7b: Provide adequate lighting at building entries, on walkways, and within parking lots. A good rule of thumb is four foot candles of light at building entries and two foot candles on paths and in parking lots.

Policy 2-7c: Prevent unwanted illumination of surrounding properties to avoid glare and light trespass.



Comment

No lighting has been indicated on the drawings submitted.

Goal 2-4: Create architectural interest

Policy 2-4a: Provide interesting architectural form and color.

Policy 2-4b: Encourage pitched roofs, varied rooflines, and articulated facades.

Policy 2-4c: Encourage decorative masonry, woodwork, glazing doors, light fixtures, and paving.

Policy 2-4d: Encourage public focal points such as plazas, green spaces, seating areas, and fountains.

Policy 2-4e: Avoid blank, uninteresting walls. Encourage interesting features such as varied roof forms, canopies, balconies, window displays, bay windows, vertically and horizontally modulated wall surfaces, trellises materials.

Comment

Various materials and colors are being utilized within the design of these buildings as shown by the building elevations. The design of the structure does utilize a varied roofline and incorporates both brick and stone.

Goal 2-5: Create attractive streetscapes.

Policy 2-5c: Minimize the impacts of dumpsters, mechanical equipment, loading areas, and similar facilities by placing them out of view or screening them. Install utilities underground.

Policy 2-5f: Where circumstances allow, provide SR 410 and other arterials with landscaped medians, street trees, and planting strips, all using native species. Also provide lighting, prominent crosswalks, and varied pavement colors and textures at intersections.

Comment

The approved landscaping plan indicates that SR 410 and South Prairie will be lined with street trees and have landscaping at the public entrance to the site.

Staff Recommends approval.

Prepared by: Heather Stinson, Planning Manager