

Date: January 10, 2013
From: Ryan Harriman, Associate Planner
Re: Applebee's Remodel, PLN-2012-01579

I. INTRODUCTION

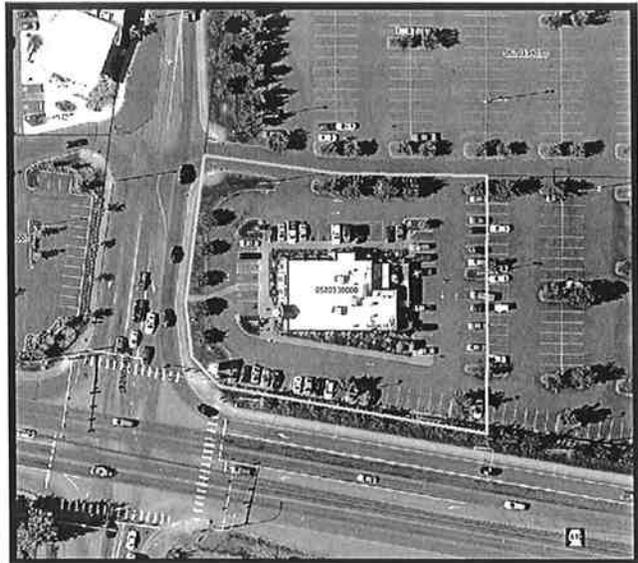
The applicant proposes to remodel the building façade with replacement of existing canopies, tenant signage and monument sign.

II. STAFF RECOMMENDATION

Based on the evaluation of the proposal contained in the staff report, staff insisted the proposal meets the intent and purpose of the Community Character Element of the Comprehensive Plan and the Midtown Development Standards. Staff recommended approval.

III. GENERAL INFORMATION

Applicant:	Apple American Group 6200 Oak Tree Blvd #250 Independence, OH 44161
Property Owner:	Apple Washington, LLC 6200 Oak Tree Blvd #250 Independence, OH 44161
Contact	Tyler Sang Apple American Group 6200 Oak Tree Blvd #250 Independence, OH 44161
Location:	9430 192 nd Ave. E
Parcel Number(s):	0520338008
Current Zoning:	Midtown Core
Comprehensive Plan Land Use:	Midtown Core



Site Acreage:	1.16 acres
Issues:	The review is limited to the building's exterior remodel.
Application Date:	December 11, 2012

IV. STAFF ANALYSIS AND FINDINGS

A. CURRENT AND PLANNED USES OF THE SITE



The current and planned use of the site is a commercial establishment, Applebee's.

B. COMPLIANCE WITH THE COMMUNITY CHARACTER ELEMENT OF THE COMPREHENSIVE PLAN AND THE MIDTOWN DEVELOPMENT STANDARDS

I. COMMUNITY CHARACTER ELEMENT

Goal 1-1 Enhance Bonney Lake's small-town, natural-environment character.

Policy 1-1a Require that new development complement the uniqueness of Bonney Lake's neighborhoods.

Policy 1-1b Protect Bonney Lake's human-scale man-made environment and distinctive natural features. ("Human-scale" refers to urban settings whose individual buildings and features are small enough, varied enough, interesting enough, and close enough together to appeal to the pedestrian.)

Policy 1-1c Project human-scale architecture (see Figure 1-1) and the natural environment (native trees, shrubs, etc.) as a consistent design concept, especially in areas visible to the public, except that along SR 410 human-scale architecture will transition into highway-oriented architecture approaching the east city limits.

Comment: The proposed action is a remodel of an existing commercial development.

Comment: The remodel will add architectural features that will make the site more appealing and attractive to consumers. The layout will stay the same, however, the new siding, color, and textures will modernize the site and tie into the surrounding establishments.

Goal 1-2 Require context-sensitive design.

Policy 1-2a Ensure that new development complements the existing and projected architectural context.

Policy 1-2b Tailor land development to the site such as by taking into account its topography, views, and surrounding improvements.

Policy 1-2c Balance variety against continuity in the design of buildings and landscaping.

Policy 1-2d Protect existing neighborhoods from development-related impacts.



Comment: The proposed remodel will modernize the site and provide conformity with the surrounding establishments.

Comment: The site is flat and has a large parking surface. The proposal is strictly focused on the building itself.

Goal 1-4 Preserve Bonney Lake’s significant views and lush, green setting.

Policy 1-4a Preserve views through sensitive site design, especially along scenic corridors. Prevent new development from blocking important public views.

Policy 1-4b Discourage landscape plantings which would block significant views when mature.

Policy 1-4c Acquire lands or view easements if necessary to preserve important public views.

Policy 1-4d Encourage developers to retain mature trees to the extent possible, particularly in residential areas.

Policy 1-4e See the note on the south side of SR 410 near the west city limits on the Future Land Use Map, Land Use Element. It is the City’s policy that tree-cutting on this site shall not extend so far from SR 410 as to remove the solid backdrop of mature trees as viewed horizontally from SR 410, nor shall development of the site be allowed any potential for polluting Grainger Springs.

Comment: The existing structure does not block views.

Comment: The landscaping used will not block views when mature.

Comment: The mature trees on-site are retained. No clearing will take place under this proposal.

Goal 1-5 Require high-quality naturalistic landscaping.

Policy 1-5a 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 1-5b Retain native vegetation, large rocks, and similar materials as a component of landscaping. Preserve strategically selected mature trees and stands of trees.



Policy 1-5c Plant native trees along both sides of all streets. Prepare a plan for what species should be planted on what streets.

Policy 1-5d 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 1-5e Coordinate landscaping with pedestrian circulation and architectural features.

Policy 1-5f Where development is dense, require a landscape strip between the curb and the sidewalk.

Policy 1-5g At the perimeters of buildings, encourage foundation plantings, hedges, vine trellises, window boxes, and hanging flower baskets, emphasizing native species.

Policy 1-5h Emphasize building entries with features such as plantings, paving, and lighting.

Policy 1-5i Buffer commercial and public areas from private residential spaces.

Policy 1-5j Require that unsightly objects such as dumpsters or chain link fences be screened by landscaping or structures.

Policy 1-5k Maintain City-owned landscaping and require maintenance of private landscaping.

Policy 1-5l Require planting strips and street trees in new residential areas.

Policy 1-5m Require buffers as necessary to protect residential areas from other land uses

Comment: The proposed action is consistent with the aforementioned policies.

Comment: Applebee's was originally reviewed by the Design Commission. The building remodel provides a modern and fresh look to an existing franchise.

Comment: The landscaping is not changing with this proposal.

Comment: The existing landscaping buffers are ample and protect adjacent commercial properties by providing unique space.

Goal 1-7 Provide the optimum amount of lighting.

Policy 1-7a Use pedestrian scaled lighting where there is pedestrian activity.

Policy 1-7b 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 1-7c Prevent unwanted illumination of surrounding properties to avoid glare and light trespass.

Policy 1-7d Prohibit illumination of the sky to keep the night sky dark and stars visible.

Comment: The proposed remodel retains the neon red lighting.

Comment: The remodel doesn't change the lighting of the existing development. However the proposed change to the signs may increase the lighting, but the increase is minimal.

2. APPLICABLE MIDTOWN DEVELOPMENT STANDARDS

BLMC 18.39.030 Lighting.

- Lighting shall be designed and installed so that it does not spill onto adjacent properties.
- Lighting shall be provided in all loading, storage, and circulation areas, but shall incorporate cutoff shields to prevent off-site glare.
- Lighting standards shall not reduce the amount of landscaping provided for the project.

Comment: The proposed development is an existing commercial development and conforms to the criteria listed within the BLMC. The review is limited to the building's exterior remodel.

Comment: The lighting will predominantly be focused around the building façade, the sidewalks and spaces under the awnings.

BLMC 18.39.050 Parking.

- Commercial developments shall design parking facilities to allow for internal traffic circulation with adjacent developments. Where feasible, such circulation shall be achieved through connected parking lots.

- Developments shall plan for driveways that can be jointly used by adjacent development.
- All parking lots containing over 100 parking spaces must contain well-defined pedestrian walkways that separate pedestrians from cars. At least one walkway must be provided for every four rows of parking. Interconnections between walkways shall be provided to create safe walking conditions throughout the parking lot.

Comment: The proposed development is an existing commercial development and conforms to the criteria listed within the BLMC. The review is limited to the building's exterior remodel.

BLMC 18.39.060 Pedestrian circulation.

- Pedestrian walkways must provide direct connections between roadways, parking lots and building entrances.
- Developments shall be designed to allow pedestrian walkways and bicycle lanes to connect to adjacent developments.
- Internal sidewalks must extend to property lines to facilitate pedestrian connections between adjacent developments.

Comment: The proposed development is an existing commercial development and conforms to the criteria listed within the BLMC. The review is limited to the building's exterior remodel.

BLMC 18.39.070 Building design.

- Any developments occupying two acres or more of land area shall provide a plaza or other exterior gathering space equivalent to at least one percent of the overall acreage of the site. The plaza design must include gathering areas with benches or seating spaces, landscaping, and trash receptacles.
- Multistory commercial buildings and commercial buildings wider than 100 feet (measured along walls adjacent to streets and/or front entrances) shall include at least three of the following articulation features along all facades at articulation intervals of no wider than 60 feet:
 - Providing building modulation of at least two feet in depth and four feet in width.

- Repeating distinctive window patterns at intervals narrower than the articulation interval.
- Providing a covered entry or separate weather protection feature for each articulation interval.
- Change of roofline.
- Changing materials and/or color with a change in building plane.
- Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
- Other methods that meet the intent of this chapter as approved by the director.
- The following is an illustration of building
 - The maximum facade width, which is the apparent width of the structure facing the street including required modulation, is 120 feet. Buildings exceeding 120 feet in width along the street front shall be divided by a minimum 30-foot-wide modulation of the exterior wall, so that the maximum length of a particular facade is 120 feet. Such modulation must be at least 20 feet or deeper and extend through all floors. Other design features will be considered by the director that effectively break up the scale of the building and add visual interest. This could include a combination of a clear change in vertical articulation and a contrasting change in building materials
 - Multiple-building commercial developments are encouraged to employ a variety of colors, building materials, and architectural treatments to reduce monotony.

Comment: The proposed development is an existing commercial strip mall and conforms to the criteria listed within the BLMC. The review is limited to the building's exterior remodel.

Comment: The BLMC encourages developments to employ a variety of colors into commercial building design.

Comment: The use of vibrant color provides consumers with a varied color pallet that is appealing to the eye and attractive to pedestrians and automotive traffic.



Design Commission Recommendation:

At the scheduled January 9, 2013 Design Commission Meeting, the Commission could not formally meet as quorum was not established. Per BLMC 14.95.030, the Commission Chair delegated the review authority to the Community Development Director. The applicant representative arrived at 6:25PM and provided the material sample of the canopies.

Decision:

Based on the aforementioned criteria, application and diagrams, and the recommendation of the Design Commission, the City of Bonney Lake Community Development Department approves the Design Review for the Applebee's Remodel.

Responsible official	John P. Vodopich, A.I.C.P.
Position/title	Community Development Director
Phone	253 447-4345
Address	P.O. Box 7380, Bonney Lake, WA 98391-0944

1/10/13
Date

Signature

Per BLMC 14.120.020: All final actions of the director shall be final and conclusive unless the applicant, a department of the city or county, or other party of record or agency with jurisdiction files a written appeal with the City of Bonney Lake Community Development Department within 15 days following the decision.

Following the timely filing of an appeal, notice of the date, time and place for the hearing examiner's consideration shall be mailed to the applicant and to all other parties of record. Such notice shall additionally indicate the deadline for submittal of written comments. Testimony before the hearing examiner shall be under oath and the city shall keep a taped or written transcript of the hearing. The hearing examiner's decision on the appeals shall be final unless appealed to court in accordance with state law

ATTACHMENTS

- Application packet received December 11, 2012.