

LEWALLEN ARCHITECTURE LLC

319 NE Cedar St
Camas WA 98607

CONDITIONAL USE PERMIT - TYPE III

MINOR DESIGN REVIEW

DETROIT PIZZA – 2000 SF PARCEL

MAY 10, 2023 *June 28 0223 revised.*ZONING: NC – NEIGHBORHOOD COMERCIAL

1410 NE EVERETT CAMAS WA 98607 + PARCEL #. 81039000**FILE PA22-43**

NARRATIVE:

The project is for a neighborhood pizza restaurant. The remodeled tenant space adjacent to the Hilltop Market will have one ADA restroom, walk-in refrigerator, kitchen, tables and sit down counter and a beverage bar. The majority of the business is take out- delivery. The model for the restaurant is an existing Detroit Pizza in Battle Ground.

The existing building is of CMU construction with a low slope roof, back door, and front entry with small window. The building exterior will be cleaned, painted with a new enlarged storefront entry system.

The existing parking is shared with the adjacent market, it will continue to be used along with the existing trash collection on the south side of the building.

The floor plan: 1,650 SF with 200 SF of impervious paving for the back door and trash enclosure.

TITLE 16 – ENVIORNMENT – CMC 16

SEPA – 16.07.020 - EXEMPTION The State Environmental Policy Act does not apply to this project's low level of development. A commercial development of less than 30,000 SF and 40 parking spaces does not require a SEPA application and findings.

ARCHAEOLOGICAL - 16.31.070 PREDETERMINATION This project does not have “ground disturbing action or activity”. The site is an existing building from the 1960’s with a paved parking lot. A predetermination report is not required.

CRITICAL AREAS - 16.51.120 C.2 ALLOWED ACTIVITIES A Critical Area Report is not required. We are remodeling an existing structure that has been approved through prior building permits.

TITLE 17 – LAND DEVELOPMENT – CMC 17

BOUNDARY LINE ADJUSTMENTS – 17.07 The existing building is not expanding in size. A boundary line adjustment is not required for this Conditional Use Permit.

SHORT SUBDIVISIONS – 17.09 Not applicable

SUBDIVISIONS – 17.11 Not applicable

BINDING SITE PLAN – 17.15 Not applicable

DESIGN AND IMPROVEMENT STANDARDS – 17.19 Not applicable.

PROCEDURES FOR PUBLIC IMPROVEMENTS – 17.21 Not applicable.

TITLE 18 – ZONING – CMC 18

ZONING MAP AND DISTRICTS– 18.05 & 18.05.050 The site is located in the Neighborhood Commercial NC zone. *“This zone provides for the day-to-day needs of the immediate neighborhood. This zone is intended to be small, but fairly numerous throughout the city. Convenience goods (e.g., food, drugs and sundries), along with personal services (e.g., dry cleaning, barbershop or beauty shop), are common goods and services offered”.*

USE AUTHORIZATION – 18.07 Table 1 18.07.030 shows that a Restaurant is allowed only through a conditional use permit in the NC Zone.

DENSITY AND DIMENSIONS – 18.09 Existing building, this section not applicable.

PARKING – 18.11.010 *Such off-street parking spaces shall be provided at the time of erecting new structures, or at the time of enlarging, moving, or **increasing the capacity of existing structures by creating or adding** dwelling units, commercial or industrial floor space, or **seating facilities**.*

Table 18.11.130 Standards Lists restaurants as 1 space per 100 gross sqft of dining area. Carry out restaurants at 1 space per 225 ft of gross dining area. The proposed project has 600 SF of seating area (1650 gross sf). This would equate to 6 new parking spaces. A pizza restaurant has over 50% of its business as carryout. For carry-out the code requirement would be 2.66 or 3 parking spaces.

The Hilltop Market has agreed to provide for marking 3 spaces for pickup orders, 3 others for dining in place.

The parking requirements **are met**.

18.11.070 Joint Use Allows for 50% of a restaurants parking to be supplied by the off-street parking of certain “daytime business: retail or similar”. The joined business does not meet this requirement for shared parking.

18.13 Landscaping– 17.21 Existing site and building, not applicable.

SIGNS - 18.15 A sign will be installed on the face of the building.

18.15.060 General Sign Permit. The sign will be drawn to scale and show on the building elevations. Will be part of the building permit review.

18.15.070 General Sign Permit through 18.15.120 Nonconforming signs. Not applicable.

SUPPLEMENTAL DEVELOPMENT STANDARDS - 18.17 Not Applicable, existing.

SITE PLAN REVIEW - 18.18 .

18.18.020 – Exemption B.4. Tenant Improvement is not required to submit a site plan review.

DESIGN REVIEW - 18.19 .

18.19.020 Scope. Requires design review for “change of use”. Our proposed project is a change of use from retail to restaurant.

CAMAS DESIGN REVIEW MANUAL: GATEWAYS, COMMERCIAL, MIXED-USE & MULTI-FAMILY USES.

STANDARD DESIGN PRINCIPLES

Landscaping: Not applicable.

Natural Site Features: Not applicable.

Building shall have a finished look: We are repainting the building CMU and installing a new glazed storefront.

A Proposed Development shall attempt to incorporate historic/heritage Elements....: Minimal effect on this project, a simple tenement improvement.

STANDARD DESIGN GUIDELINES:

Landscaping & screening: Existing parking & landscaping, responsibility of the owner.

Signage: A sign will be placed on the building façade, above the storefront system. LED lighting will be from above facing downward.

Outdoor Furnishing: Will not be used.

The vegetation used should be native....: The existing landscaping shall remain unaltered.

Landscape lighting should be low voltage....: The existing landscaping shall remain unaltered. No new landscape lighting will be installed.

Massing & Setbacks....: This is an existing building, section not applicable.

Architecture....: This is an existing building. The newly painted exterior of the Tenant space will be in keeping with the existing building. Other sections not applicable.

Historic and Heritage Preservation....: This is an existing non historic building. Section not applicable.

GATEWAYS AND CORRIDORS PRINCIPLES & GUIDLINES.

Design Principles & Guidelines: The site is on the Everett Secondary gateway corridor. The level of development for the existing building and site will have no impact. This section is not applicable.

CONDITIONAL USE PERMIT & DESIGN REVIEW REQUIRED SUBMITTTALS***18.19.070 Application Requirements.***

1. Completed application.
2. Fees;
 - a. Conditional Use Permit, \$4,734.00
 - b. Design Review Minor \$474.00 (TOTAL \$5,208)
3. Narrative, detailed explanation of the project.
4. Three sets of drawings
 - a. Vicinity Map: See Attached drawing.
 - b. Site Plans: See Attached drawing.
 - c. Building Elevation: See Attached drawing.
5. A copy of pre-applications notes. Not aware of the existence of these notes See attached notes.
6. Civil Plans are not required for this project.
7. Copy of Title report:

CONDITIONAL USE PERMIT CRITERIA 18.43.050

- A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated.***

The project is located in the Crown Park neighborhood, the parcel is zoned NC Neighborhood Commercial. The takeout pizza restaurant is in line with other food services that are allowed: Bakery, Candy store, Coffee shop, café, small grocery store. The pizzeria will serve the neighborhood's needs for simple food taken to the park, kids on their way home from the neighborhood school, or adults looking for a fast food like the neighboring Hill Top Burgers.

It is not injurious to the property or any public improvements.

B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated.

The existing parcel of land does not meet the 5000 sf min area, or the 40 foot min width. It does meet the other physical dimension requirements: height, min lot depth and min front yard of 15 ft. This 2000 sf parcel is sufficient in size for the intended use. This small pizzeria will cater to pedestrian clients, it has a delivery / pickup service and typical walk-in and be served. The parcel is part of an additional 10,000 sf Hilltop Market site. They have the same owner and share parking.

C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design.

The site has well established circulation of traffic and pedestrians. Our proposed use will not change these patterns. Access to the site is from two locations off of NE Everett. The existing 1300 sf building tenant space to be remodeled will have increased window area and paint. The form and density will remain unchanged. No site changes are planned.

D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located.

The building will have a new storefront entry system, a well-lit wall mounted sign, and marked parking spaces for pick-up orders to assist clients in parking and building entrance.

E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan.

The proposed pizzeria is consistent with the goals and policies of the Camas plan. This small neighborhood eatery occupies an existing building adjacent to Hilltop burger and convenience market. *Comprehensive 2035, 1.4 Goals and Policies* are supported with a neighborhood node providing baseline employment and mix of development LU-1.1, Neighborhood food access LU-3.6, Grouping similar businesses for ease in community choices.

F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan..

It is understood that additional requirements may be imposed on the project through the conditional use permit process by the hearing officers.

END OF DOCUMENT