

TRAILER SALES SITE PLAN

Preliminary Application Narrative

INTRODUCTION

The Trailer Sales project proposes a site plan to relocate the existing business. Employee and trailer parking spaces would be located around the property. The primary drive aisles and parking around the proposed building will be paved. There would be additional parking areas covered with gravel along the eastern portion of the site. The existing structure on-site will be removed. Some office space is included for trailer sales and some will be a tenant improvement with other future business applications.

The development will occur on lot 507670100. The total site area is 2.95 acres based on preliminary boundary survey by Minister Glaeser Survey. The site was previously addressed as 741 Robinson Road. The city has since readdressed the site as 2250 Robinson Road. The site is currently unoccupied with any formal business. The existing pole building is used for equipment storage. The existing building measures 12,457 sf. The applicant is proposing to tear down and reconstruct a new 12,000 sf building. Private drive aisles are proposed on-site. The project takes access from Robinson Road via existing gravel driveway. All proposed public access will be from Robinson Road. Public frontage improvements along Robinson Road are completed.

There are numerous easements on the edges of this property. The ports, the ditch district, WSDOT and public works have access easements along the west edge of the site. An electrical substation is located along the southeast side of the property. Gas and telecommunications easement's run along the eastern side of the project site and parallel Interstate 5. An access tunnel runs under southbound Interstate 5, from this property, to the center portion of the WSDOT right-of-way. It is the intent of this project that the required access roads, access agreements and maintenance responsibilities will all remain as they are today. The project team understands there will be necessary coordination and additional review and/or permitting for improvements on this site.

WMC 17.36 Highway Commercial

The minimum setbacks per WMC 17.36.070 are as follows:

- **Front Yard and Street Side Yard Setbacks:** Buildings shall be set as close as possible to all of the fronting public streets. When the applicant demonstrates that the requirements cannot be reasonably met or proposes to locate pedestrian-friendly space between the building and fronting or side public street, the setback area shall feature generous landscaping, benches or outside café.

Side Yard and Rear Yard Setbacks: No limitations except where the subject

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property abuts a residential zone.

Maximum lot coverage WMC 17.36.090
There are no limitations for lot coverage.

Maximum building height in feet WMC 17.36.080
Buildings shall be a maximum of forty-five feet and a minimum of fifteen feet in height. "False-fronts" or "tilt ups" provided only on the façade of the building shall be prohibited and shall not be used to meet the minimum building height requirements. "Building height" means the vertical distance from the grade to the highest point of the coping of a flat roof, or the deck line of a mansard roof, or the average height of the highest gable of a pitch or a hip roof.

WMC 14 Buildings and Construction

The Trailer Sales Site Plan intends to meet the safety criteria for building, grading, plumbing, structural and mechanical codes during the time of building construction permitting.

WMC Fire

A fire apparatus access route has been provided by the internal drive aisles in the development. New fire hydrants have been provided in accordance with fire regulations. All drive aisles will meet emergency vehicle maneuvering requirements. The propose building will have sprinklers as required.

WMC 15.04 Environmental Review (SEPA Checklist, Critical Areas)

The property owner has received a preliminary site assessment by Ecological Land Services, Inc. During their site visit in February of 2020 no wetlands were identified on the site. An existing agricultural ditch is located on the northern portion of the site. There is also a second drainage just south of the site. Existing culverts drain from east to west under the existing gravel access drive. No impacts or adjustments to these drainage paths and culverts are proposed with this project. Burris Creek is shown east and north of the site located in WSDOT right-of-way. There are no known critical area buffers extending onto this site.

Per the required application checklist on the Pre-Application Conference Report, a SEPA Checklist is required for the project and is included with this application. A SEPA DNS is expected for this project.

WMC 15.10 Erosion Control

Stormwater control will conform to the requirements of the City of Woodland.

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The storm water runoff from the site will be collected and conveyed into a wetpond and detained and released to existing drainage pathways. Cowlitz County GIS describes the site's soil as Caples Silty Clay Loam, Godfrey Silt Loam, and Maytown Silt Loam.

Please refer to the geotechnical report for all the soils information and project recommendations and the preliminary stormwater plan and technical information report for all engineering design details included with this application.

WMC 15.12 Stormwater

Stormwater control will conform to the requirements of the City of Woodland code. Stormwater from the new impervious surfaces will be treated by a wet pond and detained and released into existing drainage pathways. Other approved LID or traditional BMP's may be used to treat or detain stormwater on-site if necessary. There are currently no stormwater facilities on site only existing conveyance features. Recommendations for paving, foundations and stormwater design have been provided by the geotech.

WMC 17.36 Highway Commercial District (C-2 zoning)

The highway commercial district (C-2) is a zoning classification providing for commercial services which are accessible by automobiles and trucks, require extensive outdoor storage or display areas as well as off-street parking and loading areas. This classification is intended to minimize any undesirable impacts of these uses on other nearby uses and zoning districts. Furthermore, the district provides for uses which will complement and not adversely compete with other commercial use districts.

The project, as designed, meets the criteria for the Highway Commercial District zoning.

WMC 17.52 Signs

No signs are proposed at this time. A large free standing sign or building mounted sign will be applied for by the owner of the business separate from this site plan application.

WMC 17.36.130 (P) Screening of Trash and Service Areas

Trash and recycling areas are shown on the preliminary site plan and are screened as appropriate.

WMC 17.56 Off-Street Parking and Loading

The project fronts on Robinson Road which terminates with a cul-de-sac. All

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proposed public access will be from the cul-de-sac on Robinson Road.

Private drive aisles will be constructed to provide access to the parking areas and future businesses. All road and parking lot construction will be completed per City of Woodland Standards.

Parking needs have been addressed by the addition of 40 on-site parking spaces.

It is the intent of this project that the required access roads, access agreements and maintenance responsibilities will all remain as they are today. Coordination with the City, the Fire Department, the ditch district, the port's the utility companies and WSDOT will be necessary for this project.

WMC 17.64 Water Supply and Sewage Disposal

Water lines exist in Robinson Road. Public water service will be supplied by the City of Woodland. The point of connection will be in Robinson Road. Water will be extended onto the site to serve the proposed development.

Sewer lines exist in Robinson Road. Public sewer service is provided by the City of Woodland. The point of connection will be Robinson Road. Due to lack of elevation grinder pumps will be necessary for this development. This will be detailed out in the civil construction plans.

WMC 19.10.050 Site Plan Review Submittal Requirements

The Trailer Sales Site Plan complies with WMC 19.10.050 Site Plan Review Submittal Requirements by meeting all the necessary submittal and review requirements of City of Woodland's site plan review process.

WMC 19.10.060 Site Plan Review Approval Criteria

The Trailer Sales Site Plan does or can comply with all applicable land use and development standards including but not limited to landscaping and screening requirements, parking and loading standards, frontage improvements, design standards, sewer and water standards, stormwater and erosion control standards, and critical areas standards, with or without conditions of approval.

WMC 17.36.130 (0) Parking Lot Landscaping

Landscaping will be installed as necessary around the perimeter of the site and along the internal drive aisles and parking lot. Additional fencing and landscaping can be included with the project to meet City goals for screening, security and aesthetics. One tree per six parking spaces is proposed.

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TRAFFIC

The existing site has no daily traffic. The project will construct site improvements to support the Trailer Sales business. Other commercial and/or industrial businesses may occupy portions of the existing building in the future.

ITE Code 140 Manufacturing was used for the trip generation estimate, from the 10th Edition manual. With 3.37 ADT/ 1,000 sf of GFA. The AM peak trips are 0.62/ 1,000 sf of GFA and PM peak trips are 0.67/1,000 sf of GFA.

The site will generate approximately 8.04 (0.67 x 12) new pm peak trips. The site will generate approximately 47.16 (3.93 x 12) new average daily trips with the proposed 12,000 sf building.

We look forward to working with City staff and the applicants on this project. Please do not hesitate to call or email with any questions, for project clarifications or for additional information. Scott Taylor at SGA Engineering. 360-993-0911 or staylor@sgaengineering.com