

# Night & Day Furniture

## Preliminary Site Plan Narrative

### **INTRODUCTION**

The Night and Day Furniture project proposes a type II site plan review. The development will occur on lot 507950100. An emergency cul-de-sac turnaround is proposed as part of the project on parcel 507710010. The total site area for the two parcels is 147,422 sf or 3.83 acres based on the survey by Minister Glaeser Survey. The site is located north of the new intersection of Guild Road and Howard Way. The site is currently bare land. There are Private drive aisles proposed on-site. The project will take access from Howard Way. All proposed public access will come from Howard Way. Public frontage improvements along the west side of Howard Way were recently constructed.

City of Woodland regulations that will affect this project and must be addressed include:

### **WMC 12.28 Woodland Street Tree Code**

The project has selected street trees on the approved city list. There are no existing street trees to be protected along the frontage of Howard Way.

### **WMC 14 Buildings and Construction**

The Night and Day Furniture Site Plan intends to meet the safety criteria for building, grading, plumbing, structural and mechanical codes during the time of building construction permitting. Building codes: IBC, IFC, IMC, UPC (with WA Amendments), ANSI-117.1-2009, WSEC.

### **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 proposed buildings will have sprinklers as required. CCFR will review the plans for compliance with their codes.

### **WMC 15.04 Environmental Policy (SEPA Checklist, Critical Areas)**

Existing drainage ditches off-site from the project take the current runoff from the site. There are no wetlands, habitat or other critical areas located on this project site. No impacts or adjustments to these drainage paths are proposed with this project. 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.

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### **WMC 15.10 Erosion Control**

Stormwater control will conform to the requirements of the City of Woodland. The storm water runoff from the site will be collected and conveyed into a detention pond, treated with a Contech stormfilter manhole and released to existing drainage systems in Howard Way. Cowlitz County GIS describes the site's soil as Caples Silty Clay Loam, Godfrey Silt Loam, and Maytown Silt Loam. Silt fencing along with inlet protection of existing off-site catch basins will be used during construction until the site is fully stabilized.

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 wet pond or other approved bmp's. A conceptual stormwater facility has been located on the north side of the project. On-site infiltration will be evaluated for feasibility of disposal following the pre-application. Other approved LID or traditional BMP's may be used to treat or infiltrate stormwater on-site if necessary. There are currently no stormwater facilities on site only existing conveyance features adjacent to the site. The on-site soils will be evaluated by a Geotechnical Engineer following the pre-application. Recommendations for paving, foundations and stormwater design will be provided by the geotech. A second option for stormwater could be the partial use of parcel 507710101 for a larger facility which could provide for future development of adjacent parcels also owned by this project's property owner.

### **WMC 17.36.130 (P) Screening of Trash and Service Areas**

Trash and recycling areas are internal to the building and out of sight from the public.

### **WMC 17.44 Industrial (I-1 zoning)**

The light industrial use district (I-1) is a zoning classification providing for light manufacturing and fabrication, warehousing and storage, construction and contracting operations, wholesale distribution operations, and related activities which normally require ready access by various transportation modes for the movement of materials, goods, and the area work force. This classification is intended to minimize any undesirable impacts of these uses on other nearby uses and zoning districts. The purpose is to mitigate the impacts of new developments in the I-1 zoning district on the existing and

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future nonindustrial developments by requiring appropriate screening and/or landscaping as a means of erosion control and mitigation for noise, dust, odor, glare, and vibration. This helps improve the quality of life and business environments and enhance the general aesthetics of the district.

The project, as designed, meets the criteria for the Light Industrial District zoning. The building and parking lot are setback from Howard Way and have a significant amount of screening from trees and shrubs located along the frontage and stormwater facility. There are existing and/or planned industrial uses on all sides of this project. No residential uses are adjacent to this site and no additional screening is required.

### **The minimum setbacks per WMC 17.44.070 are as follows:**

All setbacks shall be measured from the nearest wall or corner to the appropriate property line.

A. Front Setback. The minimum front yard setback for all buildings shall be twenty-five feet. The pre-application mentioned 30 feet. **The proposed building is over 155 feet from the front property line which runs along Howard Way.**

B. Side Setback. The minimum side yard setback for all buildings shall be ten feet; provided on corner lots the side yard setback shall be twenty-five feet; and provided where the I-1 zone abuts a residential zone, the side yard setback shall be a minimum of twenty-five feet. **The side setbacks for the proposed building are 49+ feet to the north property line and 30 feet to the south property line.**

C. Rear Setback. The minimum rear yard setback for all buildings shall be ten feet; provided where the I-1 zone abuts a residential zone, the rear yard setback shall be a minimum of twenty-five feet. **A ten foot setback is met for the proposed building. The east property line is the rear lot line. The building is 10.87 feet from the closest point on the east property line.**

### **WMC 17.44.090 – Lot Coverage**

There are no lot coverage limitations; provided where the I-1 use abuts a residential zone, the supplementary provisions shall be observed for screening and landscaping in front, side, and rear yards. With 10% landscaping required an implied maximum lot coverage of 90% is used.

### **Maximum building height in feet WMC 17.44.080**

I-1 use buildings on lots sized one acre or less shall be no more than three stories high or exceed forty-five feet in height. I-1 use buildings on lots greater than one acre shall be no more than fifty-five feet to eave height. **The proposed building is 43' 6" at the peak.**

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A. Industrial equipment such as cranes or communication towers are exempt so long as such equipment is secondary to the use conducted on the premises. **No cranes or towers are proposed.**

B. Buildings or structures may exceed height limits with a determination from the development review committee. Approval of structures exceeding height limits shall meet the following criteria and shall also comply with fire and safety criteria established, in each case, by the development review committee: **This proposal does not exceed the height limit. This section is N/A.**

1. Mitigation of view obstruction shall offset any potential loss of view which may occur as a result of the proposal, and **N/A**
2. Structures over the height limit may increase the height of the structure by providing for one additional foot of setback from all yards (front, rear and sides) for each additional one foot of height of structure. **N/A**

### **WMC 17.48 Performance Standards**

None of the items mentioned in this code section apply to this project. The Night and Day Furniture business is a warehouse use that stores and ships furniture. There are no customers or private sales that take place at the business. There are no loud noises from the day to day operations. There are no odors, heat, fire hazards, air emissions, industrial waste, construction equipment or activities that would affect neighboring properties. This project should meet all the performance standards in WMC 17.48.

### **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 17.56 Off-Street Parking and Loading**

The project fronts on Howard Way which will provide public access to the site via two new driveways. A shared access easement is proposed along the southern 30 feet of the site. The parcels to the east will be provided access to the 30 foot easement for their future site plans.

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

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There are eight truck loading docks along the west side of the building. These will allow for semi-trucks to deliver and pick up. There are two at grade garage doors on the north and south ends of the building.

Parking needs have been addressed by the addition of 41 off-street parking spaces(4 which are accessible, 2-Van & 2- 60" ADA spaces).

### **Roads and Frontage Improvements**

The project fronts on Howard Way which was recently constructed to the south and connected with Guild Road. All proposed public access will be from Howard Way.

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. A 30 foot wide access easement will be recorded over the south edge of the site. This will provide access for the parcels located to the east and south, also owned by the applicant.

### **WMC 17.64 & Title 13 Water Supply and Sewage Disposal**

Public water service will be supplied by the City of Woodland. The point of connection will be in Howard way. There is an existing water main in Howard Way. One existing fire hydrant is located 40 feet south of the site along the east side of Howard Way.

Public sewer service is provided by the City of Woodland. The point of connection will be determined by the city. There is an existing sewer main in Howard Way. There may be a sewer stub to the southwest corner of this project. This will be detailed out in the civil construction plans and confirmed prior to plan approval.

### **WMC 19.10.050 Site Plan Review Submittal Requirements**

The Night and Day Furniture 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 Night and Day Furniture 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. All of these review criteria are discussed in this narrative and shown on the preliminary plans.

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### **TRAFFIC**

The existing site has no daily traffic. A trip generation report has been prepared for the site plan application. Because the PM peak trips were less than 20 a traffic study was not triggered. The project will construct site improvements to support the Night and Day Furniture business.

ITE Code 150 Warehouse was used for the trip generation estimate, from the 10<sup>th</sup> Edition manual. With 1.74 ADT/ 1,000 sf of GFA. The AM peak trips are 0.17/ 1,000 sf of GFA and PM peak trips are 0.19/1,000 sf of GFA.

The site will generate approximately 8.42 (0.17 x 49.5) new pm peak trips. The site will generate approximately 86.13 (1.74 x 49.5) new average daily trips with the proposed 49,500 sf building.

### **17.44.136 - Landscape design and screening requirements.**

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.

City code below with applicant responses in ***bold italics***.

All required setback areas, parking lots, and planter strips in the right-of-way shall be landscaped to provide, as applicable, erosion control, visual interest, buffering, privacy, open space and pathway identification, shading, and wind buffering, based on the following criteria (See also WMC Chapter 12.28, Woodland Street Trees): ***The project has provided street trees and site landscaping to meet the standards.***

A. Required Setback Area Landscaping. To increase the compatibility and appearance of commercial and/or industrial uses with that of other adjacent and nearby uses, all required setback areas, excluding ingress and egress points, shall be landscaped and maintained in a neat and orderly manner as more specifically set forth in this section. Landscaping in required setback areas shall retain natural vegetation and use a combination of plants for year long color and interests.

***The project has landscaped the setbacks on the north, east, west and south sides of the site.***

B. Required Front Yard Landscaping. Trees, shrubs, and plant groundcover should be planted along the entire road frontage area and shall meet the criteria of this chapter. This area can be counted toward the coverage requirements calculations in Section 17.44.135(B). Additional landscaping shall be located within the front yard setback area in accordance with the criteria in this chapter, while providing reasonable opportunity for signage, entrance features, parking, and ingress and egress areas.

***The project has landscaped the front setback and right-of-way along the west side of the site and along Howard Way.***

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### F. Landscaping in Parking Areas.

1. Coverage Requirements. A minimum of ten percent of the total surface area of all proposed parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. Such landscaping shall consist of "evenly distributed" shade trees with shrubs and/or groundcover plants that conform to the criteria in this chapter. "Evenly distributed" means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. These requirements can be included in the coverage requirement outlined in [Section 17.44.135\(B\)](#).

***The project has provided over 10% of the total surface parking areas in landscaping.***

2. Tree Requirements. At a minimum, one tree per five parking spaces shall be planted to create a partial tree canopy over and around the parking area. All parking areas with more than twenty spaces shall include landscape islands with trees at the both ends and in between to break up the parking area into rows of not more than ten contiguous parking spaces. All parking area landscape islands shall have dimensions of not less than twenty-four square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth.

***Trees have been placed across the site to meet this requirement. No more than ten parking spaces in a row have been provided on the site plan. Planter islands have been provided in the middle and on the end of these parking rows.***

3. Parking/Maneuvering Area Within Required Setback Areas. Where a parking or maneuvering area is proposed to be located within the required setback areas, such parking/maneuvering area shall not be located within the five feet from the property lines. An evergreen hedge; decorative wall (masonry or similar quality material) with openings; arcade, trellis, or similar partially opaque structure that is a minimum of four feet in height shall be established between the proposed parking/maneuvering area(s) and street. Any areas between the wall/hedge and the street/driveway line shall be landscaped with plants or other vegetative groundcover.

***The project has provided 5 foot landscaped areas adjacent to parking and maneuvering areas on the north and south sides of the site. No parking areas are adjacent to the street or require a hedge row or other screening structure.***

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](mailto:staylor@sgaengineering.com)