



CHAIR HEIDI WATTERS; VICE-CHAIR LOUSIE STRANDER; COMMISSIONERS DENNIS MARTINEZ, SHARON MANN, KAREN SIMMONS, DIXIE STARK AND ANDREA REAY

CITY OF TUKWILA
PLANNING COMMISSION VIRTUAL
MEETING VIA MICROSOFT TEAMS
NOVEMBER 5, 2020 - 6:30 PM

To Participate in the Virtual Meeting at 6:30 pm:

By Phone: Dial +1 253-292-9750, Access Code 451 806 317 #

Online: To join the meeting online click here [Join Microsoft Teams Meeting](#)

FOR TECHNICAL SUPPORT DURING THE MEETING YOU MAY CALL 1-206-433-7155.

- I. CALL TO ORDER
- II. ATTENDANCE
- III. ADOPT MINUTES - 9-24-20 and 10-22-20
- IV. DELIBERATE: Tukwila International Boulevard land use code amendments
10-22-20 public hearing continuance
- V. DIRECTOR'S REPORT
- VI. ADJOURN



CITY OF TUKWILA PLANNING COMMISSION (PC) PUBLIC HEARING MINUTES

- Date:** October 22, 2020
Time: 6:30 PM
Location: Virtual meeting via Microsoft Teams
- Present:** Vice Chair Louise Strander; Commissioners Dennis Martinez, Sharon Mann, Karen Simmons, Dixie Stark, and Andrea Reay
- Absent:** Chair Heidi Watters
- Staff:** Department of Community Development (DCD) Deputy Director Minnie Dhaliwal, Planning Supervisor Lynn Miranda and Planning Commission Secretary Wynetta Bivens
- Protocol:** Minnie Dhaliwal explained the protocol for the virtual meeting. She also went over the purpose of the continuation.
- Agenda:** Continuance of the April 23, 2020 Public Hearing on Zoning Code Amendments.
- Adopt Minutes:** Commissioner Mann disclosed that she received an email from Greg and Vanessa Zaputil regarding corrections to two of the three motions in the 9/24/20 minutes. Commissioner Mann moved that the recorded minutes be reviewed, and the minutes be adopted at the next meeting. Commissioner Stark abstained due to absence on 9/24/20. Commissioner Martinez seconded the motion. Motion passed.
Upon review of the recording, the two motions were revised to verbatim motions.

Vice-Chair Strander opened the public hearing for:

- CASE NUMBER:** L20-0015
PURPOSE: Consider zoning code amendments restricting or prohibiting certain auto-oriented and lodging uses currently prohibited by Ordinance 2620, to implement the Tukwila International Boulevard (TIB) element of the Comprehensive Plan.
LOCATION: Neighborhood Commercial Center (NCC) and Regional Commercial (RC) zones in the TIB study area

Lynn Miranda, Planning Supervisor, DCD, gave the presentation for staff. She said the intent of the public hearing is for the PC to continue deliberations on the April 23 public hearing on the amendments to Table 18-6, Land Uses allowed in the NCC and RC zoning districts in the TIB study area to replace the need to renew the moratorium on auto-related services and lodging uses. This will ensure that future development in the TIB area is consistent with and supports a walkable TIB District as envisioned in the Comprehensive Plan.

She said in April there were some concerns about the difficulty regarding providing notice of the hearing to the public during the pandemic. She said for tonight's virtual hearing and virtual on-line open house held on October 20th staff put extra effort into notification. The code requires notification of occupants and property owners within 500 ft. and to publish notice in the newspaper, which was done. Additionally, 11,300 post cards were mailed to all existing businesses, residents, and property owners located in the City excluding Southcenter, Tukwila South and properties located in the Manufacturing Industrial Center (MIC) zone which is mainly Boeing. Emails were sent with post cards attached to a list of 337 interested parties with a sentence in five different languages that said, "this information is very important to your community please ask someone to translate for you." She noted that an earlier incorrect draft of the postcard was put in the staff report, but she assured the Commission that the correct postcard was mailed out. Staff also hand delivered notification flyers to all the business in the RC and NCC zoning district in the TIB study area on Thursday October 15th. She explained the intent of the open house was to answer questions on the interim proposed changes so that people could be well prepared for tonight's hearing and the upcoming City Council public hearing. Four people attended open house and one person had difficulty joining but staff was able to help her successfully participate on-line.

She provided a brief overview of items covered in April. She talked about what planning efforts have been happening in the TIB area to date, the kinds of changes the City has been proposing to the City's zoning code and why. In 2015, the City Council adopted a 20-year vision for the area that called for transforming the TIB from a highway serving regional traffic to more of a walkable main street with businesses serving the residences located nearby. The long-term vision also called for new houses and commercial uses at more urban density within walking distance of the TIB Light Rail Station. In 2017, the City, in partnership with the Congress New Urbanism (CNU), held a 3-day community workshop on how to make the vision happen. There were two key actions recommended to the City Council after the workshop, 1) the rechannalization of TIB to add on-street parking and bike lanes to slow down traffic and improve safety for all uses and to provide parking for businesses by their front door, and 2) update the zoning standards code to attract and support the types of new development that create a walkable main street. In 2017, the Council adopted a moratorium that prohibited any new auto oriented and lodging uses or expansion of the existing uses so the type of development wouldn't occur that would conflict with the vision for TIB safe and walkable main street. Explanation was provided of other intents of the moratorium. Ordinance 2620 was renewed by Council in July, and the PC recommendations on the interim zoning code amendments are needed now for the Council to adopt them prior to expiration of the current moratorium in January 2021.

Staff's Recommendations

A walkthrough was provided of staff's recommended changes to the land use table, which are listed on page 17 of the October 17, 2020 staff report.

It was noted that no changes are being proposed for the allowable densities, heights, parking standards or other development standards affecting building size or lot design, which will be brought to PC and City Council at a later date.

The PC asked clarifying questions.

Written Public Testimony

Lynn Miranda read the written public comments received prior to 5 PM, on 10/22/20 from the following individuals:

- Jimmy K
- Brian Kennedy
- Rune Harkestad
- John McCullough, McCullough Hill Leary, ps., for Sterling Realty Organization (SRO)

Minnie Dhaliwal, Deputy Director, facilitated virtual public testimony.

Virtual Public Testimony

Adul Yusef, General Manager, Eastside for Hire, thanked the Commission for their service and staff for taking note and doing a good job with outreach for this hearing, and for the continuation of the April 23 public hearing. He said in April they were in support of the TIB changes taking place and even though they were not aware of the moratorium they would have not opposed it. He said the COVID virus caused a lot of change to their business, and they are 90% down. Therefore, they rented out their shop for auto repair, and at the time were not aware of the moratorium. He said he met with David Cline the City Administrator and Jack Pace, and they tried to help but were unable to because of the moratorium. He said they told him about tonight's hearing, and it was where he could address the issue. He requested temporary use of their property for auto repairs for a couple of years, which he said they cannot do under the current code. He asked for a chance to mitigate the problem while things are coming back from COVID. He asked the Commission to take that into consideration. He said that the City Administration have shown them tremendous respect and looked into every possible way that they could accommodate them. He said nobody could have anticipated that the world would change this much, and that they would need to use the property for auto repair. He asked the Commission to take note when making their recommendations to the City Council and to accommodate their needs because the moratorium was not designed to punish those businesses there but to make the community and TIB better.

Traci Granbois said she encourages the commission to support the alternative proposal and allow existing uses of the businesses to continue.

Chris Vandyke, Eastside for Hire, Assistant General Manager, said he wanted to echo Adul Yusef's comments and underscore that businesses have been entirely turned upside down as of the Governor's stay at home order on March 13 or 15. He said they have taken a body blow and they don't know how much time it will take to recover, to put them back in the position where the long range plans for the company are back in place. He said they are the largest minority

owned business on the west coast with about 600 drivers and they are completely shut down. He said they are scrambling for things to get better and they need time to get back on track. He said however the Commission decides to go forward they need flexibility in the grandfathering of existing uses. He said there is a legal dispute issue regarding whether the repair shop has been in use continually. He said they would like to continue in the use for a limited time period so the City can continue with its long use plan. And that COVID has upset their plans and makes it much less possible to not just accommodate the plan for the district improvements but to be a cooperative part of the plan.

There were no additional public comments.

Vice-Chair Strander gave the Commissioners the opportunity to ask clarifying questions.

PC Questions / Comments

See the attached table for a detailed list of comments, and questions the PC requested that staff return with answers.

Vice-Chair Strander closed the public hearing.

A meeting was scheduled for November 5th, and at that time staff will provide the Commission with answers to their questions. Then the PC will deliberate on the amendment proposals before them.

Director's Report

Adjourned 9:30 pm
Submitted by: Wynetta Bivens
Planning Commission Secretary

Planning Commissioner	Land Use Item	PC Comments
Mann	1. Automobile, recreational vehicles or travel trailer or used car sales lots (no dismantling of cars or travel trailers or sale of used parts allowed).	For pre-existing uses, can we require screening of parking lots from public frontage?
Mann	3. Automotive services	For pre-existing uses, can we require screening of outdoor storage from public frontage?
Mann	3. Automotive services	Does not want wholesale distribution of fuel facilities in NCC or RC zones permitted in TIB study area.
Strander	3. Automotive services	Does Fire Dept have concerns about placing gas pumps behind the building, as required in the proposed footnote?
Mann & Martinez	3. Automotive services	Does not want stand-alone electric car charging stations on in NCC or RC zones in TIB study area. Should be an accessory use.
Mann	4. Commercial Parking	Clarify that b. in the footnote applies to surface parking lots.
Martinez	4. Commercial Parking	<p>Why are surface-level commercial parking lots (<i>use of land or structure for the parking of motor vehicles as a commercial enterprise for which hourly, daily, or weekly fees are charged</i>) required to be 175' from street? How deep are the parcels on TIB? Should this required distance be less?</p> <p>Note: Commissioner Mann is in favor of keeping 175'.</p>
Reay	5. Extended Stay Hotel/motel	The minimum of 100 rooms requirements seems arbitrary. Consider using the minimum room requirement used by the Seattle Southside Regional Promotion Authority Tourism Promotion Area (TPA) in determining application of lodging charges.
Reay	5. Hotel	The minimum of 100 rooms requirements seems arbitrary. Consider using the minimum room requirement used by the Seattle Southside Regional Promotion Authority Tourism Promotion Area (TPA) in determining application of lodging charges.

Mann	8. Restaurants including drive through, sit down, cocktail lounges in conjunction with a restaurant	Wants to allow drive-thru restaurant facilities in NCC
Simmons	8. Restaurants including drive through, sit down, cocktail lounges in conjunction with a restaurant	Consider a requirement for drive-thrus to exit on to side street instead of TIB to decrease opportunities for vehicular and pedestrian conflicts.
Simmons	9. Retail sales	Consider a requirement for drive-thrus to exit on to side street instead of TIB to decrease opportunities for vehicular and pedestrian conflicts.
Simmons	10. Financial, banking, mortgage, other services	Consider a requirement for drive-thrus to exit on to side street instead of TIB to decrease opportunities for vehicular and pedestrian conflicts.
Simmons	10. Financial, banking, mortgage, other services	Pawnbrokers and payday lenders do not add value to the neighborhood. Consider prohibiting these uses in the RC zone.



**STAFF REPORT TO THE PLANNING COMMISSION
ADDENDUM #3
Prepared October 28, 2020**

- FILE NUMBERS:** L20-0015 Code Amendments, PL20-0021
- REQUEST:** Amend the zoning code to prohibit or restrict certain auto-oriented and lodging land uses currently prohibited by the moratorium (Ordinance 2631) in the NCC and RC zoning districts located in the Tukwila International Blvd (TIB) district study area.
- PUBLIC HEARING:** A Notice of Public Hearing was originally published in the Seattle Times on April 9, 2020, and a public hearing was held on April 23, 2020. The public hearing was continued on October 22, 2020 and additional notice was provided.
- LOCATION:** Neighborhood Center Commercial (NCC) and Regional Commercial (RC) zones located in the Tukwila International Boulevard (TIB) study area
- SEPA:** Covered by Addendum to SEPA checklist for 2015 Comprehensive Plan Update
- STAFF:** Lynn Miranda, Planning Supervisor, AICP
- ATTACHMENTS:**
- A. Staff Response to Planning Commission Questions from Oct. 22, 2020 Hearing, dated 10.27.20
 - B. Summary of Staff Recommended Changes to Table 18-6 Land Uses Allowed by District

Background

On October 22, 2020 after closing the public hearing on L20-0015, the Planning Commission continued their deliberations on the various options for modifying specific land uses currently prohibited by the moratorium (Ordinance 2631). Commissioners requested additional information, research, and modifications to the staff-recommended changes to Table 18-6 Land uses Allowed by District. An additional Planning Commission meeting is scheduled for November 5, 2020 for the Commissioners to review staff responses, conclude their deliberations and make recommendations which will be forwarded to the Council of the Whole for a public hearing on November 23, 2020

Summary of proposed changes

Attachment A contains staff responses to the Planning Commission's questions, comments, and suggested modifications regarding the staff-recommended changes to Table 18-6 from the October 22 meeting.

Attachment B is a detailed summary of the revised staff-recommended modifications to Table 18-6 in response to the Planning Commission questions. Note that *Motels* is a use currently allowed by code and is not allowed under the proposed modifications. Minor language clarifications are proposed to current regulations for Commercial Parking to address comments from the Planning Commission.

For the other eight uses, staff used Attachment A to modify the footnotes (in Staff Report Addendum #2) to address recommendations from the Planning Commission, such as requiring uses with drive-throughs on a corner or with access to an alley to exit to a side street, and linking the minimum number of rooms required for hotels to the threshold used by the Seattle Southside Regional Promotion Authority Tourism Promotion Area (TPA) in determining application of lodging charges. Staff's recommendations also include Commissioners' comments to prohibit pawnshops and payday lenders in the RC zone. Staff did not make any changes to current code regulations limiting drive-through restaurants in the NCC zone.

Adoption of these proposed changes will eliminate the need to renew the moratorium in January 2021.

Tukwila International Blvd (TIB) Interim Zoning Code Revisions
Staff Response to Planning Commission Questions from Oct. 22, 2020 Hearing
10/27/2020

Item	Planning Commissioner	Land Use Item	PC Comment (language changes in strikout/underline, recommendation in bold)	Staff comment/recommended changes (language changes in strikout/underline, recommendation in bold)	PC Direction
1	Mann	1. Automobile, recreational vehicles or travel trailer or used car sales lots (no dismantling of cars or travel trailers or sale of used parts allowed).	For pre-existing uses, can we require screening of parking lots from public frontage?	<p>Revise the staff-recommended footnote as follows: Automotive sales must have an enclosed showroom with no outdoor storage of vehicles. Existing uses in the RC zone in the TIB study area on the effective date of the ordinance are exempt from the enclosed showroom requirement, provided the use is limited to the existing parcel(s) currently occupied on the date of the ordinance.</p> <p><u>Pre-existing legally established automotive sales where existing parking lots abut the public frontage must provide effective visual screening of the parking lot from sidewalks (or street if no sidewalk currently exists) using Type II landscaping when any of the following occurs: a proposed expansion or structural alteration, a change of ownership, or when the business is vacated or abandoned for more than 24 months and a new business is proposed.</u></p>	
2		2. Vehicle Rentals	NO COMMENTS		
3	Mann	3. Automotive services	For pre-existing uses, can we require screening of outdoor storage from public frontage?	<p>Revise the staff-recommended footnote as follows: Outdoor storage of vehicles, tires, or other materials used for service is not permitted. Gas stations are permitted if the pumps and parking are located behind the building and the pumps meet the setback requirements and comply with building and fire codes. Queuing lanes are not permitted between buildings and back of sidewalk.</p> <p><u>Wholesale distribution and storage of fuel (e.g. natural gas, propane, gasoline) are not permitted in the TIB study area. Pre-existing legally established automotive service uses with outdoor storage or parking abutting the public frontage must provide effective visual screening of the parking and outdoor stored materials from sidewalks (or street if no sidewalk currently exists) using Type II landscaping when any of the following occurs: a proposed expansion or structural alteration, a change of ownership, or when the business is vacated or abandoned for more than 24 months and a new business is proposed.</u></p>	
4	Mann	3. Automotive services	Don't want wholesale distribution of fuel facilities in NCC or RC zones permitted in TIB study area.		
5	Strander	3. Automotive services	Does Fire Dept have concerns about placing gas pumps behind the building, as required in the proposed footnote?		

Item	Planning Commissioner	Land Use Item	PC Comment (language changes in strikout/underline, recommendation in bold)	Staff comment/recommended changes (language changes in strikout/underline, recommendation in bold)	PC Direction
6	Mann & Martinez	3. Automotive services	Don't want stand-alone electric car charging stations on in NCC or RC zones in TIB study area. Should be an accessory use.	Currently, electrical vehicle charging stations (Level 1-3) are Permitted (P) in NCC and RC zones and most other commercial/mixed use zones in the City (see graphic below for images of each type of station). Level 3 stations will need to meet the same requirement as a gas station with the building along the streetfront. Staff recommends making no changes to Table 18-6 for electrical vehicle charging stations.	
7	Mann	4. Commercial Parking	Clarify that b. in the footnote applies to surface parking lots.	Revise the existing footnote #7 in Table 18-6 as follows: provided it is <u>either</u> : a. a structured parking facility located within a structure having substantial ground floor retail or commercial activities and designed such that the pedestrian and commercial environments are not negatively impacted by the parking use; or b. a surface parking facility located at least 175 feet from adjacent arterial streets and behind a building that, combined with appropriate Type III landscaping, provides effective visual screening from adjacent streets.	
8	Martinez	4. Commercial Parking	Why is surface-level commercial parking lots (<i>use of land or structure for the parking of motor vehicles as a commercial enterprise for which hourly, daily, or weekly fees are charged</i>) required to be 175' from street? How deep are the parcels on TIB? Should this required distance be less? Note: Commissioner Mann is in favor of keeping 175'	The policy choice to require surface-level commercial parking lots to be located 175' from adjacent streets was to discourage airport commercial parking from locating along TIB, as this was not seen as a positive contribution to the neighborhood. Parcel depth ranges from approximately 80' to 465'. Staff recommends no change to the existing footnote requiring surface-level commercial parking lots to be located a minimum of 175' from adjacent streets.	
9	Reay	5. Extended Stay Hotel/motel	The minimum of 100 rooms requirements seems arbitrary. Consider using the minimum room requirement used by the Seattle Southside Regional Promotion Authority Tourism Promotion Area (TPA) in determining application of lodging charges.	The TPA charges an assessed rate of \$2.00 per unit per night of stay in establishments with 90 or more rooms. Revise the staff-recommended footnote for Extended Stay Hotel as follows: Allow extended stay/hotel with if the following are provided: a full-service restaurant and a Class A liquor license, 24-hour staffed reception, all rooms accessed off interior hallways or lobby, and a minimum 100-90 rooms.	
10	Staff	5. Extended Stay Hotel/motel	Motels will not be a permitted use in RC zone.	Revise as follows: Extended Stay Hotel/Motel	

Item	Planning Commissioner	Land Use Item	PC Comment (language changes in strikout/underline, recommendation in bold)	Staff comment/recommended changes (language changes in strikout/underline, recommendation in bold)	PC Direction
11	Reay	5. Hotel	The minimum of 100 rooms requirements seems arbitrary. Consider using the minimum room requirement used by the Seattle Southside Regional Promotion Authority Tourism Promotion Area (TPA) in determining application of lodging charges.	The TPA charges an assessed rate of \$2.00 per unit per night of stay in establishments with 90 or more rooms. Revise the staff-recommended footnote for Hotels as follows: Allow hotels with if the following are provided: a full-service restaurant and a Class A liquor license, 24-hour staffed reception, all rooms accessed off interior hallways or lobby, and a minimum 100-90 rooms.	
12		7. Motels	NO COMMENTS		
13	Mann	8. Restaurants including drive through, sit down, cocktail lounges in conjunction with a restaurant	Wants to allow drive-thru restaurant facilities in NCC	Staff continues to recommend no drive-thru restaurant facilities in NCC. Restaurant drive-thru facilities continue to be allowed in RC zone.	
14	Simmons	8. Restaurants including drive through, sit down, cocktail lounges in conjunction with a restaurant	Consider a requirement for drive-thrus to exit on to side street instead of TIB to decrease opportunities for vehicular and pedestrian conflicts.	Revise the staff-recommended footnote as follows for restaurant drive-thrus in RC zone: Drive-thru facilities are permitted when located behind a building. Queuing lanes are not permitted between buildings and public frontage sidewalks. <u>Where the use is located on a corner or with access to an alley, drive-thrus must exit to a side street or an alley that connects to a side street, where feasible.</u>	
15	Simmons	9. Retail sales	Consider a requirement for drive-thrus to exit on to side street instead of TIB to decrease opportunities for vehicular and pedestrian conflicts.	Retail uses with drive-thrus are currently allowed in both NCC and RC zones. Revise the staff-recommended footnote as follows: Drive-thru facilities are permitted when located behind a building. Queuing lanes are not permitted between buildings and public frontage sidewalks. <u>Where the use is located on a corner or with access to an alley, drive-thrus must exit to a side street or an alley that connects to a side street, where feasible.</u>	
16	Simmons	10. Financial, banking, mortgage, other services	Consider a requirement for drive-thrus to exit on to side street instead of TIB to decrease opportunities for vehicular and pedestrian conflicts.	These uses with drive-thrus are currently allowed in both NCC and RC zones. Revise the staff-recommended footnote as follows: Drive-thru facilities are permitted when located behind a building. Queuing lanes are not permitted between buildings and public frontage sidewalks. <u>Where the use is located on a corner or with access to an alley, drive-thrus must exit to a side street or an alley that connects to a side street, where feasible.</u>	

Item	Planning Commissioner	Land Use Item	PC Comment (language changes in strikout/underline, recommendation in bold)	Staff comment/recommended changes (language changes in strikout/underline, recommendation in bold)	PC Direction
17	Simmons	10. Financial, banking, mortgage, other services	Pawnbrokers and payday lenders do not add value to the neighborhood. Consider prohibiting these use in the RC zone.	In Table 18-6, pawnbrokers are currently listed as a Conditional Use (C) in the RC zone. They are currently not permitted in the NCC zone. The existing pawnbroker at 3920 S. 146th St. is in the NCC zone and was established prior to adoption of the current zoning and therefore may continue subject to the regulations on non-conforming uses, see TMC 18.70. Payday lenders are not currently called out as a specific use in Table 18-6. Staff recommends revising Table 18-6 to address comments from the Planning Commission to not allow pawnbrokers and payday lenders in the RC zone in the TIB study area.	

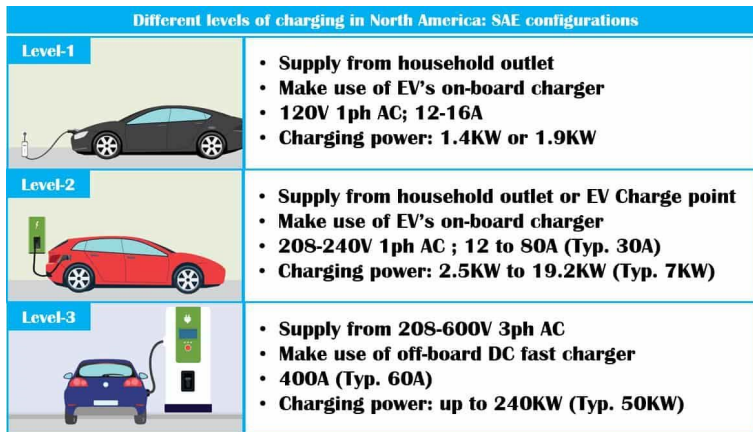


Diagram of Electrical Vehicle Charging Stations

**Summary of Staff Recommended Changes to Table 18-6 Land Uses Allowed by District
(Language changes in strikeout/underline)**

Land Uses Currently Prohibited by the Moratorium	(P _x) Permitted w/footnote	
	NCC zone	RC zone
Automobile, recreational vehicles or travel trailer or used car sales lots (no dismantling of cars or travel trailers or sale of used parts allowed).		P ₁
Rental of vehicles not requiring a commercial driver’s license.		P ₂
Automotive services, gas (outside pumps allowed), washing, body and engine repair shops (enclosed within a building), and alternate fueling station (not wholesale distribution facilities).	P ₃	P ₃
Commercial parking (Commercial parking is a use of land or structure for the parking of motor vehicles as a commercial enterprise for which hourly, daily, or weekly fees are charged (TMC 18.06.613)		P ₄
Extended-stay hotel/ motel		P ₅
Hotels		P ₅
Motels		P
Restaurants including drive-through, sit down, cocktail lounges in conjunction with a restaurant		P ₆
Retail sales, e.g. health/beauty aids/prescription drugs/food/hardware/notions/crafts/supplies/housewares/electronics/photo-equip/film processing/ books/magazines/stationery/ clothing/shoes/flowers/plants/pets/jewelry/gifts/rec. equip/sporting goods, and similar items	P ₆	P ₆
Financial, banking, mortgage, other services	P ₆	P ₆
Other Recommended Changes to Table 18-6		
Pawnbroker/ <u>payday lender</u>		P

FOOTNOTES (PC-suggested changes to staff-recommended footnotes in strikeout/underline)

- Automotive sales must have an enclosed showroom with no outdoor storage of vehicles. Existing uses in the RC zone in the TIB study area on the effective date of the ordinance are exempt from the enclosed showroom requirement, provided the use is limited to the existing parcel(s) currently occupied on the date of the ordinance.
Pre-existing legally established automotive sales where existing parking lots abut the public frontage must provide effective visual screening of the parking lot from sidewalks (or street if no sidewalk currently exists) using Type II landscaping when any of the following occurs: a proposed expansion or structural alteration, a change of ownership, or when the business is vacated or abandoned for more than 24 months and a new business is proposed.

2. Automotive rentals must have an enclosed showroom with no outdoor storage of vehicles. Existing uses in the RC zone in the TIB study area on the effective date of the ordinance are exempt from the enclosed showroom requirement, provided the use is limited to the existing parcel(s) currently occupied on the date of the ordinance.
3. Outdoor storage of vehicles, tires, or other materials used for service is not permitted. Gas stations are permitted if the pumps and parking are located behind the building and the pumps meet the setback requirements and comply with building and Fire codes. Queuing lanes are not permitted between buildings and back of sidewalk. Wholesale distribution and storage of fuel (e.g. natural gas, propane, gasoline) are not permitted in the TIB study area. Pre-existing legally established automotive service uses with outdoor storage or parking abutting the public frontage must provide effective visual screening of the parking and outdoor stored materials from sidewalks (or street if no sidewalk currently exists) using Type II landscaping when any of the following occurs: a proposed expansion or structural alteration, a change of ownership, or when the business is vacated or abandoned for more than 24 months and a new business is proposed.
4. Provided it is either: a. a structured parking facility located within a structure having substantial ground floor retail or commercial activities and designed such that the pedestrian and commercial environments are not negatively impacted by the parking use; or b. a surface parking facility located at least 175 feet from adjacent arterial streets and behind a building that, combined with appropriate Type III landscaping, provides effective visual screening from adjacent streets.
5. Allow ~~extended stay hotel (not motel)~~ if the following are provided: with a full-service restaurant and a Class A liquor license, 24-hour staffed reception, all rooms accessed off interior hallways or lobby, and a minimum ~~10090~~ rooms.
6. Drive-through facilities are permitted when located behind a building. Queuing lanes are not permitted between buildings and public frontage sidewalks. Where the use is located on a corner or with access to an alley, drive-throughs must exit to a side street or an alley that connects to a side street, where feasible.