

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. <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?		

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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 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.	
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	

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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>	

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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.	

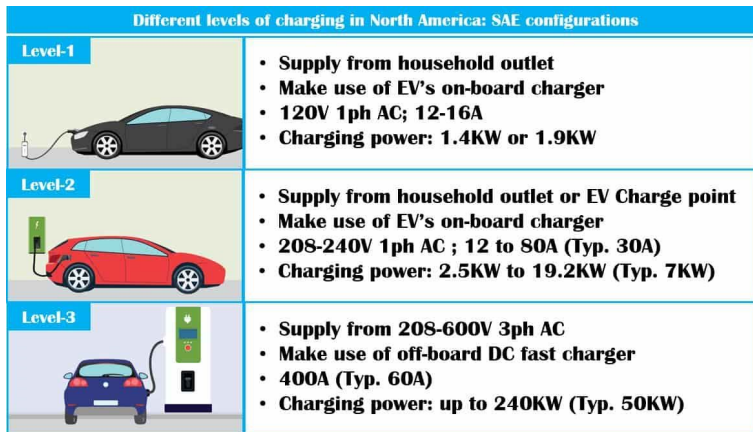


Diagram of Electrical Vehicle Charging Stations

**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)

1. 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.