

Large Scale Retail Development Ordinance



Planning Commission Hearing
April 12, 2007

[History]

- City Council held three workshops in 2005-2006 to discuss issues with large scale retail establishments
- City Council initiated amendments February 20, 2007

Issues

- Consumer benefits/impacts
- Effect on local economy/employees
- Aesthetic impacts
- Neighborhood impacts
- Traffic Impacts
- Environmental impacts



[What is in place now?

- Transportation
 - Traffic study may be required
 - Improvements identified in traffic study can be required
 - Sidewalks and private walkways required
 - Parking:
 - Retail – 1 space/300 sq ft gross floor area
 - Bulky Retail – 1 space/600 sq ft gross floor area



What is in place now?

- Landscaping

- C-2 requires landscaping in at least 15% of lot area
- Specific landscape requirements for parking and loading areas
- Lighting standards in place



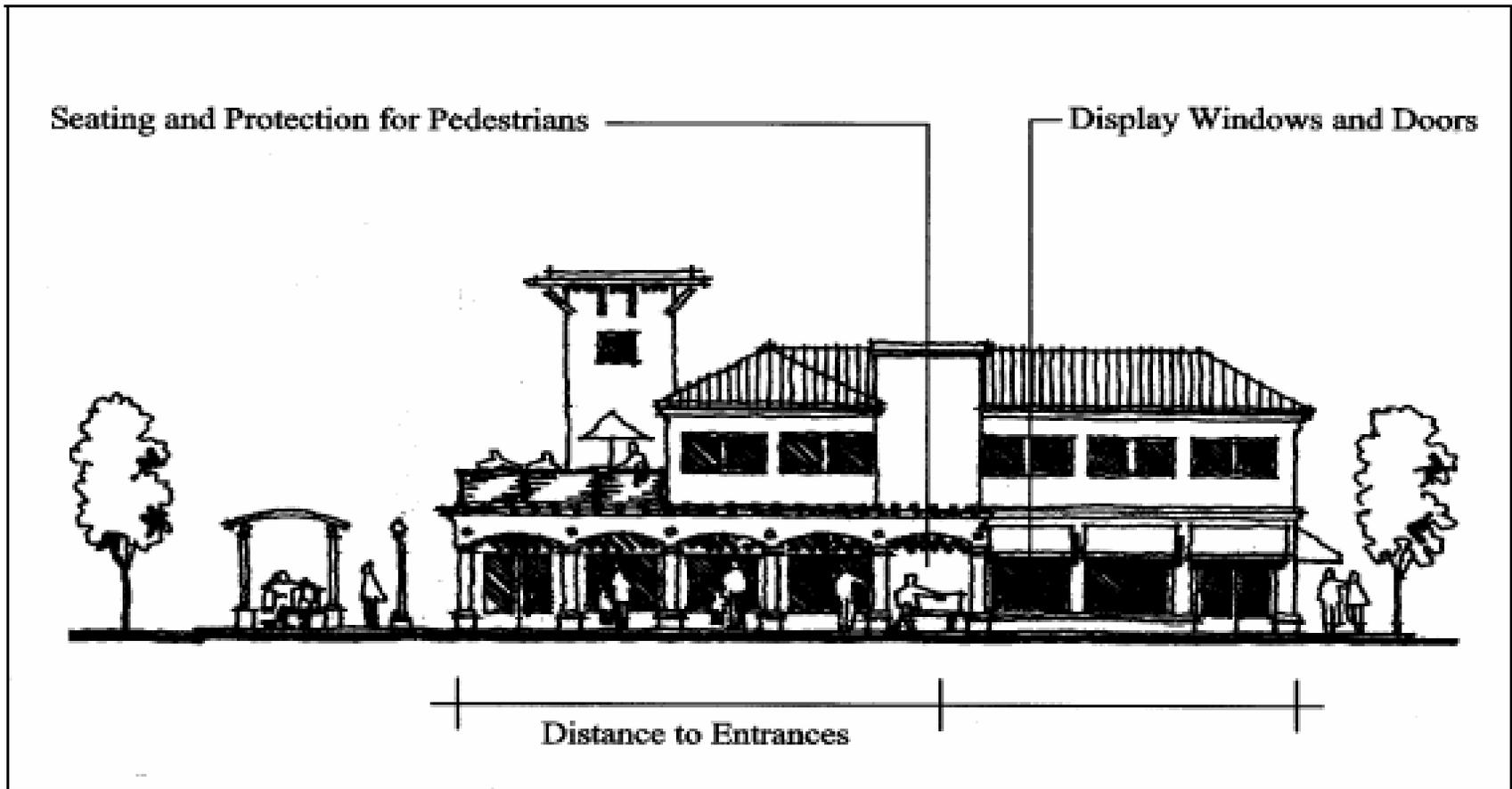
[What is in place now?



■ Aesthetics

- Building entrances – orientation, pedestrian scale
- Placement of parking and service drives
- Building mass – breaking up large building surfaces and volumes
- Windows on street side – minimum 40% of façade
- Additional design requirements if greater than 40,000 sq ft ground floor space: entrances, pathways, architectural features to break up mass.

Illustration from current Development Code



*Design of Large-Scale Buildings and Developments
(Typical)*

[What is in place now?]

- Process

- Type II site design review required
- Conditional use permit required for stores 40,000 square feet floor area or larger in CBD (C-3) but not in C-2

[Issues]

- Consumer benefits/impacts
- Effect on local economy/employees
- Aesthetic impacts
- Neighborhood impacts
- Traffic Impacts
- Environmental impacts

Proposed Amendments

- Aesthetics and environmental impacts
 - Require more definitive architectural features
 - Lower percentage of windows required on ground floor from 40% to 20%
 - Limit parking to 125% of minimum number required

Proposed Amendments

- (G) *Windows.* On commercial building facades facing a public street, windows shall comprise a minimum of 40% of the ground floor facade. For a large-scale buildings and developments meeting the standards under subsection (H) below, windows shall comprise a minimum of 20% of the ground floor facade.

Design Requirement for buildings over 30,000 sq. ft.

- (1) Incorporate changes in building direction (i.e., articulation), and divide large masses into varying heights and sizes. Such changes may include building offsets; projections; changes in elevation or horizontal direction; sheltering roofs; terraces; a distinct pattern of divisions in surface materials; and use of windows, screening trees; small-scale lighting (e.g., wall-mounted lighting, or up-lighting); and similar features. At least four of the following elements shall be included along each 100 feet of building frontage facing a street:
 - (a) A building offset or projection of at least 6 feet depth and width.
 - (b) An awning or roof sheltering a pedestrian walkway or seating area.
 - (c) A change in material
 - (d) Contrasting brick, stone, or natural wood trim.
 - (e) Pitched roofs or gable-end roofs.
 - (f) Curved arches or roof line features
 - (g) A tower, spire, or cupola.



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[Parking maximum]

- (3) The number of parking spaces shall not exceed 125 percent of the minimum number of spaces required. Parking spaces constructed of grass blocks, grasscrete, or similar material shall not be counted in this limit.

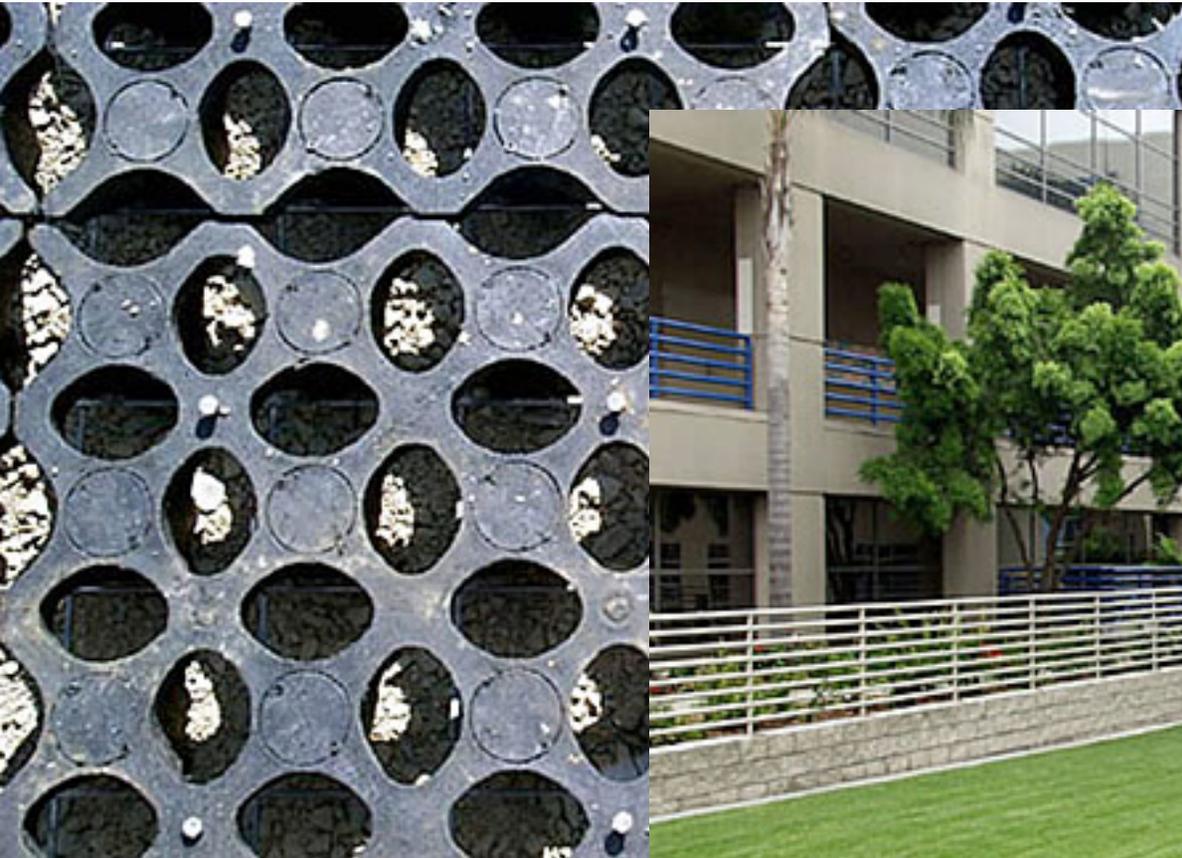




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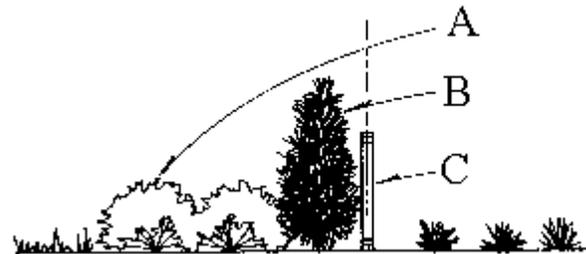
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[Grasscrete example]



Neighborhood Impacts

- Require a 20-foot wide landscaped buffer between the development and any adjoining residential district.
- Requiring screening of outdoor storage areas, loading docks, and mechanical equipment



Neighborhood Impacts

- (4) A 20-foot wide landscaped buffer shall be provided between the development and any adjoining residential district. The buffer shall include a continuous 6-foot high sight-obscuring fence or wall, a continuous hedge and/or berm designed to achieve a height of 6-feet upon maturity, a row of trees not more than 35 feet off-center, and shrubs or living groundcover.
- (5) Outdoor storage areas, loading docks, and mechanical equipment areas shall be fenced or screened with landscaping between the area and public streets.

[Processing standards]

- Require conditional use permit review for retail developments over 30,000 square feet floor area in C-2



[Recommendations]

- Consider the proposed amendments and any modifications
- Adopt Resolution 2007-235, recommending amendments to the Development Code