

December 6, 2022

Item Summary

Consideration of a Site Plan & Architectural Review application to develop an 87,750 square foot warehouse and ground distribution facility. The 13.5 acre site is located on Proposed Parcel 1 in a Tentative Partition (PAR-22001), which is located at 3791 Table Rock Road and is identified on the Jackson County Assessor's map as 37S 2W 12B, Tax Lots 800, 900 and 902. The project site is within the M-1, Industrial zone. **Applicant/Agent:** BH DevCo (Steve Backman); **File No:** SPAR -22006.

Staff Source

Stephanie Holtey, Planning Director

Background

The applicant is requesting Site Plan & Architectural Review approval to develop a warehouse and ground distribution facility. The 13.5 acre project site is located on Parcel 1 in a tentative plan to be considered by the Planning Commission concurrent with this application on December 6, 2022 (File No. PAR-22001).

Project Description:

The proposed development includes construction of an 87,750 square foot industrial warehouse, box truck parking and loading area, as well as the ground distribution fleet storage, queuing and loading areas (Attachment A-1"). The proposed use is permitted in the M-1 zoning district.

The parking, loading and fleet storage areas are separated uses that have individual access from Federal Way and Airport Road, both local industrial streets. No access is proposed on Table Rock Road, a County arterial. In total, there are five (5) access driveways to the site. These have been reviewed by Public Works and found to comply with the access spacing standards on local streets.

The landscape plan provides street frontage, parking lot perimeter and interior landscaping throughout the development. There are two dry detention basins proposed on the project site and another one off-site on Parcel 2 west of Federal Way proposed to treat stormwater run-off in accordance with the City's stormwater management requirements.

Architecturally, the warehouse is a single-story concrete tilt-up structure with parapet walls to conceal rooftop equipment (Attachment "A-6"). The primary façade and main building entrance face Table Rock Road to the east. This façade provides 560 square feet of window and door

area and an elongated fabric awning to identify the building entrance. The other wall faces are designed for functional uses, including loading and emergency egress points. The proposed building is consistent with all applicable development standards for the M-1 zone.

Issues

There are three (3) issues relative to this project:

1. **Parking Plan.** There are three components to the Applicant's parking plan: employee/visitor parking, box truck parking and loading, and fleet parking. The box truck parking and loading exceeds the minimum loading spaces required. Fleet storage parking is commensurate with the number of fleet vehicles associated with the use. However, the employee and visitor parking plan provides 170 spaces, which exceeds the maximum number of parking spaces allowed (1 space per 1,000 square feet of warehouse area or 87 spaces).

Comment: The Applicant provided a Parking Demand Analysis dated November 10, 2022 that supplements the Parking Demand Analysis in the Applicant's Findings ([Attachment "G"](#)). The analysis utilizes data from other facilities operated by the same company at three locations. The analysis shows that the parking demand ratio for this use ranges from approximately 1 space per 450 to 700 square feet.

2. **Landscape Materials.** The proposed landscaping plan includes installation of eleven (11) arborvitae trees adjacent to the proposed structure in three (3) locations. Arborvitae are highly flammable plants (Attachment "A-3").

Comment: Given the local wildfires that have occurred in the City's urban area within the past few years, the City and Fire District #3 discourage use of these plants to minimize risk of structural damage and life/safety concerns. Staff recommends condition No. 2(c) requiring submittal of revised Landscape Plan utilizing a more fire resistant landscape material.

3. **Construction Timing.** According to the Applicant's Findings (Attachment "B"), it's their intent to expedite the proposed site development by entering into a development agreement and bonding for infrastructure improvements associated with the tentative plan. This provides flexibility to obtain building permits and start building construction prior to completion of public improvements typically required before final plat approval.

Comment: The Municipal Code in Section 16.12.070 allows applicants to enter into a development agreement and post a surety bond for all required improvements. This provides flexibility in construction timing in exchange for legal and financial assurance the public facilities and services will be coordinated with growth in the project area. Staff recommends Condition No. 1 requiring compliance with all conditions of approval set forth in the Public Works Staff Report dated November 21, 2022 (Attachment "C"), the Jackson County Roads letter dated November 15, 2022 (Attachment "D") and the Rogue Valley Sewer Services letter dated November 14, 2022 ("E"). Recommended

condition No. 2 requires the Applicant to provide all documentation for to Planning prior to issuance of any building permits to assure that conditions are being met throughout the development process.

Findings of Fact & Conclusions of Law

The Project Murphy Site Plan and Architectural Review at 3791 Table Rock Road has been evaluated against the applicable Criteria set forth CPMC 17.48, 17.64, and 17.72 and found to comply as conditioned and as evidenced in the annotated Applicant's Findings of Fact (Attachment "B"). The annotations indicate that a revised Parking Demand Analysis was submitted on November 10, 2022 (Attachment "G") and a revised Traffic Memo was submitted on November 21, 2022 (Attachment "H"). The updated attachments replace the Applicant's Exhibits 12 and 14 in Attachment "B", respectively. Additionally, all criteria conclusions and exhibits referencing the Tentative Plan (PAR-22001) have either been crossed out of deleted to clarify the record and basis of the decision is for the Site Plan and Architectural Review.

Conditions of Approval

1. The applicant shall comply with the conditions of approval set forth in the Public Works Staff Report dated November 21, 2022 (Attachment "C").
2. Prior to issuance of any building permits, the applicant shall submit the following documents to the Planning Department:
 - a. A revised Tentative Plan showing the location of Public Utility Easements as required by Public Works;
 - b. A copy of the recorded final plat or a fully executed development agreement and surety bond per CPMC 16.12.070. The development agreement shall set forth the timing of all infrastructure and stormwater quality improvements.
 - c. A revised landscape plan replacing the eleven (11) Arborvitae plants with a more fire resistant tree or shrub.
3. Prior to Public Works Final Inspection and Certificate of Occupancy for the warehouse, the Applicant shall satisfy all requirements of the development agreement and submit a copy of the recorded plat as required in CPMC 16.12.
4. The Site Plan and Architectural Review approval shall expire after one (1) year in accordance with CPMC 17.72.070 unless a timely written request is received and an extension is granted.

Attachments

Attachment "A-1" – Site Plan & Architectural Review Cover Sheet

Attachment "A-2" – Site Plan

Attachment "A-3" – Landscape Plan (Includes Sheets L.00 through L.51)

Attachment "A-4" – Irrigation Plan (Includes Sheets L2.00 through L2.51)
Attachment "A-5" – Photometrics Plan (Includes Sheets E1.00 through E1.70)
Attachment "A-6" – Building Elevations
Attachment "B" – Annotated Applicant's Findings
Attachment "C" – Public Works Department Staff Report, dated 11/21/2022
Attachment "D" – Jackson County Roads Letter dated 11/15/2022
Attachment "E" – Rogue Valley Sewer Services Letter dated 11/14/2022
Attachment "F" – Resolution No. 899 (Draft to be provided at the 12/6/2022 meeting)
Attachment "G" – Revised Parking Demand Analysis dated November 10, 2022
Attachment "H" – Revised Trip Generation Analysis dated November 21, 2022

Action

Consider the proposed Project Murphy Site Plan and Architectural Review application and 1) approve; 2) approve with revisions; or 3) deny the application.

Recommendation

Approve the Project Site Plan and Architectural Review application for the Project Murphy at 3791 Table Rock Road per the Revised Staff Report dated ~~November 29~~ December 6, 2022 including all attachments thereto herein incorporated by reference.

Recommended Motion

I move to approve Resolution No. 899 authorizing development of an 87,750 square foot warehouse and ground distribution facility at 3791 Table Rock Road per the Revised Staff Report dated ~~November 29~~ December 6, 2022.