

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, August 2, 2022 – 6:00 p.m.
MEETING WILL BE IN-PERSON IN THE COUNCIL CHAMBERS AT LACEY CITY HALL
420 COLLEGE ST SE
AND BY VIDEO CONFERENCE
Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_IvpJS3GOT2aHJSBIMT5XwQ
Webinar ID: 817 7264 2320
YouTube:
<https://youtu.be/fRY7WITvgY8>

Call to Order: 6:00 p.m.

Approval of Agenda & Consent Items: 6:01 p.m.

- A. Approval of Agenda
- B. Approval of June 21 meeting minutes

Public Comments: 6:02 p.m.

Commission Members' Reports: 6:04 p.m.

Director's Report: 6:05 p.m.

New Business: 6:10 p.m.

LMC 16.36 Neighborhood Commercial Zone: Ryan Andrews, Planning Manager. Staff will provide an overview to the Planning Commission on the Neighborhood Commercial Zone in preparation a City Council-directed update to the zoning language. The introduction will include reviewing the existing zoning language contained in LMC 16.36, an inventory of lands zoned Neighborhood Commercial, and a discussion on the process for the zoning amendments including community engagement.

Communications and Announcements: 6:55 p.m.

Next Meeting: August 16, 2022

Adjournment: 7:00 p.m.

7/27/22

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
August 2, 2022**

1. Work Session: Neighborhood Commercial Zoning (introduction)

Packets due: July 28, 2022

**Planning Commission Meeting
August 16, 2022**

1.

Packets due: August 11, 2022

Pending Items: LMC 14.29 and 14.36 Amendments—Doug C.
Market Analysis - Wesley



PLANNING COMMISSION STAFF REPORT

August 2, 2022

SUBJECT: LMC 16.36 Neighborhood Commercial Zone

RECOMMENDATION: The Planning Commission will receive an introductory briefing on a future update to Lacey Municipal Code 16.36 related to the Neighborhood Commercial Zone. This is a briefing only and no action is necessary.

TO: Lacey Planning Commission

STAFF CONTACTS: Rick Walk, Community and Economic Development Director
Ryan Andrews, Planning Manager *RA*

ATTACHMENT(S): Existing Lacey Municipal Code 16.36

PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW: None.

BACKGROUND:

At a meeting on June 17th, the City Council directed the Community and Economic Development Department to begin the process of amending the existing Neighborhood Commercial zoning district and standards contained in Lacey Municipal Code 16.36. The request came after the City Council had decided on a Conditional Use Permit for the Meridian Market—a gas station and convenience store to be located within the Neighborhood Commercial zone at the northwest corner of the intersection of Willamette Drive NE and Campus Glen Drive NE. After concerns were raised about the gas station/convenience store use, the City Council requested that the zoning code be amended to reflect the uses and development standards appropriate for the zone through a community engagement process.

The existing Neighborhood Commercial zoning district was first established in 1980 with subsequent updates **through the 1990's and into the 2000's**. **The intent of the zone is to** provide small commercial uses in close proximity to residential areas that cater to the day-to-day needs of residents. The intent is to allow these types of uses near where people live so that they can accomplish daily tasks to limit the number of miles traveled to these types of uses elsewhere in the community. The uses within the Neighborhood Commercial zone generally reflect this with uses such as coffee shops, cafes, day care centers, medical offices, post offices, etc. The existing zone does allow for residential uses but only when above commercial uses.

Other development standards reflect the location of these zones near residential areas including a maximum building height of 35 feet (which is the same height requirement as the Low Density Residential zone) and limitations on a maximum building size of 40,000 square feet for a building with multiple users and a limitation of 10,000 square feet where a building has a single use. Design review requirements in LMC 14.23 also address architectural design and neighborhood compatibility elements. Staff will review the existing zoning standards of the existing zone with the Planning Commission at the meeting. The Neighborhood Commercial zoning chapter is attached.

In preparation for the proposed Neighborhood Commercial amendment, staff will also discuss with the Planning Commission what a potential outreach plan should entail. Specifically, the Planning Commission should be prepared to identify what groups should be engaged through the process both from the perspective of Lacey residents but also property owners and businesses within these existing Neighborhood Commercial areas.

Additionally, staff has conducted an inventory of the existing Neighborhood Commercial-zoned lands within the community. The inventory will be presented at the work session and generally includes information on where these zones are located, development status (what has been developed vs. what has not yet developed), and what types of businesses are located in the existing developed areas.

The Neighborhood Commercial zoning text amendment will lead into future work in other commercial zones associated with the 2025 Comprehensive Plan update required under the Growth Management Act. Many of the amendments to the Comprehensive Plan and associated development regulations over the last 10 years has focused on residential lands to address housing supply and variety issues. The focus of the 2025 update will be on our existing commercial lands to reflect recent market analysis and changes in commercial development.

Chapter 16.36

NEIGHBORHOOD COMMERCIAL DISTRICT

Sections:

- 16.36.010 Intent**
- 16.36.020 Permitted uses**
- 16.36.025 Prohibited uses**
- 16.36.030 Environmental performance standards**
- 16.36.040 Site area**
- 16.36.050 Building size**
- 16.36.060 Public right-of-way--Ingress, egress**
- 16.36.070 Parking**
- 16.36.080 Landscaping**
- 16.36.085 Architectural compatibility and site design**
- 16.36.090 Stormwater runoff**

16.36.010 Intent.

It is the intent of this chapter to:

- A. Provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services;
- B. Limit such commercial facilities as to size of site, bulk of structures, and to such locations as to serve a relatively large number of persons in a relatively small geographic area. To that end, pedestrian accessibility shall be a major criterion in the location of neighborhood commercial facilities;
- C. Limit such development to areas where local economic demand, local citizen acceptance and appropriate design solutions assure compatibility with the neighborhood. (Ord. 583 §2.22(A), 1980).

16.36.020 Permitted uses.

- A. The following uses are permitted in the Neighborhood Commercial zone provided the use occupies no more than ten thousand square feet of space and meets design review standards of Chapter [14.23](#) LMC. Provided further neighborhood commercial zones within the designated McAllister Springs Geologically Sensitive Area shall be limited to those uses the Thurston County Health Department determines are appropriate to the sensitive area.

Antique store

Bakery

Banks and other financial services

Bar and cocktail lounge (c)

Barber shop

Beauty salon

Book store

Business and professional offices

Business support services

Cafes

Camera store

Clothing store

Coffee shop

Community clubs

Confection stores

Convenience stores

Cultural facilities

Day care

Deli

Drug store

Dry cleaner

Fabric and dry goods store

Florist

Food and liquor store

Gallery

Gas station (c)

Gift store

Grocery and produce

Hardware store and garden supply

Health club, gym

Instruction studio

Laundromat

Meat and fish shops

Medical offices

Music and dance studios

Neighborhood meeting hall and club facilities

Nursery and garden supplies

Personal services

Pet store

Photo shops

Post office

Radio, TV, music store

Residential uses above commercial

Restaurant except drive-through

Shoe and shoe repair stores

Small appliance and electronic equipment repair

Soda fountain

Specialty food

Stationery store

Tailor

Telecommuting services

Theater, under 50 seats

Toy store

Travel and other agencies

Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC

Variety store

Veterinarian

Video rental

(c)= Conditional uses, subject to conditional use review and approval.

B. Uses similar to uses listed above under A may be approved by the site plan review committee upon finding the use is consistent with the intent of this chapter and in the best interest of the surrounding neighborhood. (Ord. 1539 §84, 2019; Ord. 1368 §33, 2011; Ord. 1024 §41, 1995; Ord. 1024 §1, 1995).

16.36.025 Prohibited uses.

Uses other than those identified or described in LMC [16.36.020](#) are prohibited. (Ord. 691 §18, 1984).

16.36.030 Environmental performance standards.

A. *Compliance.* It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

B. *General Character.* Developments in this district shall be characterized by small buildings (uses with less than ten thousand square feet), low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations. Operating hours may be twenty-four hours per day. Provided the site plan review committee may limit hours of operation for any activity that may have impacts to the surrounding neighborhood.

C. *Location.* Neighborhood commercial districts shall generally not be located within less than a one-half mile radius from another neighborhood commercial district or any other commercial district providing similar services or facilities.

D. *Storage.* Outside storage shall comply with the requirements of Chapter [16.57](#) LMC. (Ord. 1024 §42, 1995; Ord. 583 §2.22(C)(1), 1980).

16.36.040 Site area.

The size and shape of sites shall be as follows:

- A. Minimum lot size for the development of a site in this classification shall be ten thousand square feet.
- B. Maximum size for a site containing one or more of the permitted uses shall be ten acres.
- C. The shape of parcels shall be appropriate to the function of the zone within the surrounding neighborhood. (Ord. 1024 §42, 1995; Ord. 583 §2.22(C)(2)(a), 1980).

16.36.050 Building size.

The size of buildings shall be as follows:

- A. Maximum gross floor area of building for single use, ten thousand square feet;
- B. Maximum gross floor area of building for combination use, forty thousand square feet;
- C. Maximum building coverage, fifty percent;
- D. Maximum development coverage, seventy percent;
- E. Maximum building height, thirty-five feet;
- F. Setbacks:
 - 1. Front, maximum ten feet;
 - 2. Rear, minimum fifteen feet;
 - 3. Side, minimum ten feet. (Ord. 1220 §35, 2004; Ord. 1024 §42, 1995; Ord. 583 §2.22(C)(2)(b), 1980).

16.36.060 Public right-of-way--Ingress, egress.

- A. *Relationship to Public Right-of-way.* Land classified in this district shall be located on an arterial or collector preferably on a collector cross street, with access from minor streets.
- B. *Ingress and Egress.* Access to a site which is a corner lot shall be limited to one driveway on each of the intersecting streets. Access to a site which is an interior lot shall be limited to one driveway unless the site plan review committee approves two driveways, one for entering and one for leaving the site. (Ord. 1024 §42, 1995; Ord. 583 §2.22(C)(2)(c), 1980).

16.36.070 Parking.

- A. The number of parking spaces required shall be in accordance with Chapter [16.72](#) LMC and Table [16T-06](#).
- B. Parking spaces may be used for loading zones in this district, provided that loading operations shall not obstruct driveways.
- C. Off-street parking spaces are to be so arranged as to make it unnecessary for vehicles to back out into the public right-of-way.
- D. Parking shall be provided to the rear or side of the structure. No parking shall be permitted between the building and the right-of-way.
- E. All design, parking and pedestrian requirements for mixed use zones in Chapter [14.23](#) LMC shall also be satisfied. (Ord. 1220 §36, 2004; Ord. 1024 §42, 1995; Ord. 583 §2.22(C)(2)(d), 1980).

16.36.080 Landscaping.

- A. Requirements of Chapter [16.80](#) LMC shall be satisfied.
- B. A plan of all proposed landscaping shall be submitted along with the site plan for review by the site plan review committee. (Ord. 1220 §37, 2004; Ord. 1024 §42, 1995; Ord. 583 §2.22(C)(2)(e), 1980).

16.36.085 Architectural compatibility and site design.

All requirements of Chapter [14.23](#) LMC for mixed use zones shall be satisfied. (Ord. 1024 §43, 1995).

16.36.090 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities. (Ord. 1496 §75, 2016; Ord. 1380 §1, 2012; Ord. 583 §2.22(C)(2)(f), 1980).

The Lacey Municipal Code is current through Ordinance 1619, passed April 7, 2022.

Disclaimer: The city clerk's office has the official version of the Lacey Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

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