



TO: Longview Planning Commission

FROM: Steve Langdon, Planning Manager

HEARING

DATE: September 7, 2016

SUBJECT: CASE NUMBER PC 2016-2: Zoning code amendment to allow bowling centers in the Mixed Use - Commercial/Industrial District

TYPE OF DECISION: Legislative

BACKGROUND

On July 21, Kurt Bogner, representing Triangle Bowl, applied for zoning text amendment to allow “bowling centers including bar/restaurant and indoor/outdoor continuous entertainment activities” in the Mixed Use – Commercial/Industrial (zoning) District. At the August 2016 regular meeting, the Planning Commission agreed to schedule a public hearing on the request at their September 7, 2016 regular meeting.

Currently, bowling centers (alleys) are allowed in the Downtown Commerce, Central Business, Regional Commercial and General Commercial districts. According to the applicant, after an extensive search, they have not been able to find a site in these zoning districts that meets their needs. They want to be near the downtown core and they need acreage.

PROPOSAL

Under the proposal, a new line will be added to LMC Table 19.58.020-1 Permitted uses in industrial zones. The line would read:

Use			
	LI-A & B	HI	C/I
<u>Bowling centers including bar/restaurant and indoor/outdoor continuous entertainment activities</u>			<u>P</u>

S.E.P.A. Determination

An Environmental Checklist for the proposed zoning code revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on August 22, 2016. [E 2016-9 SEPA checklist] The comment period for the SEPA checklist ended on September 5, 2016. SEPA documents are attached as Exhibit B.

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, a legal notice was published in the Longview Daily News on August 26, 2016 and September 4, 2016.

Citizen Correspondence

As of this writing, the City has received no written comments.

Comprehensive Plan Goal and Policies

Goals, Objectives and Policies

The Comprehensive Plan does not contain any specific goals, objectives and/or policies that address farmers' markets in residential neighborhoods. However the comprehensive plan contains a multiple goals, objectives and policies relating to land use compatibility including the following:

Goal LU-A To encourage orderly, efficient, and beneficial development within Longview while maintaining a balance of business and residential uses within the City.

Goal LU-E To support existing businesses and provide an energetic business environment for new industrial and commercial activity providing a range of service, office, commercial, and mixed uses.

Policy LU-E.1.1 Preserve industrial land with good water, rail, and/or truck access.

Policy LU-E.1.2 Allow a mix of heavy commercial and light industrial uses either to recognize existing districts or to recognize opportunities to diversify the City's economic base in appropriate locations.

Policy LU-E.1.3 Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels.

Policy LU-E.1.6 Require high-traffic generating land uses to be accessed from arterials whenever possible.

Policy LU-E.1.10 Encourage proponents of regional uses to take advantage of available land that is in existing developed areas wherever possible.

COMPREHENSIVE PLAN INTENT STATEMENT

The comprehensive plan intent statement for the Mixed Use – Commercial/Industrial classification reads as follows:

Mixed Use

This classification is intended for areas that will promote an urban-style development with a mix of uses that commonly include commercial, office, and residential, with a strong emphasis on pedestrian connections. Strip commercial and residential development should not be allowed; instead, development should be focused into nodes or clusters. Mixed Use development may include permitted activities mixed within the same building or within separate buildings on the same site or on nearby sites. This classification should provide flexible development standards, which will ensure design compatibility between the site and the development, as well as between the development and the surrounding area. Three Mixed Use Designations (Residential/Commercial, Commercial/Industrial, and Office/Commercial) are described below. (*note: only the relevant mixed use designation is given below.*)

Commercial/Industrial

This designation is intended to allow low intensity industrial uses, including light manufacturing, warehousing and distribution, research and development, and regional commercial services. Commercial uses should be compatible to and complement low-intensity industrial uses and provide a convenient business environment for employees and visitors. High quality employment facilities are encouraged, such as corporate office headquarters and technology centers.

Underlined text is my emphasis.

Staff comment: A bowling center is similar to regional commercial services in that it is a regional draw and needs a large building and acreage.

ZONING CODE – PURPOSE STATEMENT

LMC 19.58.010 provides a purpose statement for the Mixed Use – Commercial/Industrial District. It reads:

The C/I district is intended to allow low intensity industrial uses, including light manufacturing, warehousing and distribution, research and development, and regional commercial services. Commercial uses should be compatible to and complement low-intensity industrial uses and provide a convenient business environment for employees and visitors. High quality employment facilities are encouraged, such as corporate office headquarters and technology centers.

Staff comment: A bowling center is similar to regional commercial services in that it is a regional draw and needs a large building and acreage.

STAFF DISCUSSION

Even though the subject zoning district name, Mixed Use – Commercial/Industrial District (MU-C/I), includes the word “commercial” the district is primarily intended to be occupied by industrial uses. Allowed commercial uses are primarily intended to support the industrial uses. However, there is an exception made in MU-C/I district for large scale commercial development (Section 19.58.090). Retail or supermarket uses are allowed provided they are located in a structure with a minimum enclosed floor area of 40,000 square feet in size. The comprehensive plan and zoning ordinance recognized that land available for large regional-draw stores was not readily available in the City. The C/I district is one area where that type of land is still available. Thus, those uses were allowed in the district.

Bowling centers are also a regional draw and need acreage. The applicant estimates he needs approximately 2.5 acres on which to locate a 44,000 square foot building. Early in their process, the applicant identified a property in the MU-C/I district for their project but it was determined that the current zoning did not allow the use. The applicant then contacted the city’s economic development coordinator to help find a suitable site within the zoning districts where bowling centers are currently allowed. At least two potential sites were identified that met zoning criteria. According to the applicant, those sites did not meet their needs. City staff believes it is in the interest of the community to have that type of family-oriented entertainment business in the City. Thus, with reluctance, city staff is recommending approval of the application.

The reluctance comes from staff’s belief that it is important to preserve industrial land for industrial uses. The comprehensive plan has goals and policies that discuss the need to preserve industrial land. Staff would have preferred that the bowling center be located in a commercial district where there is synergy among other commercial uses. The bowling center’s need for a relatively large lot is what tipped the balance in favor of recommending approval. Staff does not support allowing smaller entertainment businesses into industrial areas.

City staff is recommending approval of the request with the following changes to the wording. Instead of the wording “bowling centers including bar/restaurant and indoor/outdoor continuous entertainments activities” staff is suggesting the following language:

Bowling centers with a minimum of 32 indoor lanes. Allowed uses accompanying the bowling center include a restaurant/bar, game arcade, other play areas and outdoor activities such as miniature golf.

The reason for adding a requirement that the bowling center have a minimum of 32 lanes is to ensure only large venue bowling centers locate in the Mixed Use – Commercial/Industrial District. According to the applicant bowling centers are developed in groups of eight lanes. A smaller 24-lane bowling center would need a

smaller site and building. Thus, the likelihood of finding a site in the commercial districts is improved.

STAFF FINDINGS

Staff has examined the merits of the proposal to amend the Longview Zoning Code and makes the following findings:

1. Regional (big box) commercial businesses are uses already allowed in the Mixed Use – Commercial/Industrial District.
2. Similar to big box stores, a bowling center will draw persons throughout the region and needs a large building and acreage.
3. The applicant asserts that they have not been able to find a suitable site within the zoning districts where bowling centers are currently permitted.
4. Family-oriented entertainment businesses are an asset to the community and need to be retained in the City.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council to adopt the subject zoning code amendment.

EXHIBITS

- A. Application
- B. SEPA Documents

Report Date: August 31, 2016