

7.01: Consider Site Plan and Minor Plat for Storyteller Café Located at 7790 Sunwood Drive NW (Project 23-118); Case of Stories Foundation

Presentation

Senior Planner Anderson presented the Staff Report stating that staff recommends approving the Site Plan and Minor Plat, contingent upon compliance with staff's review comments (this contingency is incorporated into the draft resolution) and that the Planning Commission provide staff and the applicant direction on the preferred method to address the proposed live-work units (Conditional Use Permit or a rezoning from COR-2 to COR-1).

Commission Business

Commissioner Bauer asked if everything east of Yolite, after this parcel is zoned COR-1.

Senior Planner Anderson provided details on previous zoning actions and stated that if the zoning option is chosen, staff would recommend incorporation of Sunwood Village as well so that everything east of Yolite would be COR-1 and everything west would be COR-2.

Commissioner Bauer commented that seems to be the most logical path.

Chairperson Gengler asked if that divide extends north of Sunwood as well.

Planning Manager Larson provided details on that zoning. He stated that the intent of mapping within the zoning districts, and subdistricts within the COR, is to track the changes that have occurred.

Commissioner VanScoy asked if the subdistricts within the COR will be reviewed in the future by the Commission.

Planning Manager Larson recalled a recent meeting involving a sketch plan for townhomes, which is also a change in the subdistricts, but was wrapped into the zoning code update. He stated that the Commission will most likely review that townhome request in January under the new subdistrict.

Jessica Dolezal, applicant, commented that she would also prefer the rezoning option. She confirmed that she can comply with the suggestions of staff.

Commissioner Hunt referenced the live/work unit and asked if someone working at the business would then live above the business, or whether anyone could live in one of those units.

Planning Manager Larson commented that the unit would morph between living and working space and provided additional details. He stated that the apartments are intended solely for the clients and not for general occupancy.

Commissioner VanScoy asked the math used to determine the parking.

Senior Planner Anderson stated that staff did request additional information on parking. He noted that the parking proposed is an increase from what had originally been proposed in the first review. He stated that between the retail, office and living space, eight parking stalls would be required and the remainder would be allocated for the café use. He stated that staff will use the additional information from the applicant to determine if parking is sufficient. He recognized that this will be a tighter space and therefore there will be limitations on the number of stalls that can exist while still ensuring sufficient space for emergency vehicles and maneuverability. He confirmed that there would be on-street parking available as well.

Motion by Commissioner Heineman, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #23-296 Granting Approval of the Site Plan and Minor Plat for Storyteller Café contingent upon compliance with staff's review comments.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Heineman, Peters, Bauer, Hunt, and VanScoy. Voting No: None. Absent: Commissioner Anderson.

Motion by Commissioner Heineman, seconded by Commissioner VanScoy, to direct staff and the applicant to address the live-work units via a Zoning Amendment to rezone the subject property from COR-2 to COR-1.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Heineman, VanScoy, Bauer, Hunt, and Peters. Voting No: None. Absent: Commissioner Anderson.