

Planning Department Newsletter



PLANS SUBMITTED FOR NEW HOTEL ON WSU CAMPUS

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Earlier this week, Pullman Suites, LLC of Englewood, Colorado submitted a site plan review application for a new Residence Inn by Marriott Hotel to be constructed on the Washington State University campus. The location of the proposed hotel is directly northeast of the Student Recreation Center on North Fairway Road. The 7.5-acre site is currently vacant.

The hotel will contain 131 sleeping rooms in a four-story structure. The building will also include approximately 2,200 square feet of meeting room space, an indoor pool and spa, and an exercise room. In addition, a breakfast area will be provided for hotel guests. The structure and its accompanying 132-stall parking lot will be landscaped with over 90,000 square feet of planting materials.

plan identifies a “future hotel” for the remainder of the property. As noted on the plan, this future hotel would contain another 125 sleeping rooms in a four-story structure.

This project is distinctive because it is proposed to be located on the only portion of the WSU campus that is not included within a WSU zoning category. In September of 2010, the university applied to the city for a zoning map change at the property from the WSU category to a C3 General Commercial classification to facilitate this private development. During the next month, the Planning Commission held a public hearing on the matter and, after accepting testimony, recommended approval of the application. Shortly thereafter, the City Council formally approved the zoning request.

In its zone change application, WSU indicated that it wished to sell the subject parcel for construction of a hotel and conference center. It now appears from the pending site plan application that the university will be leasing the land to the private developer.

For the most part, the city does not exercise permitting authority for projects planned within the WSU zoning district. Since the subject property is zoned C3, the city will take responsibility for review and administration of all permit applications associated with this proposed Residence Inn.



The hotel is proposed to be located next door to the Student Rec Center and other WSU recreational facilities.

Only about three of the 7.5 acres will be occupied by the building, parking area, and landscaping. The rest of the site will be available for construction of a future lodging facility. In fact, the site

COMMERCIAL SUBDIVISION PROPOSED FOR SOUTH SIDE OF PULLMAN

In mid-November, the public works department received an application for a new commercial subdivision in Pullman. The development, entitled Palouse Business Center Subdivision, is proposed to be located south of the Pullman Regional Hospital and east of the Pullman Cemetery on land that is currently under agricultural production. The application involves the division of 43.4 acres into 22 lots within a C3 General Commercial zoning district. The developer, Kevin Kirkman, proposes to install the streets and utilities necessary for the subdivision and grade each of the lots to facilitate their use for commercial purposes. He would then sell or lease the lots to individual parties. Mr. Kirkman estimates that 376,000 cubic yards of soil would be moved in the grading process.

Access to the site would be provided by a new road (Columbia Drive) that would extend east from Fairmount Drive in the vicinity of the Pullman Cemetery and the Walmart store. A secondary access to the subdivision is also proposed through the hospital property; this second access may be gated and used only as an emergency driveway for public safety vehicles.

This development is also noteworthy in that it is situated within the planned route for the city's South

Bypass, a roadway that, when complete, will extend from the intersection of State Routes 195 and 27 (near the Nu Chem property) to the intersection of State Route 270 and Airport Road (West). So, the first section of this South Bypass highway would be constructed as part of the infrastructure for this subdivision.



This photograph shows the proposed subdivision property as viewed from the east end of the Pullman Cemetery. The houses in the background are located along Johnson Road

Planning staff is currently reviewing the materials submitted for this application. Although a public hearing date has not yet been set for Planning Commission review of the proposal, it is likely that the hearing will be conducted in January.

AIRPORT STAKEHOLDERS MEETING DATE SET

As reported in last month's edition of this newsletter, the city has been making arrangements for a meeting of airport stakeholders in order to discuss the city's proposal to expand its urban growth area (UGA) and its effect on operations at the Pullman-Moscow Regional Airport. Whenever a municipality revises land use designations in the vicinity of a public airport, state law requires the local jurisdiction to conduct a formal consultation process with airport stakeholders to promote compatibility with airport functions. The stakeholders include the airport board and managers, private operators, general aviation pilots, adjacent landowners, neighboring governmental agencies, local port districts, and the Washington State Department of Transportation Aviation Division.

This stakeholders meeting is scheduled to take place on Wednesday, December 12, 2012, at 7:00 p.m. in the Aircraft Rescue and Fire Fighting Building at 3200 Airport Complex North on the airport property. All interested parties are encouraged to attend this session to provide input on the UGA proposal and its potential impacts on local airport operations.

City offices will be closed:

Tuesday, December 25, 2012 for Christmas Day

Tuesday, January 1, 2013 for New Year's Day





Pending Land Use Proposals

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

PROJECT	DESCRIPTION	LOCATION	STATUS
College Hill Design Standards	formulate design standards for new construction	College Hill Core	staff sent draft standards to stakeholders 9/16/11; stakeholders meeting held 10/27/11; staff revising standards
City Urban Growth Area Expansion	expand urban growth area to accommodate future growth	greater Pullman area	PC recommended approval 3/23/11; CC endorsed UGA 6/28/11 & 11/13/12; staff preparing for airport stakeholders meeting
Mary's Park Annexation	annex approximately 2.2 acres to city	southeast of Old Moscow Road/Johnson Avenue intersection	staff facilitating preparation of legal description for proposed annexation area
CLG Grant Application	apply for federal funds for an historic survey of about 50 properties	vicinity of NE Maple Street	DAHP approved application 6/18; staff sent signed contract to DAHP 9/25
Palouse Business Center Subdivision Preliminary Plat	divide 43.4 acres into 22 lots in C3 zone	south of Pullman Regional Hospital and east of Pullman Cemetery	staff reviewing application
Chapman/Hornback Boarding House Conditional Use Permit Application (C-12-3)	establish boarding house to allow up to 5 occupants	1015 NE B Street	staff reviewing application; BOA hearing scheduled for 12/17/12
Monroe Triplex Townhouses site plan (12-11)	construct 6 dwellings on 25,091-square-foot parcel	1215 NE Monroe Street	staff reviewing revised site plan involving 4 dwellings on site
SEL Airport Parking Lot Addition site plan (12-13)	construct 29-stall parking lot at SEL airport hangar	7100 Airport Complex North	applicant requested delay in city review to resolve airport safety issues
Harold Drive Monopole Replacement site plan (12-19)	increase height of communications monopole from 30 to 40 feet	155 NW Howard Drive	staff approved site plan 11/14/12
Residence Inn Pullman site plan (12-20)	develop 131-room hotel on 7.5-acre parcel	1255 NE North Fairway Road	staff reviewing site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; HPC: Historic Preservation Commission; DOE: State Department of Ecology; DAHP: State Department of Archaeology and Historic Preservation

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





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