

Site Plan Review Narrative – Outdoor Coffee shop – Wildcat Coffee

Address: 110 W. 5th St. La Center, WA 98629

A) A preliminary plan for the proposed coffee cart and outdoor seating area has been submitted to the City of La Center for review and approval. This plan outlines the design, layout, and compliance with all zoning and regulatory requirements, including building height, landscaping, and seating arrangements.

B) The proposed coffee shop is located in a property zoned C-1, which is consistent with the zoning requirements for the intended use of an outdoor coffee restaurant. The establishment will offer a welcoming, community-oriented environment, primarily focusing on high-quality coffee as well as other refreshing drinks.

In accordance with the zoning and permitting regulations for C-1 zones, the coffee shop will feature outdoor seating, which aligns with the intended character of this commercial district. We will provide three picnic tables for outdoor seating, strategically placed to ensure ample space for patrons while maintaining safe pedestrian flow and accessibility. The seating area will enhance the customer experience, providing a relaxed and inviting atmosphere for visitors.

By offering outdoor seating, the coffee shop aims to contribute positively to the local business environment, providing both a functional and attractive gathering space for residents and visitors.

According to the landscaping table located in LCMC 18.245.060, there is no landscaping setback requirements in the C-1 zone district.

The lot meets the minimum lot size requirement for a C-1 zone, with a total area of 5,000 square feet, exceeding the minimum requirement of 2,500 square feet. This provides ample space for the intended use, including the outdoor seating area and parking.

The Lot is 100 feet wide by 100 feet 14 inches long, totaling 5,000 square feet, which meets the minimum lot requirements.

C) As required, the lot will include at least 15% landscaping, which equates to 750 square feet of landscaped area. The existing landscaping features five mature crab apple trees and 28 bushes along the perimeter of the lot, which provide both visual appeal and natural shading. These existing elements will be preserved and integrated into the overall site design. Additionally, we will incorporate planters and/or flowerpots throughout the outdoor seating area to enhance the aesthetic appeal of the space. These decorative elements will not only contribute to the overall beauty of the coffee shop but also create a welcoming environment for patrons. The combination of existing trees, bushes, and new planters will meet and exceed the required landscaping percentage, adding both greenery and charm to the site.

Regarding the current building height requirements in a C-1 Zone, the proposed coffee trailer has a building height of 8 feet 9 inches at its tallest point. This height is significantly below the maximum building height requirement of 60 feet for the C-1 zone, ensuring full compliance with local zoning regulations.

d) The proposed coffee cart and outdoor seating area are located on a zero lot line development within the C-1 zone district. Due to the nature of this zoning and development style, the project is exempt from buffering requirements.

e) There are a total of 11 parking spaces on-site, which includes one accessible (ADA) parking space to accommodate individuals with disabilities. This meets the parking requirements for the site, ensuring adequate spaces for both customers and employees.

The coffee trailer's compact size and service model do not trigger the need for a loading space

f) We are in the process of having power service installed to meet the needs of the coffee trailer, ensuring reliable electricity for operations. We are currently working with a licensed electrician as well as Clark Public Utilities. Our trailer currently holds both a fresh water and grey water tank. The fresh water will be filled daily with an agreement from our commissary kitchen at the fortune casino. Grey water will be drained by American-santi-can. Sewer will not be necessary as we will provide a porta-potty and hand washing station for guests.

The lot currently has 14 parking spaces, of which 11 will be utilized. 10 are basic parking spaces, measuring 8 feet wide by 19 feet long. The designated ADA Parking space is 11 feet wide by 19 feet long.

The access to the lot is located on the North side of the lot on 5th st. where customers will park and walk up to the service window of the Coffee trailer to place their order.

Regarding traffic trips and impact fees, we are currently awaiting feedback from Tony and Tracy, who are conducting the analysis of trip generation and determining the applicable impact fees for the proposed coffee cart

g) N/A

h) N/A

i) As stated in section f; We are in the process of having power service installed to meet the needs of the coffee trailer, ensuring reliable electricity for operations. We are currently working with a licensed electrician as well as Clark Public Utilities.

j) Public water, sewer and stormwater lines will be address by Tony.

k) N/A