



ZONING RESEARCH GROUP

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**Rivergate Complex  
1500 North Rose Avenue  
Garden City, WA**

**PREPARED FOR**

**Ebenezer Howard**

**Planning Investment Company**

**STANDARD ZONING REPORT**

Prepared: June 25, 2018

Report Number: 18-00605

## STANDARD ZONING REPORT SUMMARY

The subject property, two parcels totaling 52.61 acres, known as “Rivergate Complex”, is currently under construction with a new industrial use structure. The large parcel (48.13 acres), located to the east of Rose Avenue, is where the 918,400 sf warehouse/manufacturing structure will be located. The smaller (4.48 acres), bow-tie shaped parcel, located to the west of Rose Avenue, will be strictly for trailer storage. Located within the Garden City, both parcels fall within their IH, Heavy Industrial Zoning District with an Aircraft Landing (h) and Prime Industrial (k) Overlay. Although a new structure is currently under construction; a number of uses including manufacturing, warehousing/storage, transportation/distribution, and industrial services, are all approved and permitted uses within the IH Zoning District. ZRG was able to confirm that the proposed structure/parking, as shown on the site plans, is compliant with the current Garden City regulations for the IH, Heavy Industrial Zone. Final sign off and approval will be issued by Garden City Planning and Building Inspection staff.

### 1. SITE INFORMATION

**Address:** 1500 N. Rose Avenue (East of Street) & N. Rose Avenue (West of Street)

**Jurisdiction/City:** Garden City

**Site Area:** 52.61 Acres/2,291,691 SF (total per Assessor)

**Building Area:** 918,400 SF structure under construction

**Current Use(s):** Vacant Industrial Land

**Tax ID:** Tax ID #0123-10-20-30-40-0

**County:** First County

**Parking Stalls:** 1,019 proposed spaces

**Year Built:** 2018 (Under Construction)

**Units:** 1 Structure



General representation of the site. Image courtesy of Google Earth, 2018

## 2. SITE RECORDS

### Outstanding Code Violations:

- According to the Zoning Confirmation letter from Garden City dated August 1, 2017, “as of this date, there are no outstanding code violations at the site on file”. A formal copy of the letter can be located in the attachments section of this report.

### Land Use Permit Records:

- According to the Zoning Confirmation letter from Garden City dated August 1, 2017, “a search of Land Use Review history was conducted for this site. There were no relevant land use cases relating to this property in its current configuration”. A formal copy of the letter can be located in the attachments section of this report

### Certificates of Occupancy:

- The new industrial building on site is currently under construction; a Certificate of Occupancy is expected to be issued in August 2018, upon completion and final sign off from Garden City.

### Notes:

### 3. ZONING INFORMATION

**Zoning Designation:** IH, Heavy Industrial Zone

**Zoning Description:** According to the Garden City Zoning Code, this zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance. The development standards are the minimum necessary to assure safe, functional, efficient, and environmentally sound development.

**Zoning Overlay:** h, Aircraft Landing and k, Prime Industrial

**Historic Designation:** Not Applicable

#### Zoning and Uses of Abutting Properties:

- **North** – IHh, Heavy Industrial/Airport Overlay – Industrial Use
- **South** – IHh, Heavy Industrial/Airport Overlay – Industrial Use
- **East** – IHh, Heavy Industrial/Airport Overlay – Industrial Use
- **West** – IHh, Heavy Industrial/Airport Overlay – Industrial Use

#### What are the permitted uses for this zone?

**Yes, the property is currently under construction with a 918,400 sf warehouse/manufacturing structure. The following uses are permitted for the IH, Heavy Industrial Zone:**

Vehicle repair, quick vehicle servicing, self-servicing storage, manufacturing and production, warehouse and freight movement, wholesale sales, industrial service, parks/open areas and railroad yards.

#### Notes:

*Allowed uses obtained from the Portland Zoning Code, attached to this report and available online at: <https://www.zoningresearchgroup.com>*

#### 4. DEVELOPMENT STANDARDS

Standard	Value	Additional Information	Complies?
Maximum FAR	No Limit		N/A
Maximum Height	No Limit		N/A
Minimum Building Setbacks	See Add Info	<b>Street Lot Line – 5 Feet</b> <b>Abutting an OS, C, E or I zoned lot – 0 Feet</b> Abutting an R zoned lot – 15 Feet	Yes – Abutting I Zoned Lots – 0 Feet
Maximum Building Coverage	100% of Site Area		Yes
Minimum Landscaped Area	None		N/A
Minimum Building Setbacks and Minimum Landscape Buffer from Residential Zone Lot Lines	See Add Info	Height of the Building Wall- Any Height Lots abutting a side lot line of an R Zoned Lot – 15 Feet/10 Feet @ L3 Lots abutting a rear lot line of an R Zoned Lot – 15 Feet/10 Feet @ L3	N/A
<b>Does the site comply with all of the above development standards?</b>			<b>YES</b>

**Notes:**

*ZRG was able to confirm that the proposed structure, as shown on the site plans, is compliant with the current Portland regulations for the IH, Heavy Industrial Zone. Final sign off and approval will be issued by Garden City Planning and Building Inspection staff.*

*Development Standards obtained from the Garden City Zoning Code, attached to this report and available online at: <https://www.zoningresearchgroup.com>*

## 5. PARKING REQUIREMENTS

Standard	Formula	Complies?
Vehicle Stalls	<p><b><u>Industrial Use Parking Requirements:</u></b></p> <p><b>Manufacturing And Production</b>  <b>MIN</b> - 1 per 750 sq. ft. of net building area    <b>MAX</b> - 1 per 500 sq. ft. of net building area</p> <p><b>Warehouse And Freight Movement</b>  <b>MIN</b> - 1 per 750 sq. ft. of net building area for the first 3,000 sq. ft. of net building area and then 1 per 3,500 sq. ft. of net building area thereafter  <b>MAX</b> - 1 per 500 sq. ft. of net building area for the first 3,000 sq. ft. of net building area and then 1 per 2,500 sq. ft. of net building area thereafter</p>	Yes – 1,019 Vehicle and Motorcycle Stalls Total
Does the site comply with the parking requirements?		YES

**Notes:**

Industrial parking requirements, based on the specific use, are listed above. According to the site plans provided by the client, the new structure will be 70% Warehouse and 30% Manufacturing. Based on this information, the following parking formula applies: Total Building Area (918,400 sf)

Warehouse (70%)  $642,880 - 3,000/750 \text{ sf} = 4 \text{ stalls} + 639,880/3,500 \text{ sf} = 182 \text{ stalls} - \mathbf{187 \text{ Stalls Minimum}}$

Manufacturing (30%)  $275,520/750 \text{ sf} = \mathbf{367 \text{ Stalls Minimum}}$

**TOTAL MIN. STALLS REQUIRED: 554**

Parking Codes can be located at this link: <https://www.zoningresearchgroup.com>

## 6. REBUILD CLAUSE/NON-CONFORMING CODE

<b>Non-Conforming to Use or Structure</b>	<p>A non-conforming situation may be changed to a conforming situation by right. Once a conforming situation occupies the site, the non-conforming rights are lots and a non-conforming situation may not be re-established. Normal maintenance and repair of non-conforming situations is allowed.</p> <p>Non-conforming uses may continue to operate. Changed in operations, such as changes in ownership, hours of operation and the addition or subtraction of accessory uses, are allowed.</p> <p>Expansion of nonconforming uses and development is generally limited to the area bounded by the property lines of the use as they existed two years before the use became nonconforming. The property lines are the lines nearest to the land area occupied by the nonconforming use and development and its accessory uses and development, moving in an outward direction.</p>
<b>Damage to Non-Conforming Structure</b>	<p>If a nonconforming use is discontinued for 3 continuous years, the nonconforming use rights are lost. If a nonconforming use ceases operations, even if the structure or materials related to the use remain, the use has been discontinued. If a nonconforming use changes to another use without obtaining all building, land use, and development permits that would have been required at the time of the change, the legal nonconforming use has been discontinued. A nonconforming use that has been discontinued for more than 3 continuous years may request re-establishment through a nonconforming situation review. Re-establishment of a nonconforming use that has been discontinued for 5 or more continuous years is prohibited.</p> <p>When a structure containing a nonconforming use is damaged by fire or other causes beyond the control of the owner, the re-establishment of the nonconforming use is prohibited if the repair cost of the structure is more than 75 percent of its assessed value.</p>

**Notes:** Non-Conforming regulations can be found at this link: <https://www.zoningresearchgroup.com>

## 7. CONFORMANCE STATUS & CONCLUSIONS

Is the site conforming to use?	YES
Is the site conforming to development standards (setbacks, height, FAR, etc.)?	YES
Is the site conforming to parking?	YES

## 8. ADDITIONAL COMMENTS

All code sections obtained online at the following website:

<https://www.zoningresearchgroup.com>

## 9. ZONING REPORT CERTIFICATION

*This zoning report was reviewed for consistency with Zoning Research Group's standards for zoning report preparation and to address all ALTA/ACSM Survey, Table A, Item 6.b requirements by the following ICC Certified Zoning Inspector:*



**LUCAS SHADDUCK**  
Certified Zoning Inspector

- 15 Years of experience in Zoning, Planning, and Land Use
- Site and Building Inspection experience
- American Planning Association member
- ICC Certified Zoning Inspector & Plan Reviewer

*Should you have any questions regarding this Zoning Report, please contact us at 253-203-3152 or [info@zrqwest.com](mailto:info@zrqwest.com).*

## 10. OTHER CONTACT INFORMATION

### Jurisdiction

Garden City  
Bureau of Planning and Sustainability  
Alice Johnson, City Planner  
1900 SW 4<sup>th</sup> Avenue  
Garden City  
Phone: (800) 123-7700

### Title Company

World Title  
File #400300200500  
Effective Date: August 28, 2017

### Surveyor

Scott Marques, PLS  
World Surveying, Inc.  
1234 Good Place, Suite 2090  
Garden City  
Phone: (800) 123-2127

### Commercial Appraiser

None provided/reviewed

*The above findings were obtained by ZRG from a variety of sources, including but not limited to municipal codes, professional land surveys, title commitments, county assessor records, building and planning department records, and municipal staff interviews. While ZRG believes the information contained in this report is accurate and can be relied upon, we cannot guarantee the accuracy of information from external sources.*

# ATTACHMENT LIST

ATTACHMENT NAME	ATTACHMENT DESCRIPTION
<b>Attachment A</b> Zoning Map	Zoning Map obtained from Garden City GIS
<b>Attachment B</b> Use & Development Standards	Includes land use & development standard information for the IH, Heavy Industrial zone such as setbacks, height, etc.
<b>Attachment C</b> Overlay Zones	Development standards for the Aircraft Landing (h) and Prime Industrial (k) Overlays
<b>Attachment D</b> Parking Code	Includes parking requirement information
<b>Attachment E</b> Non-Conforming Code	Outlines rebuild provisions and restrictions on non-conforming uses and development standards
<b>Attachment F</b> Zoning Confirmation	Zoning Confirmation Letter from Garden City dated August 1, 2017