

Issues/Comments in Response to Harmony PUD District Amendment

The list below includes issues that were raised in the written comments submitted to the Economic and Community Development Department in response to the revisions submitted for the August 1, 2016, Plan Commission meeting, and issues presented during the meeting. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

General Comments (gasoline service station):

1. What has changed since the existing PUD Ordinance was adopted that would support allowing a gasoline service station?
2. Will the proposed gasoline service station negatively impact the property values of surrounding residential homes?

Environmental / Operational Comments (gasoline service station):

3. What are the potential health and environmental risks associated with the gasoline service station?
4. What protections would be installed for underground tanks?
5. Can the hours of operation be restricted? Concerns raised that 24-hour operations (e.g., gasoline service station, pharmacy) will result in transitory traffic at all hours and be an attraction to undesirable activities.
6. Will the proposed gasoline service station result in an increase in crime in the area? Concerns raised about possible increase of violence in surrounding neighborhoods.
7. Will the proposed gasoline service station increase noise levels compared to other permitted land uses?
8. Does a gasoline service station generate more traffic than other permitted land uses?
9. How does a gasoline service station contribute to or benefit the surrounding neighborhoods?

Design Comments (gasoline service station):

10. Is the proposed buffering along the south property line of the proposed gasoline service station adequate? If not, then what alternative buffering is sufficient and can be accommodated (e.g., fencing, walls, plantings) and where (e.g., on subject property, on adjacent properties)?
11. Are the proposed curb cut locations sufficient/safe as proposed on to old 146th Street and new 146th Street?
12. Can the canopy and pumps be located to minimize the impact on properties to the south?
13. Can the number of pumps be reduced (e.g., from 16 to 12)? Concern that proposed 16 pumps would have more of a “truck stop” character than neighborhood fueling station.
14. Can the canopy be connected to the convenience store to provide the desired character and customer protection from the weather elements?
15. Can the canopy colors be modified to brown or another color to match the masonry to blend and provide a more “upscale” appearance, rather than the illustrated white?

Design Comments (overall commercial area):

16. Are the currently applicable standards (e.g., SR32 Overlay) appropriate? If not, then what is an acceptable alternative design for the commercial area?

17. If a “village” design theme is deemed appropriate, then what does that look like? Comments provided by neighbors have included the following:

a) Architecture:

- Matching Harmony’s single-family residential homes.
- Inclusion of roof overhangs around all building facades to provide pedestrian cover from weather.
- Inclusion of dormers.
- Inclusion of columns with masonry bases.
- Attention to window detail, trim and sizes.
- Not typical suburban strip development architecture.
- Brighter siding colors similar to Harmony’s single-family homes.
- Variety of colors, materials and designs features.
- Examples attached. Spring Mill Station CVS also suggested as an example.

b) Site Design:

- Incorporate a central space of the development with a pedestrian focus (e.g., green space or gathering node).
- Incorporate additional pedestrian corridors, and not just the perimeter “corridors passing by on the fringe of the space”.
- Orient buildings toward the interior of the site, rather than to the perimeter.
- Additional landscaping incorporated beyond current minimum requirements.

b) Land Uses:

- Reduce or restrict auto-oriented land uses.
- Desired land uses suggested by neighbor includes: fine dining establishment (e.g., Olive Garden, Red Lobster, Mark Pi's China Gate, Cheesecake Factory; perhaps even an MCL; nice neighborhood bar and grill (e.g., Applebee's); upscale ice cream shop (e.g., Handel's, Cold Stone Creamery); upscale coffee café (e.g., Craven, Hubbard, Starbucks); upscale brunch café (e.g., Patachou's); upscale deli (e.g., Allistair's); Trader Joe's; spa salon; upscale barber shop.

c) Lighting:

- Can signs be externally lit with decorative lighting (e.g., gooseneck) and not internally or back lit?
- What can be done to prevent light pollution?

“Village” Design Theme Examples:



