



STAFF REPORT

DRB-17-003: Rear Yard Improvements (113 1st Street) Saltwater Fish House

MEETING DATE: February 23, 2017

STAFF CONTACT: Brigid Reynolds, MCP, MCIP, RPP – Director of Community Planning

ATTACHMENTS: Design drawings, site location

PROJECT DESCRIPTION

Proposed rear yard improvements to add an exterior walk in cooler and fence on McLeod Alley. The DRB reviewed the front building elevation and signage at its January 18, 2017 and recommended approval subject to two conditions.

ANALYSIS

The proposed development is reviewed by the Design Review Board (DRB) in accordance with Langley Municipal Code (LMC) Sections 18.34.030 A) and 18.35. Consistency of the proposed remodel with LMC chapter 18.34 and 18.35 is examined below.

Purpose and Intent Statements:

1. The proposed rear yard improvements are consistent with the Purpose and Intent Statements regarding development as stated in the LMC. The proposed improvements are visually appropriate for the proposed setting, preserves and enhances the city's architectural heritage and visual character, while demonstrating flexibility for individual design without violating the character of the surroundings.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Eric Richmond, of Flat Rock Productions, on behalf of the property owner, Saltwater Langley LLC, to undertake exterior improvements. The proposed rear yard improvement will screen the new walk in cooler and dumpster and make the alley more visually appealing.
2. Due to the location in the Central Business zone district and there is no change in use no parking is required pursuant to Chapter 18.22.130. Therefore, the loss of the one parking stall to site the proposed walk in cooler and fence is consistent with the LMC.
3. In accordance with LMC Section 18.36.025 C), 18.34.030 (A) and (B) planning staff have reviewed the application for the remodel for consistency with Section 18.35 of the Municipal Code and recommends approval.

RECOMMENDATION:

Staff recommends the DRB recommend approval of the amended DRB-17-003 for the rear yard improvements.

Rear yard improvements



