



Community Development Department

Date: November 3, 2011
From: Heather Stinson, Planning Manager

I. INTRODUCTION

The proposal is to develop the remaining lot of the Machiavelli Short Plat with a 2,504 square foot (sf) duplex. The site is within the Downtown and therefore subject to the Downtown Design Standards.

II. STAFF RECOMMENDATION

The current submittal to the Design Commission is a formal application submittal. Based on the evaluation of the proposal contained in this staff report, staff believes the proposal meets the intent and purpose of the Community Character Element of the Comprehensive Plan and the Downtown Design Standards. **Staff recommends approval subject to the conditions outlined at the end of this report.**

III. GENERAL INFORMATION

File Name: Hulburt Design Review
File Number: PLN-2011-01461

Applicant/Owner: Joshua Hulburt
P.O. Box 2186
Sumner, WA 98390

Project Name: **Hulburt Duplexes**

Location: 9136 / 9140 184th Ave E
Parcel Number(s): 5640001865

Current Zoning: The subject site is designated on the zoning map as **R-3**, High Density Residential; and is surrounded by parcels zoned Downtown Mixed District to the north and east, R-1, Single Family Residential, to the south and west, and PF, Public Facilities, to the northwest.

Existing conditions: The driveway and storm water facility were installed as part of meeting the short plat conditions for the Machiavelli Short Plat. No change or upgrade to the driveway or storm water facility is proposed.

Environmentally Sensitive Areas: No environmentally sensitive areas are identified on the site.

Sidewalks: It is proposed that pedestrians will access the existing 5-foot-wide sidewalk along 184th Ave E through the existing driveway.

- Access & transit:** Transit stops are across Sky Island Drive at a Pierce County Transit park-&-ride facility.
- Site Acreage:** 7,662 sf
- Lighting:** No extra lighting is proposed for the development other than what is normal and customary for single family developments.
- Parking:** Two spaces for each unit are proposed, one inside a garage and one in front of the garage. The parking stalls will meet the size requirements of BLMC 18.31.010H, which will be reviewed prior to building permit issuance.
- Trash enclosures:** Individual trash and recycling containers will be used for each unit, similar to the single family residences to the south.

IV. SEPA THRESHOLD DETERMINATION

Pursuant to the State Environmental Policy Act (SEPA) and City of Bonney Lake Environmental Regulations, as codified in BLMC Chapter 16.04, Environmental Protection, the project as proposed is not subject to environmental review.

V. STAFF ANALYSIS AND FINDINGS

A. CURRENT AND PLANNED USES OF THE SITE

Currently the site is vacant. The proposal is to develop the site with one duplex and associated landscaping. Each duplex unit will be a total of approximately 1,252 sf.

B. COMPLIANCE WITH THE COMMUNITY CHARACTER ELEMENT OF THE BONNEY LAKE COMPREHENSIVE PLAN AND THE DOWNTOWN DESIGN STANDARDS

The Design Commission reviewed the design of the site and the other duplexes within the development in 2009. The applicable policies of the Comprehensive Plan and Downtown Design Standards have not changed since the Commission’s last review. Staff finds that for those standards that apply to all of the duplexes in the development, this proposal also meets those requirements.

The proximity of the newly proposed duplex to the 184th Ave. E., however, necessitates some singular review. Standards for buildings adjacent to streets in the Downtown include:

1. Properties adjacent to Mixed Use Streets must feature at least 10 feet of landscaping or pedestrian-oriented space between the sidewalk or front property line and any building, parking area, storage, or service area. (DDS 1.1.2(a))

2. Landscaping between the sidewalk and any parking area shall include:
 - i) Trees, as approved by the *Director*, shall be planted at a rate of one tree per 300 square feet of landscaped area. Choose tree, location, and trimming method to maximize visibility between windows and the street for safety.
 - ii) Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
 - iii) Ground cover shall be planted in sufficient quantities to provide 100% coverage of the landscaped area within three years of installation.

(DDS 1.1.2(b))

2. Buildings must feature pedestrian entrances that face the streets. Exceptions: Buildings organized around a *courtyard* may feature entrances facing the *courtyard* provided there is clear pedestrian access between the *courtyard* and the street. (DDS 1.1.2(c))

3. **Blank walls:** A wall (including building façades and retaining walls) is considered a *blank wall* if:

- a) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
- b) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

All Sites: Untreated *Blank walls* visible from a public street or pedestrian pathway are prohibited. Methods to treat *blank walls* can include:

- c) Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a *blank wall* treatment.
- d) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60% of the wall's surface within three years.
- e) Installing a vertical trellis in front of the wall with climbing vines or plant materials.
- d) Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the intent of the standards.

3. All buildings must have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.

4. **Fence standards:**

- a) Fences within the front setback area and between any street and buildings shall not exceed 42 inches and be no more than 70% solid to maintain views into the street for security.
- b) Fences taller than 42 inches and visible from a street shall be screened with Type I or II Landscaping (at least 5 feet wide, Types as defined in BLMC Chapter 16.14) to mitigate the visual impact of a wall on the street.
- c) Chain link fences are prohibited.

Staff Comment:

These standards can be met if the conditions below are followed.

VI. RECOMMENDED CONDITIONS OF APPROVAL

Recommended conditions of approval are as follows:

1. A new landscaping plan should be submitted that includes:
 - a. A landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the west facing facade with planting materials that are sufficient to obscure or screen at least 60% of the wall's surface within three years.
 - b. A 10' site obscuring landscaping strip incorporating tall evergreen shrubs should be placed along the northwestern property line.
 - c. Indication of placement and type of proposed fencing that meets the standards above.
 - d. Clarification of ground cover / lawn types.
 - e. Lawn to be included in the front of the structure.
2. A pedestrian pathway should be incorporated along the north side of the existing drive either with a contrasting materials or a painted stripe.
3. The windows on the 2nd floor of the west facing façade should be increased in size.
4. The 2nd story windows on the north facing façade should be designed in a multi-pane configuration similar to the front façade.