



Date: September 18, 2009
From: Kathy James, Associate Planner

I. INTRODUCTION

The proposal is to develop three lots of the Machiavelli Short Plat recorded August 29, 2007, under AFN 200708295003 with three duplexes, one on each undeveloped lot. The short plat is south of Hwy. 410, southeast of the Pierce County Transit Park & Ride, and adjacent to 184th Ave E, which is classified as "other" in the Downtown Street Type, Figure 7 of the Downtown Design Standards. The entire site is approximately 0.9264 acres, or 40,354 SF for the three lots.

The proposal is not subject to SEPA, but is 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. Design Review for Lot 2 should be deferred until a future meeting.

III. GENERAL INFORMATION

File Name: Machiavelli LLC (Design Review)
File Number(s): Design: PLN-2009-01219
Pre-aps: PLN-2009-01181; PLN-2009-01198
BLD-2009-05089

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

Project Name: Hulburt Duplexes

Location: 9202 184th Ave E
Parcel Number(s): 5640001865,
5640001866, &
5640001867



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.

The codes affecting this parcel are BLMC 18.18, 18.22, and 18.31 for parking



requirements. If a difference is shown between the design standards and the zoning regulations, the design standards shall apply. (See Design Standard Section A under "review process.")

Comprehensive Plan Land Use:

The subject site is designated on the Future Land Use Map (FLUM) as **High Density Residential**; and is surrounded by parcels designated Single Family Residential to the south and west, Mixed to the north and east, and Public Facilities to the northwest.

Existing conditions:

A fence currently exists on the south property line. Fences are addressed in BLMC 18.22.020, Downtown Design Standard Section 5.2, and Policy 1-5 of the comprehensive plan.

An existing retaining wall separates Lot 1, which contains a house, from the rest of the lots in the Machiavelli Short Plat; it is about three to five feet in height and made from large rocks. No new retaining walls are proposed. (Section 5.2)

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. (Section 2.1.3)

Proposed exterior:

The duplexes will have an exterior finish of wood and cedar shingle, roughly in the color scheme presented in the proposed elevation. (Section 4.4)

The proposed duplexes will contain two varieties of rooflines, square and round windows, arched garage doors, two types of wall treatment, two types of entries, and stained wood arched garage doors. The buildings will also be divided horizontally by a midline roofline. A suggestion would be to modulate the width of the midline roof between garage doors to deemphasize the length of the structure. (Section 4.2.3)

Zoning standards:

Lot 2 on the NW corner of the plat shows a 15-foot setback, as required by the R-3 zone. As written, section 1.1.4.a. would require 10 feet of landscaping off-site and placement of the building at the property line. Only Lots 3 and 4 are submitted for review.

Building height will be measured at the time of building permit application. (BLMC 18.18.050)

Patios that are flush with the ground may extend into the setback. (BLMC 18.22.080)

Environmentally Sensitive Areas:

No environmentally sensitive areas are identified on the site. The land slopes down to the northeast about 20 feet to the next lot and slopes down farther to Hwy. 410.

Sidewalks:

Pedestrians will access the existing 5-foot-wide sidewalk along 184th Ave E through the existing driveway. (Section 2.1.2a)



A crosswalk across Sky Island Drive is currently provided at the end of 184th Ave E.

Access & transit: Transit stops are across Sky Island Drive at a Pierce County Transit park-&-ride facility.

Site Acreage: The total for the three lots is .72 acres, or 31,434 square feet (SF). Each lot contains the following area:
 Lot 2: 7,662 SF Lot 3: 9,688 SF Lot 4: 14,084 SF

Landscaping and recreation: A hedge between Lots 2 and 3 is proposed to provide individuality and privacy between buildings. The hedge does not run on the property line. (Section 5.2.7)

Each lot must provide 25 percent landscaping, which is shown in the following table. An e-mail from the landscaper gives the area provided. (BLMC 18.18.080B, Section 5.2.4)

Lot	Required area	Area provided	Trees required	Trees provided
2	1,915 SF	3,453	6	22
3	2,422 SF	4,190	8	14
4	3,521	4,640	11	27

BLMC 18.18.080B: Recreational area for each lot should be as follows:

Lot	Lot area	10 percent	Proposed
2	7,662 SF	766.2 SF	Individual yards
3	9,688 SF	968.8 SF	Individual yards
4	14,084 SF	1,408.4 SF	Individual yards
All	31,434 SF	3,143.4 SF	Individual yards

Common open space is not proposed. (Section 2.3.2)

Lighting: No extra lighting is proposed for the development other than what is normal and customary for single family developments. This will complement the single family residential development to the south by providing a similar light level to that which is currently used.

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. (BLMC 18.22.100, Sections 3.2.4. & 3.2.5)

No guest parking or parking lot is proposed. (Section 2.1.2)

Trash enclosures: Individual trash and recycling containers will be used for each unit, similar to the single family residences to the south. (Section 1.4.1)



Signs: No signs are proposed. (Section 5.3)

Application Date: The design review application materials were submitted September 9, 2009.

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 on each of the three lots. Each duplex unit will be a total of approximately 1,252 square feet (SF).

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

1. LANDSCAPING

COMPREHENSIVE PLAN

Goal 1-5: Require high-quality naturalistic landscaping.

Policy 1-5a Require landscaping with plant communities that replicate local nature (for example, salal, ferns, and firs – see Natural Environment Element). Use easy-to-maintain, drought-resistant, native species.

Policy 1-5d Require landscaping within and around the perimeters of publicly visible parking lots. Prefer small, dispersed parking areas over large ones. Relieve large expanses of pavement with isolated trees.

Policy 1-5e Coordinate landscaping with pedestrian circulation and architectural features.

Policy 1-5g At the perimeters of buildings, encourage foundation plantings, hedges, vine trellises, window boxes, and hanging flower baskets, emphasizing native species.

Policy 1-5h Emphasize building entries with features such as plantings, paving, and lighting.

Policy 1-5j Require that unsightly objects such as dumpsters or chain link fences be screened by landscaping or structures.

Policy 1-5k Maintain City-owned landscaping and require maintenance of private landscaping.

Policy 1-5l Require planting strips and street trees in new residential areas.



Policy 1-5m Require buffers as necessary to protect residential areas from other land uses.

Staff Comment

- ❖ *Policy 1-5a: Not met; landscape proposal includes non-native plants. Please see recommended Condition of Approval 2.b.*
- ❖ *Policy 1-5l: Not met; the plant strip is not proposed. Please see recommended Condition of Approval 2.c.*
- ❖ *Policy 1-5m: Not met; the 20-foot landscape buffer on the south doesn't extend to the end of the property. Please see recommended Condition of Approval 2.d.*

DOWNTOWN DESIGN STANDARDS

1.1 Street Front Orientation

1.1.4 Properties adjacent to all other streets:

- a) Landscaped setbacks at least 10 feet in width are required between the back of the sidewalk and any building or parking area. 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.
 - 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 at 100% coverage of the landscaped area within three years of installation.

Alternatives: Reduced width planting strips and/or alternative landscaping designs will be considered where the applicant can successfully demonstrate that the streetfront design creates an attractive, safe, and comfortable pedestrian environment that is consistent with the goals and objectives of the Downtown Plan. Such proposals must include design elements that clearly go beyond minimum requirements. For example, proposals for a reduced width planting area could include terraced planting beds along the sidewalk (see Figure 11 example), extensive transparent window/door areas facing the sidewalk, and/or special building detailing that adds special interest at a pedestrian scale. For reduced setbacks for residential uses, the Director may require that the ground floor be elevated at least 3 feet above the level of the sidewalk to increase privacy for the streetfront residential units.

- b) Landscaping (plant types and maintenance) between the sidewalk and residential units shall maintain visual access between the dwelling units and the street.
- d) All buildings must provide entries facing the street. For example, townhouses fronting on the street must all have individual entries accessible from the street. Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street (see Figure 17 for an example). Configurations where enclosed rear yards back up the street are prohibited.



- e) At least 15% of the building facades (for all uses) must be transparent. Openings in parking garages may not be used to meet this requirement, except when designed with fenestration and detailing techniques that make the garage appear to be a habitable part of the structure.

1.3 Sub-District Standards and Guidelines

Standards

1.3.1 Developments shall conform with Street Front Orientation standards as specified in subchapter 1.1. While the standards in that subchapter address many of the key objectives for downtown’s sub-districts, some other key standards are noted below.

1.3.5 Southeast Downtown. Applicants for development south of SR-410 and east of 184th Ave E. must successfully demonstrate how the development accomplishes the following objectives.

- b) Incorporate design elements that minimize the negative visual impacts of uses on neighboring single family uses. Landscaping components (such as retaining some or all of the tall trees near the property lines) will be a critical element in accomplishing this objective. Consider building placement and orientation methods that minimize impacts to adjacent uses.

Staff Comment

- ❖ The proposal meets all but Section 1.3.5.b., because the required 20-foot landscaping does not extend to the property line. Please see recommended Condition of Approval 2.d.
- ❖ Landscaping standards are also found in Section 5 of the design standards.

5.2 Landscaping, Fences, and Retaining Walls

Standards

5.2.1 Development projects shall comply with the landscaping requirements of BLMC Chapter 16.14. The standards below are in addition to those requirements specified in BLMC. Where there is a conflict between the standards below and standards within BLMC, the standards herein shall apply.

5.2.2 Development projects shall comply with applicable landscaping requirements of Subchapter 1.1 of these standards (Street Front Orientation).

5.2.4 Minimum landscaped areas:

Area or use type	Minimum required landscaped area (see Standard 5.2.5 for details)
Uses featuring structured parking (for more than 50% of parking)	15%
All other development	25%

5.2.5 Standards for minimum landscaped areas specific in Standard 5.2.4 above:

- a) The required landscape areas shall be at ground level except for:

- ii) Green roofs may be used to meet up to 1/3 of required landscaped area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.
- c) Except for buildings featuring storefronts directly adjacent to the sidewalk, developments shall provide at least 1 tree (species as approved by the Director) for each 30 lineal feet of street frontage in the front yard area.
- d) Planting strip areas and trees between the sidewalk and street shall not qualify for the landscaped area requirements above.

5.2.6 Foundation planting. All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

- a) The landscaped area must be at least 3 feet wide.
- b) There must be at least one 3-gallon shrub for every 3 lineal feet of foundation.
- c) Ground cover plants must fully cover the remainder of the landscaped area.

5.2.7 Side and rear yard buffer requirements. All developments excluding those in the Central Triangle and those developments featuring storefronts adjacent to the sidewalk shall incorporate one or more of the following design options:

- a) Provide Type II or III landscaping (as defined in BLMC Chapter 16.14) at least 10 feet deep along side or rear property line.
- b) Other treatments that meet the intent of the standards as approved by the Director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Depending on terrain and adjacent uses, some options include:
 - i) Tall privacy fence or hedge (up to 6 feet tall). This is most applicable to residential uses – where the fence doesn't negatively impact views from the street or nearby properties.
 - ii) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.
 - iii) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).

Staff Comment

- ❖ Section 5.2.1: Foundation planting is proposed; however, the landscaping does not extend along the property line. Please see recommended Condition of Approval 2.f.
- ❖ Section 5.2.5d would require removing and replacing the existing sidewalk. Please see recommended condition 1.b.