



Request for City Council Action

MEETING DATE: March 13, 2006, 7:00 p.m.
SUBJECT: Stonewood Cottage Homes
PROPONENT: Stonewood Construction LLC, PO Bx 28294, Bellingham, WA 98228
AGENT: Jim Lucas, PO Box 28294, Bellingham, WA 98228

SUBMITTING DEPARTMENT: Community Development

PREPARED BY: Terry Galvin, Community Development Director

Comments/Communications Consent Committee Reports Unfinished Business
 New Business Public Hearing Council Action Item

ATTACHMENTS:

Attachment 1: Planning Commission Recommendations to City Council

I. ANALYSIS / SUMMARY OF PROJECT PROPOSAL

On July 19, 2005 the Department of Community Development at the City of Blaine received an application from Stonewood Construction LLC for approval of a Planned Unit Development (Permit # PUD-2-05). After several resubmissions, the application was determined to be complete on December 12, 2005. The subject property is approximately 3 acres in size. The applicant is seeking a preliminary plat approval for Phases I and II. The applicant will immediately submit the necessary materials for final plat approval for Phase I.

The proposed Stonewood Cottages PUD is designed as a single family residential subdivision. The planned unit development style of development allows for the creation of single family lot ownership while large areas of open space and vegetation are preserved under common, homeowner association ownership. City approval is requested for 14 single-family detached houses with a "cottage" theme. Five of the residences will front Hughes Avenue and the remaining nine residences will be clustered on small lots with a vegetated open space along the perimeter of the clustered housing.

The proposed Stonewood Cottages PUD will provide a housing style and size of housing choice than is not currently available in Blaine; smaller homes clustered on small lots. It is worth mentioning that this type of residential development is beginning to attract a fair amount of attention across the nation. It provides housing opportunities for both young adults entering into the housing market and the "baby boomer" demographic that is just beginning to consider downsizing now that the kids have finally moved out.

Design characteristics are provided in the applicant's narrative as well as the sample photos

submitted with the application. The proposal is planned as a phased approach that will allow for five single family homes to be constructed directly abutting Hughes Avenue. All municipal utilities currently exist in Hughes Avenue and are appropriately sized to accommodate the services of the proposal. Phase I will create a residential streetscape along Hughes similar to the surrounding residential development. These homes will also create an additional buffer between Hughes Avenue and the clustered cottage design proposed in development of Phase II.

II. RECOMMENDATION

Staff recommends approval of the project proposal subject to the recommended conditions forwarded to you by the Planning Commission and attached to this staff report as Attachment 1.

III. FISCAL ANALYSIS:

Additional housing in Central Blaine will require road and utility improvements. These will be paid for by the developer through impact fees and other payment mechanisms. The City will receive revenue from residential construction through fees and through taxes and local merchants should benefit from the addition of 14 families living in the central Blaine area.

REVIEWED BY:

City Manager _____
(Digital Signature)

Finance Director _____
(Digital Signature)

City Clerk _____
(Digital Signature)

COUNCIL ACTION: Approved , Denied , Tabled / Deferred ,



CITY OF BLAINE

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

344 H STREET • BLAINE, WA • 98230
PHONE: (360) 332-8311 • FAX: (360) 543-9978
www.ci.blaine.wa.us

Planning Commission Recommendation to City Council

SUBJECT: Stonewood Cottage Homes

PROPONENT: Stonewood Construction LLC, PO Box 28294, Bellingham, WA 98228

AGENT: Jim Lucas, PO Box 28294, Bellingham, WA 98228

SUBMITTING DEPARTMENT: Community Development

PREPARED BY: Terry Galvin, Community Development Director

1. SUMMARY OF PROJECT PROPOSAL
2. PROCEDURAL INFORMATION
3. RECOMMENDATION TO CITY COUNCIL
4. FINDINGS OF FACT
5. CONDITIONS OF APPROVAL

1. SUMMARY OF PROJECT PROPOSAL

On July 19, 2005 the Department of Community Development at the City of Blaine received an application from Stonewood Construction LLC for approval of a Planned Unit Development (Permit # PUD-2-05). The application was determined to be complete on December 12, 2005. The approvals are requested for 14 single-family detached cottages. The subject property is approximately 3 acres in size.

The applicant is seeking a preliminary plat approval for Phases I and II. The applicant will immediately submit the necessary materials for final plat approval for Phase I.

2. PROCEDURAL INFORMATION

The Applicant is seeking City approval of a proposed Planned Unit Development. In order to achieve project approval, the proposal must satisfy and demonstrate compliance, conformity and consistency with the requirements of various sections of the Blaine Municipal Code and other

state regulations. These include the following:

- City of Blaine Municipal Code Title 17, - Administration Project Review and Approval Procedures, Chapter 17.06
- City of Blaine Municipal Code Title 17, - State Environmental Policy Act, Chapter 17.80
- State Environmental Policy Act (SEPA), Washington Administrative Code, Chapter 97-11
- City of Blaine Municipal Code Title 17, - Residential Low Density Zone (RL), Chapter 17.34
- City of Blaine Municipal Code Title 17, - Planned Unit Development, Chapter 17.48

3. RECOMMENDATION TO CITY COUNCIL

The Planning Commission recommends approval with conditions contained below.

4. FINDINGS OF FACT

The Planning Commission recommendation is based upon the following Findings of Facts:

1. The subject property is approximately 3 acres in size. The physical location of the proposed plat is 1168 Hughes Avenue with acreage, Blaine, Washington.
2. The applicant has complied with all of the submission requirements identified in this the Blaine Municipal Code.
3. The subject site is zoned Residential Low Density (RL). Pursuant to Subsection 17.34.020, BMC, uses permitted in the Residential Low Density Zone include Single-family residential development, up to a density of six units per acre. The PUD allows clustering to take place within the density constraints of the RL zoning district.
4. The Stonewood PUD and Preliminary Plat will provide adequate infrastructure improvements to serve the proposed lots.
5. Subsection 17.56.050, BMC identifies the notice of application requirements for a preliminary plat. A notice of application and notice of public hearing was posted as required at the site in multiple locations. The same notification was published in a Council designated newspaper on December 14, 2005. The Applicant completed a direct mailing to all property owners within 300 feet of the proposed preliminary plat. Receipts of certified mailing of these notices have been supplied to staff and are on file at the Department of Community Development. Finally, Subsection 17.56.070, BMC notes that the Planning Commission is responsible for holding a public hearing. at the conclusion of the public hearing the Planning Commission made a recommendation on the proposed plat to be forwarded to the City Council for final decision.

6. A completed SEPA Environmental Checklist was signed on July 19, 2005. The City of Blaine issued a Mitigated Determination of Nonsignificance (MDNS) on December 28, 2005.
7. The proposed Preliminary Plat was reviewed for consistency with the City of Blaine Comprehensive Plan and compliance with the Blaine Municipal Code. It was determined that with appropriate conditioning the project will be compliant and consistent with City policy and regulations.
8. The Planning Commission held a public hearing on February 9, 2006 to hear public testimony in an open record hearing. They followed with worksession on February 16, 2006 and recommended approval of the project on February 23, 2006 with the conditions contained below.

5. CONDITIONS OF APPROVAL

A. General

1. The subject proposal shall comply with all applicable local, state, and federal laws and regulations in effect at the time of subdivision application or the date of Preliminary Plat approval which may be legally deemed to apply to the proposal.
2. The existing Pearl Street Right of Way and alley right of way must be vacated in association with final approval of the proposed development.
3. Provide an updated copy of the CC&R's for the project to amend the following:
 - a. 6.1.1 – increase the size of the easement from 10 feet to 15 feet.
 - b. Add a section that clearly defines the maintenance requirement of all utilities, driving surfaces and / or stormwater facilities as required by the homeowners association.
4. Developer or his successors shall design, construct and landscape all 13 new units and common area.
5. Lots 1 through 5 in Phase I will have garages or architecturally consistent carports with room for outdoor storage and two cars. The carports must be screened or landscaped to soften the impact of outdoor parking and storage.
6. Garbage for the Phase II will be detained in a dumpster located adjacent to the parking area. The dumpster will be screened.
7. Park impact fees shall be used for park or trail improvements to the adjacent area.

B. Site Design and Development

1. All uses and development within the Stonewood Cottage Homes Planned Unit Development shall conform to all relevant requirements and standards of:
 - a. The Blaine Comprehensive Plan;
 - b. The Blaine Municipal Code;
 - c. The Washington State Building Code as adopted by the City;
 - d. The Development Guidelines and Public Works Standards Manual;
 - e. All other applicable state and local regulations.

2. All easements for trails, utilities, roadways etc. shall be shown on the final plat.
3. Accurate setbacks shall be noted for all lots in Phase II.
4. Construct the interior trail system from the parking lot to a point within 300 feet of the back of the building envelope of lot 10 to a standard acceptable for a fire access. Plans to be reviewed by Fire Department and Public Works prior to construction.
5. Provide signage of fire access to Fire Department standards.
6. The site plan shall be revised as follows:
 - Building footprints shall be shown on lots 1 – 5;
 - Lot 3 shall be 45 feet wide;
 - Lots 1,2,3 and 5 to be 75 feet deep;
 - The site plans shall be amended to include visitor parking;
 - The site plans shall show the building envelope for storage shed.
7. Building setbacks for Phase I to be as follows:
 - Front 25 feet – except Lot 4 to be as existing;
 - Rear 5 feet;
 - Side 0 feet.

C. Roadways & Access Driveway

1. Enter into a deferred participation agreement for $\frac{3}{4}$ street standard construction of Hughes Avenue for the frontage the property abuts Hughes Avenue. This agreement must be completed prior to building permit submittal.
2. Residential street lighting shall be installed to City of Blaine standards.
3. A Right-of-Way Obstruction Permit and/or a Right-of-Way Excavation Permit shall be obtained for any work within the City's right of way.
4. Access driveway construction and signing for Phase II shall be completed or bonded to the satisfaction of the City prior to final plat approval. All signing and striping shall be done per city standards and installed by the applicant.

D. Water, Sanitary Sewer and Electrical

1. The final sewer, water electrical system plans for utility service to the project shall be designed and stamped by a civil engineer licensed in the State of Washington in the case of sewer and water service and by an electrical engineer licensed in the State of Washington in the case of electrical service.
2. The utility service shall be designed to the City of Blaine Development Guidelines and Public Works Standards.
3. All utilities shall be underground.
4. Utility access easements shall be identified on the face of the final plat to allow access to utility system facilities including but not limited to flow meters, water shutoffs, fire hydrants and electrical vaults and junction boxes. Access shall be allowed on a 24 hour, 365 day a year basis.
5. Install a fire hydrant in the central common area. Location to be approved by Fire Department.
6. All lighting shall be directional and shielded per City of Blaine standards.
7. Final utility engineering plans shall be submitted to the City Public Works Department for review and approval. No construction work shall begin on utilities until construction work is authorized by the City.

8. The applicant shall complete a Public Facilities Construction Agreement for utilities that are intended to be conveyed to the City. Said agreement shall be signed prior to construction.

E. Stormwater

1. If project will entail installation of new, or relocation of existing, stormwater catch basins, then catch basin grates shall be "bolt-down" type.
2. Maintenance responsibilities for the stormwater system shall be noted on the final plat and described in the CC&Rs.

F. Landscaping and Buffering

1. Street trees will be installed along Hughes Avenue. Tree species will be Armstrong Maple to insure compatibility with surrounding neighborhood street tree scheme. Tree locations must be approved by the Community Development Department prior to installation.
2. Landscaping to be installed per proposed landscape plan.

G. Archaeological

Should archaeological materials (e.g. shell midden, faunal remains, stone tools) or human remains be observed during project activities, all work in the immediate vicinity shall stop, and the area shall be secured. The State Office of Archaeology and Historic Preservation (360-586-3065) and the Lummi Nation Tribal Historic Preservation Office (360-384-2298) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources is required.

H. Design and Landscape Standards

1. All cottages and landscaping in Phase II of the development shall comply with Attachment A Stonewood Cottage Homes Phase II Development Standards.

Signed

Jeff Arntzen, Planning Commission Chairperson

Stonewood Cottage Homes Phase II Development Standards

Cottage yards

1. Front yards: minimum 10 feet.
2. Side yards: Can vary with a minimum distance of 15 feet between each cottage.
3. Minimum side yard setbacks shall be 2 feet on one side.
4. Rear yards: Minimum 5 feet.

Cottage size

1. Maximum size footprint – 1000 sq.ft.
2. Maximum Height – 22 feet with second story living space incorporated into the roofline.

Cottage design

1. Craftsman or (arts & crafts) architectural style shall be incorporated into each cottage design as illustrated in Attachments A-1 & A-2.
2. Each cottage will have different style and identity with articulated design details, different exterior color schemes, a front porch and rooflines that have classic craftsman features.
3. Each cottage shall include unique built-ins, bump outs that create maximum livability and comfort.
4. Cottage window locations shall contribute to homeowner privacy.

Fencing and gates

1. Each cottage will have fencing around the parameter of the property with an individual gate off the common courtyard.
2. The fencing and gate shall be no higher than 36 inches, with the exception of entry arches or similar design improvements.
3. The fencing style must compliment the craftsman cottage design and include perennial flowers and shrubs along its common side.

Storage

1. Each cottage shall have sufficient storage space for outdoor recreational, and maintenance equipment to preclude outside storage in yards.
2. Additional storage space shall be allocated for each cottage and for maintenance equipment necessary to maintain the common space areas. The storage space shall be contained in a storage building measuring at least 12x32 sq.ft. The building shall be built to the same standard as other buildings located on the property.

Landscaping

1. The garden courtyard shall provide abundant open space to foster an informal lifestyle and a sense of community where neighbors can stroll and chat easily.

2. Extensive use of perennial shrubs and plants will border the walkways, both in the common courtyard area and the open space areas. Ground covers and vines will fill in surrounding areas and the perimeter to create a harmonious garden view. This standard is captured in attachments A-1 and A-2 of these conditions.

Other landscaping and screening needs

1. New plantings and outdoor improvements in the common areas as indicated in the landscape plan, shall be installed (or bonded) before occupancy will be allowed in any of the cottages for Phase II.
2. The parking area and storage building shall be landscaped and screened to soften and blend the facilities with the surrounding open space.
3. Open wire, lath or slat screens will support climbing vines and shrubs to help blend these facilities.
4. Where open or gap areas exist in the tree buffer perimeter, additional trees and or low height screening will be installed.
5. Common area benches, gazebos, and or arbors shall be installed as indicated on the landscape plan, to encourage interaction between the homeowners to establish a neighborhood community atmosphere.
6. The courtyard walkways and parking area shall be lighted with low impact/ indirect lighting.

Maintenance

All common open space and buffer areas will be maintained by a homeowner's association set up by Stonewood Construction, LLC for the benefit of all the property owners.

ATTACHMENT A-1



Example Photo

ATTACHMENT A-2



— Example Photo ~