



CITY OF DUPONT
Department of Community Development
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TYPE I DESIGN REVIEW

FINDINGS, CONCLUSIONS AND DECISION

Hoffman Hills Division 5, Phase 1 Tract J

DuPont File No. PLNG 2017-022

SUMMARY OF REQUEST: Type I Design Review Approval.

PROJECT DESCRIPTION: An 18-lot subdivision, consisting of 18 zero lot line duplex/townhouse units. One open space and access/utility tract is also proposed. Rockeries/retaining walls are required for some lots as shown on the enclosed plans.

LOCATION: Northwest of the intersection of Hoffman Hill Blvd and Swan Loop, DuPont, WA. Tax parcels 3001171251, 9009340010, 9009340020, 9009340030, 9009340040, 9009340050, 9009340060, 9009340070, 9009340080, in Section 33, Township 19, Range 01.

APPLICANT: William Sacriste
Lennar Northwest Inc.
33455 6th Avenue South, Federal Way, WA 98003
(951) 757-0274

REPRESENTATIVE: Ivana Halvorsen
Barghausen Consulting Engineers, Inc.
18215 - 72nd Avenue South, Kent, WA 98032
(425) 251-6222

SUMMARY OF DECISION: Type I Design Review is approved subject to the conditions listed in Section 6.

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1. SUMMARY OF RECORD

1. The following attachments were submitted with the Design Review application:

- a) Cover Letter for application prepared by Barghausen, dated June 30, 2017;
- b) Land Use Application (PLNG2017-022) submitted June 30, 2017;
- c) Design Review Narrative, prepared by Barghausen, dated June 30, 2017;
- d) Design Review Plan Set dated May 11, 2017;
- e) Land Title Survey by Barghausen, dated March 17, 2017;
- f) Preliminary Stormwater Site Plan by Barghausen, dated May 11, 2017;
- g) Cairncross & Hemplemann letter on side yard setbacks dated June 22, 2017;
- h) Legal Description dated June 1, 2017;
- i) DuPont Water Availability Form, approved February 21, 2014;
- j) Pierce County Public Works and Utilities Sanitary Sewer Request for Sewer Service Information dated December 6, 2013;
- k) Transportation Generation Memo, prepared by Barghausen, dated January 8, 2014;
- l) Title Report, prepared by Chicago Title, dated June 2, 2017;
- m) Drainage Compliance Memo prepared by Barghausen, dated May 12, 2017;
- n) DRAFT CC&Rs for Hoffman Hill prepared by Lennar;
- o) SEPA Mitigated Determination of Non-significance dated May 21, 2014;
- p) Findings, Conclusion and Decision Approving Preliminary Plat, dated August 20, 2014;
- q) Hoffman Hill Div 5 Phase 1 Tract I Subdivision Staff Report, File SUB 14-02

2. FINDINGS OF FACT

Procedural Requirements

1. A preliminary plat application for Hoffman Hill Division 5, Phase 1, Tract J, was submitted on January 14, 2014. An MDNS was issued on May 21, 2014 with 15 mitigation measures (SEPA 14-01). Preliminary Plat approval was issued with conditions on August 20, 2014 (SUB 14-01).
2. This Staff Report provides an analysis of consistency with the Multifamily Design Regulations and Guidelines (DMC Chapter 25.65), in accordance with the requirements for Multifamily residences in a Residential District (DMC 25.20.050(7)) and Administration of Development Regulations (DMC 25.175.040).
3. Site plan approval was deferred and is required for all multifamily development projects per DMC 25.065.010(6). Site Plan approval is required to be completed prior to final plat as described in the Notice of Complete Application (Attachment 30). Some of the application materials submitted with the Design Review application are more appropriate for Site Plan Review.
4. Per DMC 25.175.010(7)(b), the Design Review application is exempt from the Notice of Application and Notice of Decision process.

Project and Site Description

5. The subject property is 92,331 square feet and located in the Residential-12 zoning district. It is vacant land located at the northeast corner of Hoffman Hill Boulevard and Swan Loop.
6. Access will be provided via a private alley designated as Tract B, with one access point on Hoffman Hill Blvd. and one from Swan Loop. The private alley will be constructed as part of the development.
7. The adjacent land is vacant to the northwest, north and northeast with residential development to the west, south and east.

8. The site was previously cleared and is devoid of shrubs and trees.
9. The floor area of the units range from 1,609 square feet to 1,907 square feet. The lot sizes along Hoffman Hill Blvd. range from 2,784 square feet to 4,136 square feet. The lot sizes facing the private alley range from approximately 4,218 square feet to 5,800 square feet with one irregularly shaped lot at 8,311 square feet. Lot widths range from 29 feet to 61 feet.
10. The proposal is to construct 18, 2-story zero lot line duplex townhouse units consisting of nine buildings. Front entry for ten of the units is on Hoffman Hill Blvd. with garage access from the private alley; the other eight units have front entries and garage access from the private alley (Tract B).
11. Definitions. The following are definitions found in DMC 25.10 that are relevant to the application of setbacks to the proposal:
 - a. "Duplex" means a detached building containing two dwelling units.
 - b. "Dwelling" means any building or portion thereof which is designed or used for residential purposes.
 - c. "Dwelling, multiple-family" means a building or portion thereof containing two or more dwelling units.
 - d. "Dwelling, single-family" means a detached building containing one dwelling unit.
 - e. "Dwelling unit" means a room or rooms located within a building designed, arranged, occupied or intended to be occupied by not more than one family as living accommodations independent of any other family. The existence of a food preparation area within such room or rooms shall be evidence of the existence of a dwelling unit.
 - f. "Multifamily project" means multifamily residences built as a single project, in one or more buildings.
 - g. "Multifamily residence" means a residence located in a building which contains more than one residence, such as a duplex unit, condominium, apartment, or a residence designed to be attached to other residences, such as a townhouse.
 - h. "Townhouse" means a building designed exclusively for occupancy by one family and containing one dwelling unit, occupying space from the ground to the roof and not lying vertically under or over adjacent units, and attached to one or more other dwelling units by common walls which may be located on lot lines.
 - i. "Yard, required" means an open space between a property line and a structure within which no structure shall be located except as allowed by this code.
 - j. "Yard, front" means a space extending the full width of the lot between any building and the front property line and measured perpendicular from the rear property line to the closest point of the principal building.
 - k. "Yard, rear" means a space extending the full width of the lot between the principal building and the rear property line and measured perpendicular from the rear property line to the closest point of the principal building.
 - l. "Yard, side" means a space extending from the front yard to the rear yard between the principal building and the side property line and measured perpendicular from the side property line to the closest point of the principal building.
 - m. "Zero lot line" means the location of a building on a lot is such a manner that one of the building's sides rests directly abutting a lot line.
12. The proposal meets the DMC definition for a duplex, multiple-family dwelling, multifamily project, multifamily residence, townhouse and zero lot line (see DMC 25.10).

The code does not provide a definition of how the front lot lines (which subsequently determines rear and side lot lines) are determined and the Staff Report and Hearing Examiner Decision do not provide clarity. Staff finds it logical and reasonable to assume that the front entry and porch of the home are indicative of the front of the home and, therefore face toward the front lot line.

13. The front lot line of Lots 1-8 is the line abutting Tract B (alley) and for Lots 9-18 is the line abutting Hoffman Hill Blvd. The rear lot line is therefore the line directly opposite the front and the side lot lines are per the definitions in the DMC.

3. ANALYSIS & CONCLUSIONS OF CONSISTENCY WITH CITY OF DUPONT COMPREHENSIVE PLAN

The City of DuPont Comprehensive Plan designates the subject property as being within the Residential-12 District. The R-12 District is described in the Comprehensive Plan as follows:

The purpose of the R-12 district is to implement the multifamily land uses where multifamily density averages 12 units per acre.

Relevant goals and policies that are consistent with the Design Review application include the following:

Land Use Element Goals and Policies

Goal LU-4: Ensure the design of commercial and residential buildings throughout the City enhance the pedestrian environment.

LU 4.1: Guarantee design guidelines are included in development regulations that promote a pedestrian scale and character. Such design standards should include elements such as pitched roofs, roof overhangs, awnings, surface modulation, textured surface treatment, variety of surface materials and should discourage long expanses of blank walls at the street level.

LU 4.2: Orientation of retail, residential, public structures, and commercial buildings (outside the Research Park and Business and Technology Park) should be to the front near the street Right of Way, rather than being separated from the street. Churches and other symbolic structures should be located in a way that promotes their visual prominence.

LU 4.3: Design standards should address integration of amenities for the pedestrian within the streetscape such as; street trees, landscaping, benches, lighting, trash receptacles, signage, and bicycle parking.

Goal LU-5: Develop and maintain a street system that is fundamentally based on a traditional town setting that assures direct auto, bike and pedestrian access and is based on a grid system.

LU-5.1: Development within villages should be based on a grid or modified grid system that provides clear orientation, alternate traffic routes, and opportunities for multimodal transportation patterns.

LU-5.2: Development regulations should encourage pedestrian circulation and reduce walking distances whenever possible through a variety of means such as frequent intersections. Cul-de-Sacs should only be used when topographical or other features of the land warrant deviation and should include enhanced pedestrian access through adjacent blocks.

Housing Goals and Policies

Goal 1: Provide a variety of housing opportunities by promoting the creative and innovative use of land to support housing options and densities that respect, support, and reinforce an integrated overall town character.

H-1.1: Ensure standards allow for a mix of lot sizes and diversity of housing types and styles. Homes (single and multi-family) that represent the craftsman style should be predominant in the community.

H-1.2: Encourage developers to use a mix of compatible styles, materials, and configurations when developing individual residential neighborhoods.

4. ANALYSIS AND CONCLUSIONS OF CONSISTENCY WITH DESIGN STANDARDS

The proposal has been reviewed to ensure that the project is carried out in a manner consistent with the DMC Chapter 26.65.

A. PLANNING DEPARTMENT REVIEW

1. DMC 25.65.010 requires design review for all MFR development in residential zones and specifies items to be included in the application.

Staff Analysis: A complete application letter has been issued for this proposal.

2. DMC 25.65.020 requires visual variety along the street face including modulation and articulations of walls and facades facing the street.

Staff Analysis: The Street Scene and Building Elevations provided in the architectural plans shows the street-facing façades have modulation so that each unit is distinctive. The overall building roof forms vary from home to home, with hip and gable roof lines.

3. DMC 25.65030 requires roof pitches of between 4:12 and 12:12 and encourages various roof forms and dormers.

Staff Analysis: The proposed roof pitches meet the minimum slope requirement. Hip, gable, and shed roof lines are offered facing the public street.

4. DMC 25.65.040 requires a minimum of four feet by four feet, weatherproof entries that provide visual access to each unit and it encourages architectural features that enhance their appearance and functionality.

Staff Analysis: All proposed entries are covered with a roof area. From unit to unit, the roofline above the porch area is distinctive. The drawings appear to have front porches larger than four feet by four feet but the dimensions need to be verified prior to issuance of building permit that they comply with the minimum size/area requirements.

5. DMC 25.65.050 requires transparent windows and four inch stock for door and window trim.

Staff Analysis: The Street Scene and Building Elevations show the proposed street facing windows are transparent and divided. Shutters are provided on upper floor windows. Window & door trim appears to be 4 inches but those dimensions need to be verified prior to building permit.

6. DMC 25.65.060, 070 and 080, specifies street facing buildings, varying of building forms and the use of a variety of colors and materials.

Staff Analysis: This proposal is compliant. It offers 14 color combinations, a family of roof lines and materials with all homes facing the street.

7. The Design Review application requirements include submittal of a Landscape Plan. The Landscape Plan was reviewed for conformance to DMC Chapter 25.90, which regulates landscaping with the intent to improve the appearance of the community, provide shade and wind protection and screening, etc. DMC 25.90.020 requires that multifamily projects provide a minimum of 30 percent of landscaped areas and DMC 25.90.030 requires street trees spaced 40 to 50 feet apart. DMC 25.90.040 requires a water conservation element.

Staff Analysis: The proposed project includes a preliminary landscape plan that shows trees, shrubs and lawns planted in all the individual lots and trees and ground covers in Tract A at the north end of development. The landscape plan also shows street trees that comply with the spacing regulation. The application shows 49,731 square feet of landscaping out of a total development size of 92,331 square feet for a total of 54% which exceeds the 30% requirement.

The landscape plan does not include a water conservation element. The application for site development permit will be required to demonstrate compliance with Chapter 25.90.

5. CONCLUSIONS

The City finds that the proposal is compliant with the goals and policies of the 2015 Comprehensive Plan. The buildings are oriented toward the street and parking is to the rear to foster a pedestrian environment.

Subject to the conditions below, the proposal is consistent DMC Chapter 25.65, and provides visual variety along the street face, maintains the historic image of the city and its residential neighborhoods. The buildings provide a safe and welcoming entry and maintain a lively, active and visually interesting streetscape.

6. DECISION

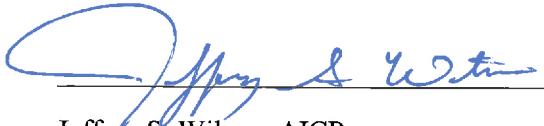
Based on the findings and conclusions in this report, Design Review is approved for the Hoffman Hills Division 5, Tract J project, subject to the following conditions.

1. An application for Site Plan Review shall be submitted for and approved prior to Final Plat.
2. The application for Site Plan Review shall demonstrate compliance with the setback requirements of the following code sections:
 - a. Front setbacks to principal structures: DMC 25.20.040(2).
 - b. Front setbacks to front facing garages: DMC 25.20.040(2)(e).
 - c. Corner Lot side yards: DMC 25.20.040(4)(a).
 - d. Side yard setbacks for zero lot line development: DMC 25.20.040(4)(g).

The City will apply the Conclusions of the Hearing Examiner in the Decision on the Hoffman Hill Tract I (SUB 14-02) project to the application of setbacks for the Tract J project. If the

building designs and elevations should change in compliance with the setback requirements, an amendment to this Design Review decision will be required.

3. DMC 25.65.040 requires a minimum of four feet by four feet, weatherproof entries. Compliance with the dimensional requirements shall be demonstrated with the building permit application.
4. DMC 25.65.050 requires transparent windows and four inch stock for door and window trim. Compliance with the dimensional requirements shall be demonstrated with the building permit application.
8. DMC 25.90.040 requires a water conservation element. Compliance shall be demonstrated at the time of site development permit.



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Planning Director, City of DuPont

8/11/17