

Master Land Use Application



Received

NOV 15 2017

LaCenter
Public Works

City of La Center, Planning Services

305 NW Pacific Highway

La Center, WA 98629

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Property Information

Site Address 1908 NE Lockwood Creek Rd, La Center, WA 98629

Legal Description Sunrise Terrace Subdivision

Assessor's Serial Number 209047000, 986027188 & 986027189

Lot Size (square feet) 1,487,574

Zoning/Comprehensive Plan Designation LDR-7.5

Existing Use of Site Property is undergoing recording for subdivision of land.

Contact Information

APPLICANT:

Contact Name Brett Simpson

Company Waverly Homes LLC

Phone (360) 314-6877

Email brett@mywaverlyhomes.com

Complete Address 9208 NE Hwy 99 #107 PMB 145, Vancouver, WA 98665

Signature _____

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Same as Above

Company _____

Phone _____

Email _____

Complete Address _____

Signature _____

(Original Signature Required)

PROPERTY OWNER:

Contact Name Bob Rondeau

Company _____

Phone (360) 314-6877

Email rs.rondeau@gmail.com

Complete Address _____

Signature _____

(Original Signature Required)

Development Proposal

Project Name

Type(s) of Application Post Decision Review - Variance

Previous Project Name and File Number(s), if known _____

Pre-Application Conference Date and File Number _____

Description of Proposal The Applicant is seeking a Post-Decision Review to allow variances in the front setbacks, the side setbacks and the lot coverage percentage set forth in the LDR-7.5 Zoning. The Applicant is seeking these variances only when utilizing side-load or rear-load garage designs. The intent is to provide La Center with homes that are more keeping with the rural setting and country feel. The Applicant is trying to achieve this by incorporating large front porches and side or rear entry garages.

The specific variances Applicant is requesting are as follows:

A variance in the front setback from the current requirement of 20ft down to 12ft for the front of the porch or 15ft for the front of house, whichever is more restrictive.

A variance in the side setbacks from the current requirement of 7.5ft down to 5ft. This difference would be made up on the other side because of the driveway width required to reach the side/rear load designs.

A variance in the lot coverage percentage from the current 35% up to 45%. This is to account primarily for the increased house footprint from the large, covered front porch architectural features.

A variance in the impermeable lot coverage percentage from the current 50% to 65%. This is to account primarily for the large front porches and increased driveway coverage due to side/rear-load designs.

These variances will allow the Applicant to design and construct homes that differ from those around the rest of the county and provide a unique selling point to compliment the lifestyle provided by living in La Center.

increased house footprint from the large, covered front porch architectural features.

Office Use Only

File # 2017-019-PDR

Planner E. Eise mann

Received By NH

Fees: \$ 1190

Date Received: 11/15/17

Date Paid: 11/15/17

- Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # 01705820

Notes _____

Post Decision Review

Variance Narrative

The Applicant is submitting a Post Decision Review (LMC 18.30.150) for the Heritage Country Estates subdivision. The applicant is requesting Variances (LMC 18.260) from the standard front setbacks, side setbacks and lot coverage percentages set forth for LDR-7.5 zoning (LMC 18.130).

The variances being requested are greater than the ten percent (10%) and are therefore subject to a Type II review according to LMC 18.260.020.2.

The Applicant is aiming to construct homes farmhouse style homes with large front porches and rear/side-loading garages, a different design than the "Northwest Craftsman" that is prevalent in Clark County. Much of the zoning regulation is conducive to Craftsman design, specifically the front-loading garages and small front porches. The Applicant aims to construct farmhouse style homes with large front porches and rear/side-loading garages to better fit with the country feel in La Center. However, large front-porches and rear/side-loading garages are design features that aren't reasonably accommodated within the current parameters of the LDR-7.5 zoning.

Four Request Variances

Each of the variances the Applicant is applying for are outlined below. The purpose for these variances and how they meet the approval criteria (LMC 18.260.040) are clearly articulated for each variance:

1. Front Setback

The Applicant is requesting a variance in the front setback from the current zoning requirement of twenty feet (20ft) to fifteen feet (15ft) for the front of the home and ten feet (10ft) for the covered porch (See Figure 1). This request meets the Approval Criteria (LMC 18.260.040) by:

- 1) Allowing the Applicant to construct homes of a farm/country styling to better match the character of La Center, which would otherwise be infeasible to construct due to the design restrictions imposed by side and rear-load garages and
- 2) Granting this variance will not be detrimental to the public welfare. In fact, granting the variance would give La Center an attractive and competitive edge in drawing in new residents. It would also allow the Applicant to better maintain the character of La Center while adding substantial development.

2. Side Setback

The Applicant is requesting a variance in the side setback from the current zoning requirement of seven and one-half feet (7.5ft) to five feet (5ft) (See Figure 2). This request meets the Approval Criteria (LMC 18.260.040) by:

- 1) Allowing the Applicant to construct homes of a farm/country styling to better match the character of La Center, which would otherwise be infeasible to construct due to the design restrictions imposed by side and rear-load garages. While on side of the home will be closer to the property line, the other will be further away (the variance in side setbacks would be offset by the increased distance on the opposite side needed for driveway clearance).

- 2) Granting the variance will not be detrimental to public welfare. In fact, granting the variance would give La Center an attractive and competitive edge in drawing in new residents. Granting the variance would also allow the Applicant to better maintain the character of La Center while adding substantial development.

3. Building Lot Coverage

The Applicant is requesting a variance in the maximum building lot coverage from the current zoning requirement of thirty five percent (35%) to a maximum of forty-five percent (45%). (See Figure 3). This variance is needed to construct farmhouse style homes with large front porches. This request meets the Approval Criteria (LMC 18.260.040) by:

- 1) Allowing the Applicant to construct homes of a farm/country styling to better match the character of La Center, which would otherwise be infeasible to construct due to the increased building footprint caused by the large front porches
- 2) Granting of the variance will not be detrimental to the public welfare. In fact, the granting of the variance would give La Center an attractive and competitive edge in drawing in new residents. Granting the variance would also allow the Applicant to better maintain the character of La Center while adding substantial development.

4. Impervious Lot Coverage

The Applicant is requesting a variance in the maximum impervious lot coverage from the current zoning requirement of fifty percent (50%) to a maximum of sixty-five percent (65%). This variance is needed to construct the farmhouse style homes with large front porches and side/rear-load driveways. This request meets the Approval Criteria (LMC 18.260.040) by:

- 1) Allowing the Applicant to construct homes of a farm/country styling to better match the character of La Center, which would otherwise be infeasible to construct due to the increased building footprint caused by the large front porches and the increased driveway required for side/rear-load garages.
- 2) Granting the variance would not be detrimental to the public welfare. In fact, the granting of the variance would give La Center an attractive and competitive edge in drawing new residents. Granting the variance would also allow the Applicant to better maintain the character of La Center while adding substantial development. The engineer of record for this subdivision design has confirmed that there is an abundance of capacity in the storm system to accommodate this increased impervious surface (See Exhibit A).

Each of these variances has advantages.

1. Front Setback. Helps to offset the increased depth of the home due to the side/rear load design and front porches. The decreased distance from the front porch and sidewalk area will lend itself to a more walking friendly feel because front doors are closer to sidewalks and cars won't be visible parked in driveways.
2. Side Setback. Allows closer placement of the home to the property line, but it is offset by the increased, self-imposed setback of having a side/rear-load driveway resulting in homes being further than the current 7.5 feet from the property line on at least one side. This increased distance between homes is desirable to homebuyers seeking more space from neighbors.
3. Building Lot Coverage. The farmhouse style plan includes large front porches which results in more lot coverage. Large front porches are desirable architectural features not typically seen

aside from custom homes on rural lots. This desirable feature is not often seen at this price point, which should draw more potential residents into La Center.

4. **Impervious Surface.** Allows construction of large front porches, a desirable architectural feature that is in keeping with the La Center style. Also allows construction of side/rear-load garages, which creates a more attractive, pedestrian-friendly neighborhood as cars are parked out of sight.

Figure 1

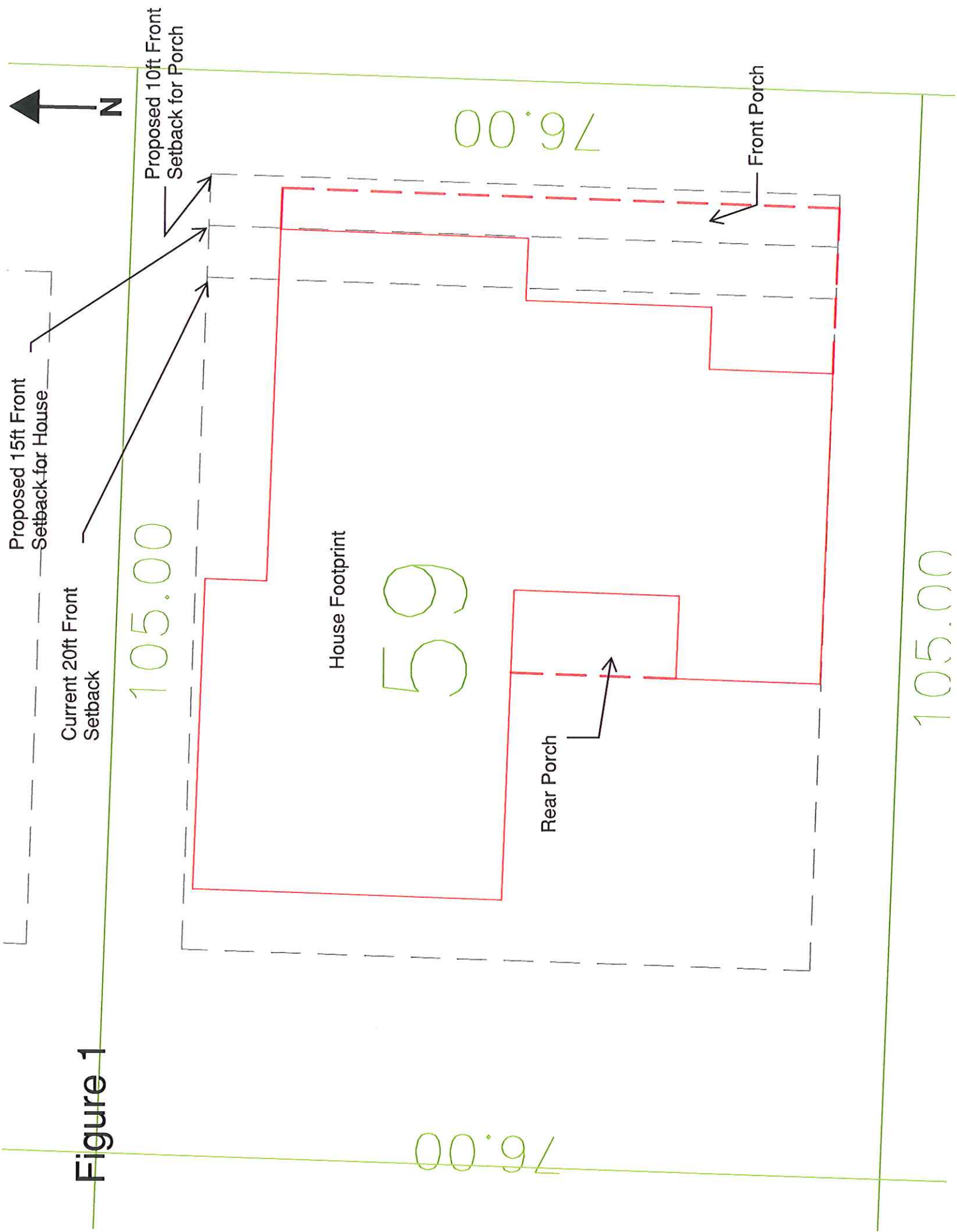
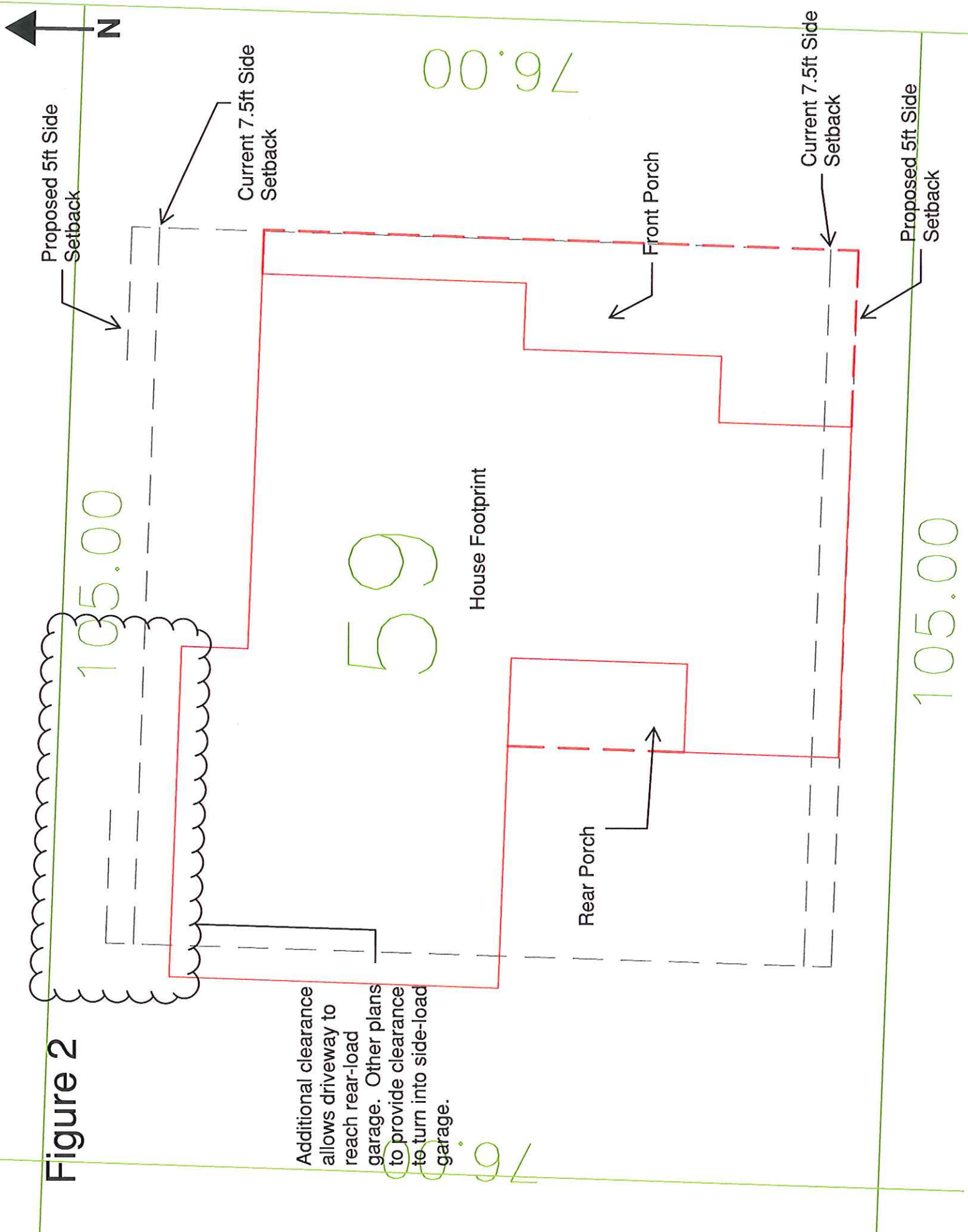


Figure 2



Additional clearance allows driveway to reach rear-load garage. Other plans to provide clearance to turn into side-load garage.

76.00

105.00

59

105.00

Proposed 5ft Side Setback

Current 7.5ft Side Setback

Front Porch

Current 7.5ft Side Setback

Proposed 5ft Side Setback

House Footprint

Rear Porch



Figure 3

105.00

76.00

59

House Footprint

Front Porch

Total Front Porch Footprint = 466sqft

Total House Footprint (minus Front Porch) = 2,725sqft

Rear Porch

35% of Lot Area = 2,793sqft

45% of Lot Area = 3,591sqft

105.00

76.00





EXHIBIT A

Brett Simpson <brett@mywaverlyhomes.com>

"Sunrise Terrace" stormwater design

1 message

jeff@wolfe-group.com <jeff@wolfe-group.com>

Tue, Nov 14, 2017 at 10:46 AM

To: Brett Simpson <brett@mywaverlyhomes.com>, Anthony Cooper <acooper@ci.lacenter.wa.us>

Cc: "e.eisemann@e2landuse.com" <e.eisemann@e2landuse.com>, Naomi Hansen <nhansen@ci.lacenter.wa.us>

Hello,

I have read through the chain of emails regarding lot impervious areas, etc. Let me provide the background of the stormwater design assumptions for the "Sunrise Terrace" subdivision project.

In the drainage calculations, it was assumed that each lot would have a roof area of 2,500 square feet and a driveway area of 500 square feet. It is usually anticipated that there will be some larger roof areas for single story homes and smaller roof areas for two-story homes. 2,500 square feet is a common average to use. Obviously we have to make some assumptions during the stormwater design process as we don't know the particular home sizes or even who the builder may be.

For this particular project, the stormwater design is very conservative with respect to the design peak release rates. The size of the treatment wetpond governed the size of the stormwater facility and thus additional storage volume has been provided for detention. The designed peak release rates for the 2-Yr., 10-Yr., 25-Yr., & 100-Yr. 24-Hr storm events are 47%, 36%, 40%, & 59% of the allowed release rates respectively.

Furthermore, the primary wetpond design provides approximately 27% additional treatment storage volume while the secondary wetpond provides approximately 24% additional treatment volume.

As can be seen from the above discussion, the design of the treatment and detention facilities for the "Sunrise Terrace" subdivision project have been done in a conservative manner for the very purpose of this discussion... to account for unforeseen or unknown parameters.

Therefore, there is no reason for concern that the stormwater facilities will not function as intended with the proposed additional impervious surface as described in the emails from Brett Simpson of Waverly Homes, LLC.

Please feel free to call me with any questions you may have.

Thank You,

Jeff Whitten, P.E.

The Wolfe Group, LLC
2401 W. Main St. Suite 210
Battle Ground, WA 98604

360-687-2699

Subject: Re: Request to use True Grid for driveways

From: Brett Simpson <brett@mywaverlyhomes.com>

Date: Mon, November 13, 2017 4:40 pm

To: Anthony Cooper <acooper@ci.lacenter.wa.us>

Cc: "jeff@wolfe-group.com" <jeff@wolfe-group.com>,
"e.eisemann@e2landuse.com" <e.eisemann@e2landuse.com>, Naomi Hansen

<nhansen@ci.lacenter.wa.us>

CITY OF LA CENTER
Public Works Department
Building Division
305 NW Pacific Hwy
La Center, WA 98629

Phone: 360-263-7665

Fax: 360-263-7666

Inspection Line: 360-263-6702

11/15/2017 02:05 PM
Receipt # 01705820

Customer # 000000
WAVERLY HOMES LLC

Fees Charged:

PDR & TYPE II VARIANCE	1,190.00
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Receipt Total: 1,190.00

Cash Amount: 0.00

Check Amount: 1,190.00

Check Number: 8265

Cashier: nhansen

Batch ID: 00915-11-2017