



PLANNING DIVISION
Presubmission Conference Worksheet

Project Number #: 17-4928 Project Name: Cain Road Subdivision

Project Address: 2017 22ND AVE SE

Project Description: Subdivide 5.0 acres into 22 lots.

Zoning: R 6-12 Permitted Use ☒

Additional Regulations:

☒ Critical Areas (Creek, Wetland, Seismic, Steep Slopes, Other) Possible wetlands onsite – recommended reconnaissance prior to land use submittal.

☒ Design Review (Other) OMC 18.175 – Infill and other Residential.

☐ Historic Preservation (Inventory, Register) _____

☐ Annexation _____

☐ Shoreline (Urban, Conservancy, Rural, Natural, Percival Creek Management, Over Water/Waterfront Plan)

☐ Overlay District-(Height or Pedestrian Overlay)

REVIEW PROCESS.

FEE:

☒ Environmental Review (SEPA) + Reports and Studies

(See separate SEPA worksheet)

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☒ Conceptual Design Review Staff Level

(Design review will accompany the building permit application and will not be required as a component of the subdivision, however concept level plans for the prototype building will be needed with the subdivision so that the garage size and layout can be evaluated. See comments below for more detail)

☒ Detail Design Review (**Prior to or at Building Permit submittal**)

Board Level.....

240

Staff Level

☒ Subdivision Requirements (Title 17 OMC)

Legal Lot

Long Plat (10 or more lots)

Prelim. Long Plat (\$3,600 + \$600/acre or part thereof + \$2,500 Hearing Examiner deposit*).

Final Long Plat (\$2,500)

**Where a Hearing Examiner deposit is required, applicant is responsible and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.*

All applications for the review process checked above must be submitted at the same time. The land use review application will not be complete and all reviews will be put on hold until the required information is submitted.

DEVELOPMENT STANDARDS, per Tables 4.04, 6.02, and 8.02 OMC:

Density Range for R 6/12 zoned areas: 6 to 12 units per acre. Maximum density is calculated differently than minimum. The areas include and excluded in the calculation need to be clearly defined on the permit application. Given the total site area it appears that a range of units between 13 and 61 dwelling units could be achievable based on the site plan provided. These numbers would change should the amounts of area dedicated to open space, rights of way, tracts etc. be modified. The proposal appears to be within this range.

Minimum Lot Size: Single Family development is 3,500sf

Minimum lot width: SFR: 40'; Lot width must vary by more than 6'. No more than three consecutive lots can have the same lot width.

Single Family Building Coverage/Impervious Surface Coverage 45%

Single Family Hard Surface Limit: 55%

Setback Standards:

Front 20'/Rear 20'/Side 5', or 10' on flanking street.

Additional Standards/ comments:

- The small flag/strip of land connecting to 22nd Avenue will require further documentation and analysis. Resolution of the discrepancy could be required as part of the subdivision.
- Design criteria related to garage size can impact the size of home and therefore lot sizes allowed. Garages cannot occupy more than 50% - 60% of the building width see OMC 18.04.060(EF).
- Ground within the site has been anecdotally identified as "squishy" or saturated, while City documents do not indicate the presence of a wetland, staff suggest the applicant get a preliminary review from a biologist to ensure wetlands are not present prior to designing the lot layout. This will help to avoid major revisions in the future should a wetland be determined to be present in the review process.
- The Parks Department has requested a fence separating the lots that are proposed directly adjacent to the park. A trail for residents to access the park through the tree tract would be supported by the parks department. Private road tracks do not support access from within the subdivision to the park and therefore the Parks Department encourages a revised design.
- Walking routes from the subdivision to schools will need to be identified on the plans.

PARKING REQUIREMENTS, per Chapter 18.38 OMC: Use: Residential (single family, duplex, or townhome) = 2 spaces per unit.

DESIGN REVIEW REQUIREMENTS, per Chapter 18.100 with the following applicable chapters:

Infill design requirements are applicable and each building permit application for the single family residential units will be required to show compliance with 18.175 – Criteria that appear to impact the conceptual project design include:

- Garages and carports are not to dominate the dwellings street façade. They should be located behind the residence, be stepped back from the buildings street façade or provide a side entry. Consider alleys in future design.
- OMC 18.04.060(EF) also provides clear criteria regarding the size of garages. Garages cannot occupy more than 60% of the building width if 2 stories, and 50% if single story unless accessed from an alley or accessed from the side of the structure.

A NEIGHBORHOOD INFORMATIONAL MEETING

The neighborhood meeting is cohosted by the applicant and city staff and will be required. The meeting will need to be scheduled at the formal application intake meeting, or shortly thereafter. In addition to the 300+ foot mailing, the Cain Road Neighborhood Associations is likely to be interested in this project. This diagram depicts the general area mailing labels need to be provided with the submittal.



☒ This project would be subject to the State Environmental Policy Act (SEPA).

SEPA materials must include:

- ☒ One signed Environmental Checklist with City of Olympia cover sheet.
- ☐ One 8-1/2 X 11, 8-1/2 X 14, or 11 X 17 Site Plan.
- ☒ One typed title-company-prepared list of addresses of owner's of property within 300.'

The information provided above is based upon the plans submitted for your Presubmission Conference with the Site Plan Review Committee and the applicable regulations in effect at the time of your meeting. Additional comments regarding your proposal may have been provided at the meeting.

Prepared by: **Nicole Floyd**

Date: **11/29/2017**