



City Council

Approval of Woodbury Crossing Phase I Re-Plat

Agenda Date: 11/19/2013
Agenda Item Number: 4.E
File Number: 13-0947

Type: decision **Version:** 3 **Status:** Passed

Title

Approval of Woodbury Crossing Phase I Re-Plat

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the Woodbury Crossing Phase I Re-plat map, and authorize the Mayor to sign the Woodbury Crossing Plat Amendment Map.

Report

Issue:

The Hearing Examiner approved Lennar's request to re-plat Phase 1 to accommodate an error in the location of three two-unit townhouses that were constructed one lot over from their intended location. This error results in Lots 67 & 74 being incapable of being developed as intended townhouse lots. As approved by the Examiner, these two end lots will become "zero lot detached single-family units" so that they can be put to use. In return, to meet the density and unit mix requirements of the approved Master Plan, two zero lot detached single-family lots located in Phase II (Lots 122 & 123) will become a two-unit townhouse.

Staff Contact:

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Presenter(s):

None. Consent Calendar.

Background and Analysis:

The Woodbury Crossing Neighborhood Village Master Plan, approved under Ordinance 6655, totals 385 residential units, on 58.3 acres to be built out in three phases and is located in west Olympia, south of Mud Bay Road and west of Kaiser Road (See Land Use Map). Woodbury Crossing has a long and somewhat complicated history that extends from Master Plan approval by the Thurston County Commissioners in 2006, to Olympia Annexation in 2007 and Phase I development approval in 2009 that is summarized in the attached Hearing Examiner's October 22, 2013 written decision.

Lennar Northwest, Inc., is the owner/developer of Woodbury Crossing and the requested re-plat arises from a mistake by the developer's field survey and construction team. The Examiner approval converts the two end lots (67 and 74) in Phase 1 into "zero lot attached single-family units" so that they can be put to use. In return, to meet the density and mix of types of units requirements of the approved Master Plan, Lennar will convert two approved existing zero lot detached single-family lots located in Phase II (Lots 122 & 123) for a two-unit townhouse.

The specific replat amendments as depicted on the map include:

- Adjusting three shared townhouse wall lines (dashed) on lots 68 - 73 west one lot;
- To meet minimum lot size and width standards and be consistent with other similar types of lots in the Woodbury Crossing Phase I
 - Increase Lot 74 lot width to 40 feet and lot size to 4,155 Sq. Ft; and
 - Decrease lot 73 width to 31.09 feet and lot size 3,249 Sq Ft.

Note: Per OMC 18.05.080 Table 5.05 - A zero lot detached single family requires at least a 40-foot width and total 3,000 Sq. Ft; and a townhouse lot must be at least 16-foot width and total at least 1,600 Sq. Ft. minimum and average not less than 2,400 Sq. Ft.

- Amend associated plat notes accordingly.
- Update Title Notes from sheet 3 of 13.
- No revisions to frontage improvements or utilities is required.
- Monuments have been set and minimum required building setbacks are maintained.

Neighborhood/Community Interests (if known):

Ten residents from the neighboring Woodbury Estates subdivision attended the Examiner's October 14, 2013 Public Hearing. Pages three through six of the Examiner's Decision includes a summary of the six neighbors who provided testimony and the Examiner's response.

Options:

1. Move to approve the Woodbury Crossing Phase 1 Re-plat map, and authorize to the Mayor to sign the Woodbury Crossing Plat Amendment Map.
2. Remove this item from the Consent Calendar and move this item to a future Council agenda for further discussion.

Financial Impact:

Future property tax payments on two homes would be preserved.