



City Council

Approval of Woodbury Crossing Phase 2 Final Plat

Agenda Date: 5/6/2014
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Title

Approval of Woodbury Crossing Phase 2 Final Plat

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the Woodbury Crossing Phase 2 Final Plat Map, and authorize the Mayor to sign the Woodbury Crossing Plat Map.

Report

Issue:

Whether to approve Lennar Northwest, Inc's 64-Lot Phase-2 Plat Map.

Staff Contact:

Steve Friddle, Principal Planner, Community Planning & Development, 360.753.8591

Presenter(s):

None. Consent Calendar.

Background and Analysis:

The Woodbury Crossing Neighborhood Village Master Plan, approved under Ordinance 6655, provides a mixture of housing types totaling 385 residential units and a small commercial village center on 58.3 acres to be built out in three phases located in west Olympia, south of Mud Bay Road and west of Kaiser Road (Attachment 2 Land Use Map). Woodbury Crossing has a long and somewhat complicated permit approval history that extends from submitting an application in November 2004; Master Plan approval by the Thurston County Commissioners in 2006; Olympia Annexation in 2007; and Phase I subdivision approval by the City Council in 2009.

Phase 1 included:

- 86 detached single-family lots
- 18 townhouses (each in 2-unit structures) Due to a Phase 1 construction error Council approved a Plat modification moving one of the two-unit townhouses to Phase-2.

- 2-multifamily lots to accommodate over seventy units
- The commercial building lot with area for apartments
- A one-acre village green, a three-acre stormwater facility along with other open space and tree tracts totaling over 10% of the site
- A public street grid with connections to Kaiser Road and Mud Bay Road and a bus stop at the village center (Intercity Transit anticipates looping through the site);
- Frontage improvements and on-site public streets and utilities, plus an added turn lane on the Highway 101 off-ramp to Mud Bay Road and a sidewalk extending westerly to McLane Elementary School; and
- A sewage system lift (pump) station for the basin (a proposed latecomer agreement for cost recovery from future development in the area is the subject of a separate proceeding).

Lennar Northwest, Inc., is the owner/developer of Woodbury Crossing Phase-2 and requested approval. Final plats are reviewed for consistency with the preliminary plat approval granted by the Examiner and subdivision documentation requirements of the City and State. In addition, in Olympia developments with “village-zoned” sites must conform with the approved Master Plan Ordinance 6655 for the site.

Phase 2 Plat Map contains:

- 64-Building Lots
- Lots 125 & 126 are the relocated two-unit townhouse lot from Phase-1 Plat modification that Council approved on November 19, 2013).
- Tract S - A Pedestrian Access trail
- Tract ZZ that will be the subject of Woodbury Crossing Phase 3

Except for the two-unit attached townhouse planned for Lots 125 & 126, all Lots in Phase 2 are considered zero-lot single family pursuant to Woodbury Crossing Neighborhood Village Ordinance 6655. The smallest Lots are 3,600 Sq. Ft and the largest Lots are 5,148 Sq. Ft. Lot widths vary from 40-feet to 52-feet. Per OMC 18.05.080 Table 5.05 - A zero lot detached single family requires at least a 40-foot width and total at least 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.

All streets and utilities have been installed and inspected for compliance. Phase-2 contains two unique features. First, the Pedestrian Access Tract “S” and engineered retaining walls on Lots 127-134 and Lots 145-153.

City and other County agency staff have reviewed the final plat application for Phase-2 and have concluded that, the subdivision and associated public improvements conform to the Master Plan, the Examiner’s decision and subsequent City Council approvals (Attachment # 3) and all pertinent regulations. Final plat approval is recommended for Woodbury Crossing Phase-2 Final Plat Map (Attachment # 1).

Neighborhood/Community Interests (if known): Pursuant to condition 60 of the Examiner’s Decision, Lennar was required to relocate recent fence encroachments on Phase 2 Lots 127 - 132 back onto Phase 1 Lots 39 - 45.

Options:

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

Financial Impact:

None.