

Poulsbo Place Division 8

Site Plan Review (SPR) &
Redevelopment Master Plan Amendments (MPA)

Type III Permit | Review Authority: City Council

PLANNING COMMISSION PUBLIC MEETING

FEBRUARY 23, 2021



Poulsbo Place Division 8

Outline

Introduction to Poulsbo Place Division 8 proposal

Permit Discussion

Redevelopment Master Plan Amendments

Site Plan Review

SEPA Mitigation

Procedures for Review

Staff Findings & Conditions of Approval

Poulsbo Place Division 8 Introduction

Property Owner: Phase II LLC

Applicant: Charlie Wenzlau, Wenzlau Architects

The proposal will complete the last phase of Poulsbo Place, originally envisioned as a mixed-use neighborhood adjoining the original Poulsbo Downtown. The site is comprised of two parcels, with two different land use designations, designed as one integrated site.

The program includes 4,800 square feet of retail oriented toward Jensen Way and the existing mixed-use buildings across the street. The mixed-use building will have 29 residential units above below grade parking. The upper site will have 5 multi-family buildings, each containing 4 residential units above structured parking. These buildings will define two main outdoor spaces; the lower retail plaza, and the upper community park.

The residential parking is located below the buildings to minimize the intrusive effects of surface parking on the neighborhood. The project will not decrease the existing supply of on street spaces and will fully meet the parking needs of the proposal.

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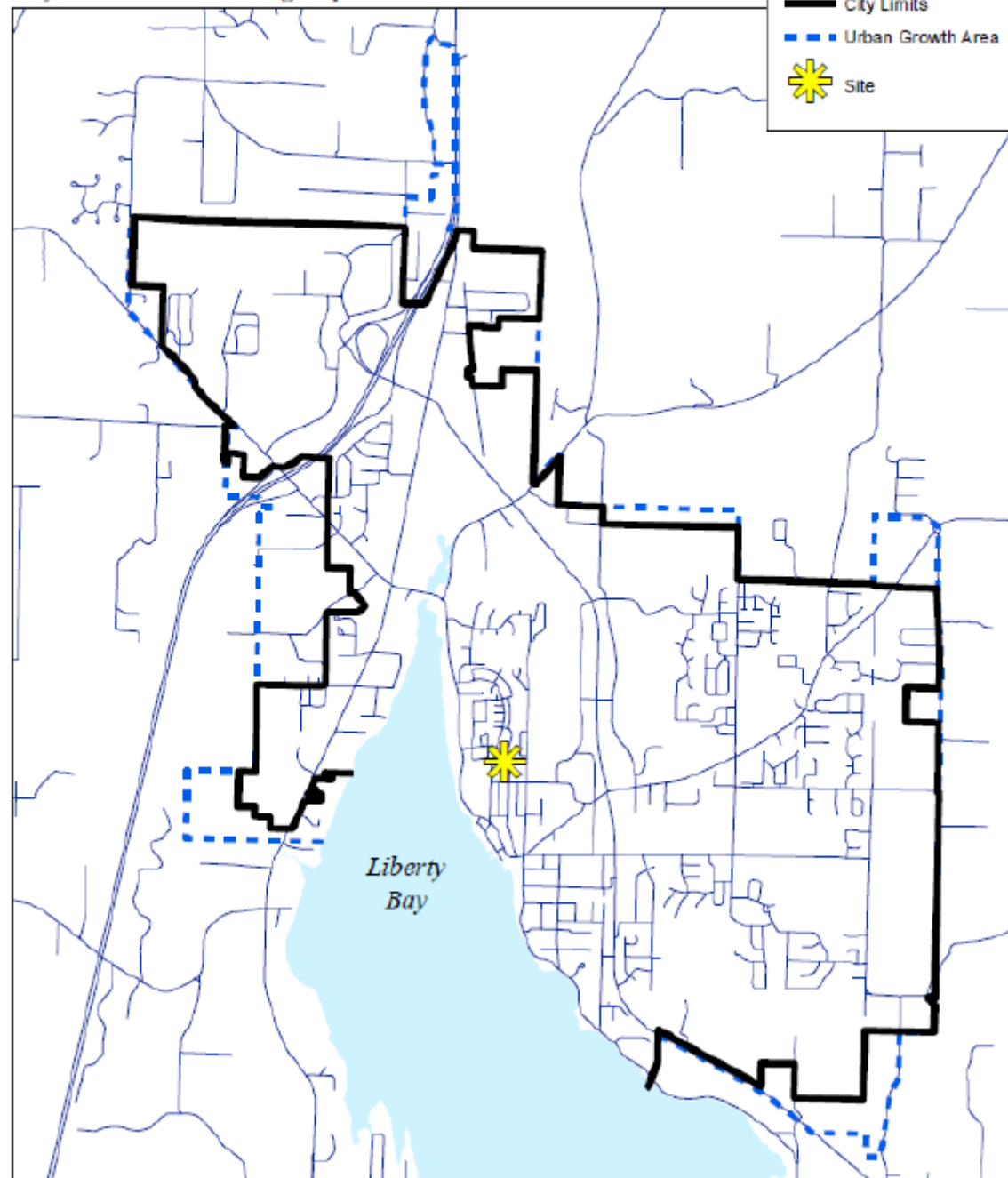
Staff Findings & Conditions of Approval

PP Div. 8

The site is on the corner of Jensen Way and Sunset/3rd Avenue-north of the Post Office.

Vicinity Map

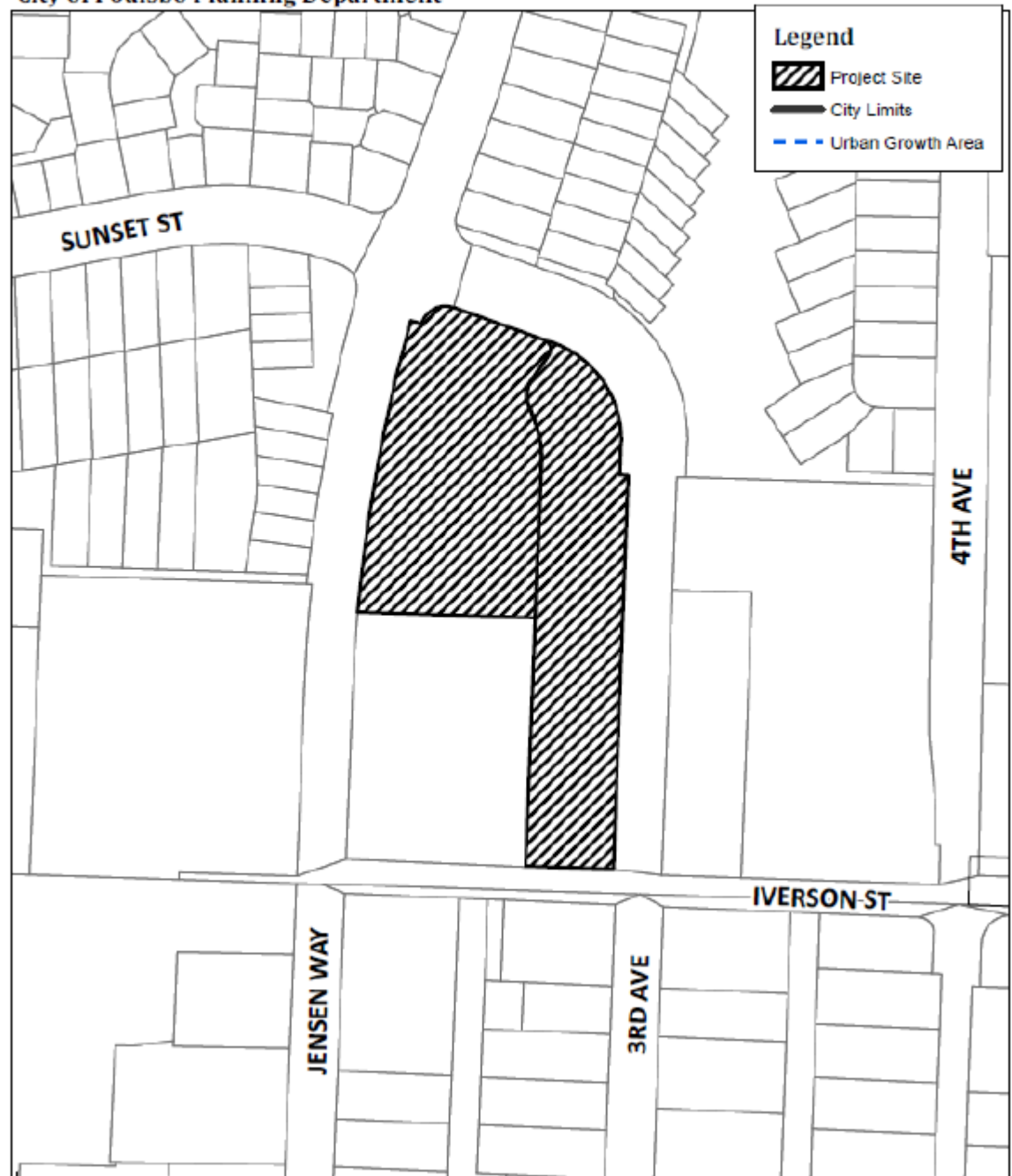
City of Poulsbo Planning Department



PP Div. 8

Corner of Jensen Way and
Sunset Street/3rd Avenue

Project Site Map City of Poulsbo Planning Department



PP Div. 8

Poulsbo Place Redevelopment Master Plan Overlay

1994 Zoning Ordinance:

Commercial

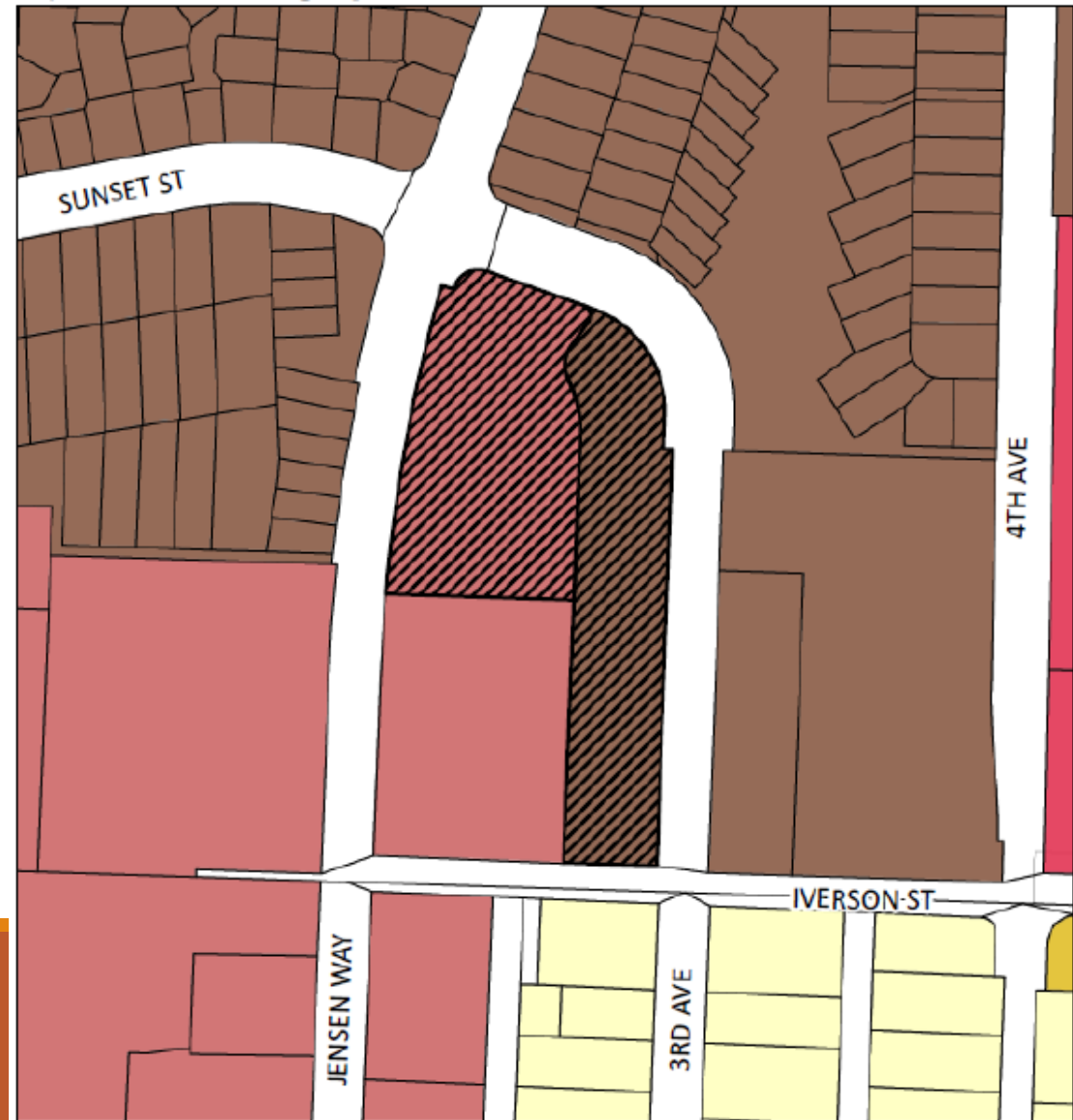
Residential High (11-14 units/acre)

Comprehensive Plan:

Commercial

Residential High

Zoning Ordinance Map City of Poulsbo Planning Department



Legend

- Project Site
- Urban Growth Area
- City Limits
- Residential Low
- Residential Medium
- Residential High
- C-1 Downtown/Front Street
- C-3 SR 305 Corridor



0 100 200 400 Feet

PP Div. 8

The commercial (mixed-use) portion of the site is located on the corner of Jensen Way and Sunset Street. It is 1.057 acres in size and roughly rectangular in size.

The residential portion of the site is bound by Iverson Street on the south, 3rd Avenue as the site bends toward Sunset Street. The site is 1.053 acres in size and is thin and rectangular in size.

Combined the undeveloped site is 2.11 acres in size. There is significant elevation change from Jensen up to 3rd Avenue.



Permit Discussion

- ❖ Permits have been consolidated (PMC 19.20.040)
- ❖ Redevelopment Master Plan Amendment (MPA)
Type III permit with City Council as Review Authority
- ❖ Site Plan Review (SPR) Type II permit
PED as Review Authority

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Review Criteria

- ❖ Poulsbo Place Redevelopment Master Plan (PPRMP) (Exhibit O)
- ❖ 1994 City of Poulsbo Zoning Ordinance (ZO) (Exhibit P)

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Redevelopment Master Plan (RMP) Amendments

- ❖ Staff Report Page 8-16
- ❖ Criteria for Approval
 - ❖ 1994 ZO PMC 18.31.070 (Criteria 1-9)
- ❖ RMP Amendments reviewed under Criteria 5

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RMP Amendments Approval Criteria (1-9)

- ❖ Criteria 1-9 are met
- ❖ Criteria 5 will be discussed in more detail (Requests for master plan amendment)

RMP Amendments Approval Criteria (1-9)

Criteria 5.

Alternative Development Standards proposed in the Master Plan, if any, are justified in the context of the proposal, will contribute to the viability of the Master Plan, be consistent with the goals of the Zone and Comprehensive Plan, and will not be detrimental to surrounding development. The new proposed amendments to the approved Redevelopment Master Plan will be evaluated.

RMP Amendments Approval Criteria 5

1. Extension of Master Plan (SR pg. 10)
 - Requests an additional 5-years in order to develop final portion of the Poulsbo Place development.
 - Staff Recommends; included as a Condition of Approval (COA) (SR pg. 60)
2. Use (SR Pg. 10)
 - Allow for mixed use as a permitted use in the Commercial portion of Division 8. Use is consistent with current zoning ordinance allowing for mixed use in all commercial zoning districts.
 - Staff Recommends; includes as a COA (SR pg. 60)

RMP Amendments Approval Criteria 5

3. Density (Staff Report pg. 11)

- Allow for an additional 4 units to the underlying density in the RH portion of Division 8, to 19 du/acre density.
- This 'increase' is addressing zoned density, not increasing the total number of units approved.
- The 1995 PPRMP approved 360 residential units; the 49 units proposed in the Division 8 site plan brings the total units in Poulsbo Place to 341.
- Staff Recommends; included as a COA (SR pg. 60)

RMP Amendments Approval Criteria 5

4. Lot Coverage (SR pg. 11)

Allow an increase in lot coverage for commercial and amend definition of “Building Coverage”.

- Allow for 60% lot coverage in the Commercial portion of Division 8, below the current zoning ordinance lot coverage of 85%.
- Lot coverage increase from 50-60% is in order to accommodate underground parking.
- Amend definition of “Building Coverage” to building footprint, consistent with current zoning ordinance definition.
- Staff Recommends; included as COA (SR pg. 60)

RMP Amendments Approval Criteria 5

5. Landscaping Buffer (SR pg. 13) Allow landscape buffer to be 10' wide
 - Staff analysis identified that a 10' landscape buffer alternative is included in the 1994 zoning ordinance, and therefore an amendment is not necessary.
 - Staff Recommends, but not necessary
6. Setback (SR Pg. 13) Allow 10' rear yard setback.
 - Allow for decrease of rear yard setback to 10' between the end of the townhomes on the residential portion to the post office parcel.
 - This area is landscaped with robust landscape screen.
 - The 10' rear yard setback is consistent with current zoning ordinance requirement.
 - Staff Recommends; included as a COA (SR pg. 60)

RMP Amendments Approval Criteria 5

- 7. Open Space (SR pg. 14) Allow 15% open space within multi-family development
 - Allow 15% open space within the residential portion of Division 8 and calculating by not including the setbacks between buildings and front/rear setbacks. If the setbacks, the open space park and urban plaza were included, as allowed by current zoning ordinance, the open space in the residential portion would be 30%.
 - Staff Recommends; included as a COA (SR pg. 60) The city has continually processed the application and the development of Poulsbo Place.

Summary of Requested Amendments

- ❖ The requested amendments to the PPRMP development standards are consistent with similar standards found in the City's current zoning ordinance (use, lot coverage, setbacks, open space);
- ❖ The remaining amendments (extension and density) are consistent with the PPRMP.
- ❖ Staff recommends acceptance of the requested master plan amendments.

PPRMP Division 8 Site Plan Review (SPR)

- ❖ Design Guidelines for Commercial Site (SR pg. 16-30 & PPRMP pg. 10)
 - ❖ Purpose
 - ❖ Use **(as amended)**
 - ❖ Development Standards
 - ❖ Parking Orientation
 - ❖ Courtyard/Square
 - ❖ Streetscape Improvements
 - ❖ Architectural Design
 - ❖ Mixed-Use Structure **(as amended)**

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PPRMP Division 8 Site Plan Review (SPR)

- ❖ Residential Area Design (SR pg. 30-35 & PPRMP pg. 35)
 - ❖ Purpose
 - ❖ Building Articulation
 - ❖ Clustering of Units
 - ❖ Entry Drives
 - ❖ Parking Areas and Garages
 - ❖ Carports
 - ❖ Pedestrian Access to Parking
 - ❖ Alternative Transportation/Transit
 - ❖ Open Space
 - ❖ Refuse Storage/Disposal
 - ❖ Auxiliary Facilities
 - ❖ Site Grading

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PPRMP Division 8 Site Plan Review (SPR)

- ❖ Supplemental Guidelines (SR pg. 35-37 & PPRMP pg. 18)
 - ❖ Signage
 - ❖ Street Furniture
 - ❖ Lighting
 - ❖ Landscaping
 - ❖ Covenants, Conditions and Restrictions

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PPRMP Division 8 Site Plan Review (SPR)

- ❖ Additional Site Plan Components
(SR pg. 38 & PPRMP pg. 29)
 - ❖ Recreation
 - ❖ Tree Preservation
 - ❖ Buffers, Transitions and Setbacks
 - ❖ Architecture (PPRMP pg. 31)
 - ❖ Utilities
 - ❖ Phasing and Implementation
 - ❖ Traffic and Roads
 - ❖ Parking
 - ❖ Pedestrians

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PPRMP Division 8 Site Plan Review (SPR)

❖ Residential Zoning Standards (SR pg. 41 & PPRMP pg. 35)

The R-DH (Downtown Hight Density) development standards in the PPRMP will apply toward the multi-family portion of the site.

The R-DH District is intended for the development of apartments, condominiums and townhouses at a maximum density of 22 units per acre in close proximity of the downtown area.

PPRMP Division 8 Site Plan Review (SPR)

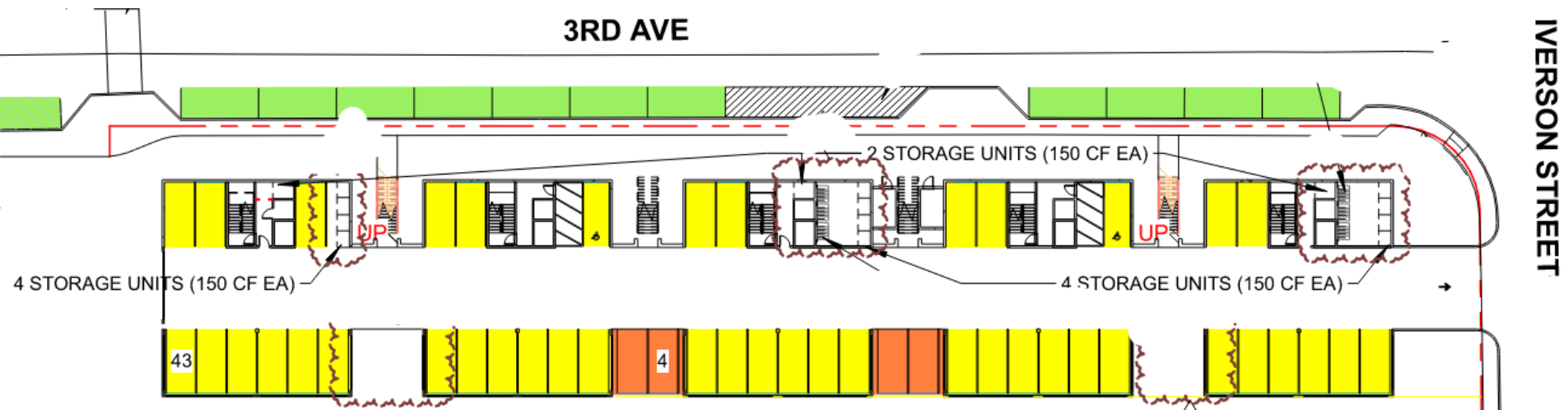
Residential Development Standards (SR pg. 42):

- ❖ Max. unit/acre **(as amended)**
- ❖ Lot width at building line
- ❖ Lot width at street line
- ❖ Lot depth
- ❖ Front setback
- ❖ Rear setback **(as amended)**
- ❖ Side Setback
- ❖ Street side setback
- ❖ Building lot coverage
- ❖ Maximum building Height
- ❖ Useable recreation/Open Space **(as amended)**

PPRMP Division 8 Site Plan Review (SPR)

Residential Development Standards (SR pg. 44):

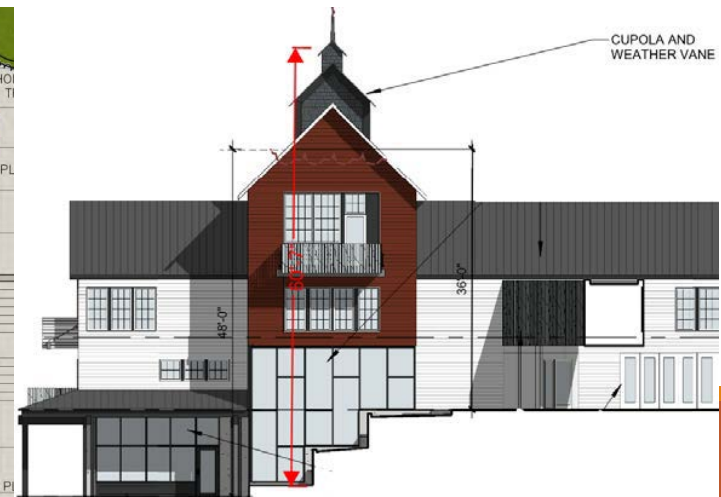
- ❖ Recreational Amenities
- ❖ Private enclosed storage space
- ❖ Off street parking space
- ❖ Laundry facilities
- ❖ Impervious surface



PPRMP Division 8 Site Plan Review (SPR)

Height Determination(SR pg. 45 PPRMP pg. 38):

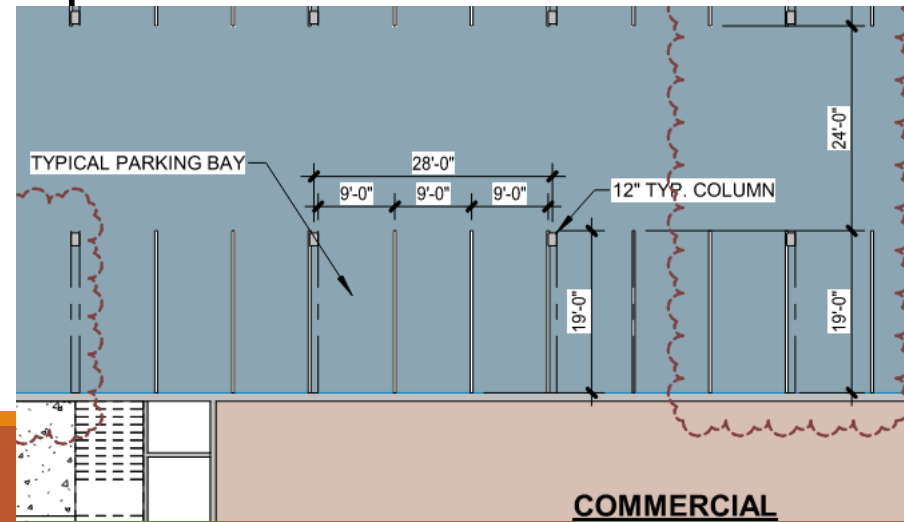
- ❖ A height exemption for an architectural feature in the commercial zone is allowed for a portion of one building.
- ❖ The feature can account for no more than 20% of the total roof area of that building.
- ❖ Total height of the feature may not exceed 60'



PPRMP Division 8 Site Plan Review (SPR)

Off-Street Parking (SR pg. 47-53 PPRMP pg. 39):

- ❖ Parking lot design
- ❖ Access to parking lots
- ❖ Bicycle parking (50 provided)
- ❖ Commercial Vehicle Parking
- ❖ Dimensional Requirements
- ❖ Number of parking spaces required



PPRMP Division 8 Site Plan Review (SPR)

Off-Street Parking (SR pg. 53 PPRMP pg. 39):

- ❖ Number of parking spaces required
- ❖ Commercial Required: 70
- ❖ R-H Required: 45
- ❖ Total Provided: 134 parking stalls

Parking Req'd:

Residential (1.5/1BD unit, 2/2BD unit, 2.5/3BD unit)
No compact stalls allowed
On street counts as off-site up to 20% (25 spaces)
(19) Existing on-street spaces

C-1 PARCEL

18 1BD @ 1.5/unit	27
10 2BD @ 2/unit	20
1 3BD @ 2.5/unit	3
	<u>50</u>
Less Bike Parking (30)	6 (1 resid space per 5 bikes, 10% max)
	<u>44</u>
Guest 1/5units	6
	<u>50 spaces</u>
Commercial(4/1000sf)	20
Total	<u>70</u>

R-H PARCEL

10 2BD @ 2/unit	20
10 3BD @ 2.5/unit	25
	<u>45</u>
Less Bike Parking (20)	4 (1 space per 5 bikes, 10% max)
	<u>41</u>
Guest 1/5units	4
Total	<u>45</u>

TOTAL REQ'D 115

Parking Provided:

Lower Garage	57
Upper Garage	47
On Street	30
	<u>134 spaces</u>

PPRMP Division 8 Site Plan Review (SPR)

Residential Mixed-Use Component **(as amended)** SR pg. 53

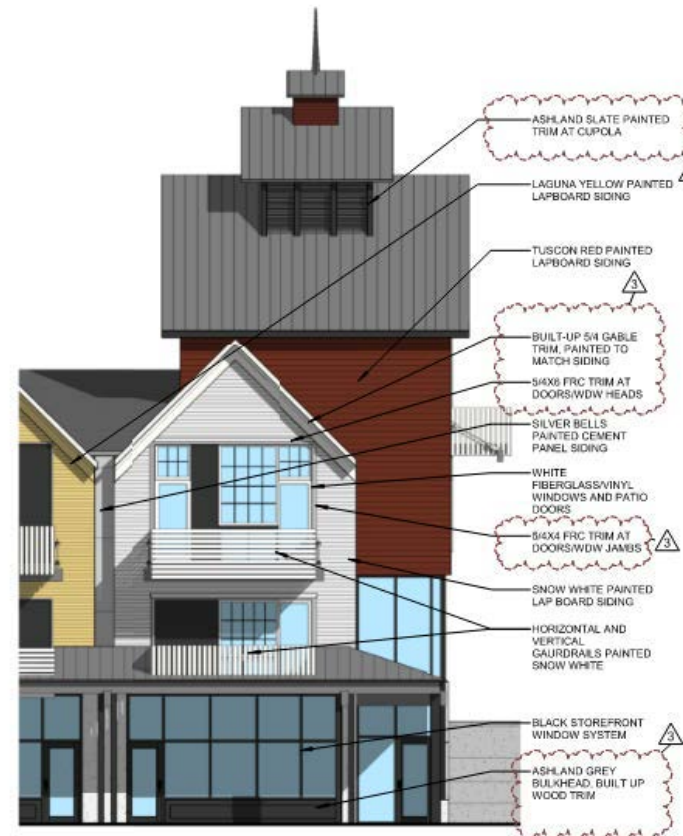
- ❖ Residential units above commercial or underbuilding parking
- ❖ One outdoor activity
- ❖ Private/shared open space of 38 square feet/unit
- ❖ On site pedestrian circulation that links public street and primary entrance to the structure
- ❖ Mixed use may increase lot coverage to 60%
- ❖ Underbuilding parking set behind commercial uses or screened



PPRMP Division 8 Site Plan Review (SPR)

Commercial Standards (SR pg. 54 and '94 ZO pg. II-23)

- ❖ Trash receptacle on premises for each parcel with an occupiable structure
- ❖ Mechanical equipment
- ❖ Elevations architecturally treated
- ❖ Commercial Development Standards
 - Front Setback (**courtyard**)
 - Side or Rear Setback
 - Building lot coverage (**as amended**)
 - Maximum building height



PPRMP SEPA Mitigation

Parks (SR pg. 56)

- ❖ Urban Plazas-3 urban plazas,
 - ❖ Total Min.: 12,500 sq. ft.
- ❖ Previous provided: 7,633 sq. ft.
- ❖ This proposal: 9,700 sq. ft.
 - ❖ (min. of 4,867 required.



Findings

- ❖ The MPA proposal has been found to be consistent with the PPRMP and policies of the 1994 Zoning Ordinance.
- ❖ As amended, the Site Plan Review proposal has been found to be consistent with the provisions of the PPRMP, 1994 Zoning Ordinance, the conditions of approval, and SEPA mitigations.

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SEPA-Mitigations

- ❖ MDNS issued February 8, 2021 (see Exhibit L)
 - ❖ Comment Period closed November 6, 2020
 - ❖ Seven public comments were received
- ❖ Seven Mitigation Items
 - ❖ Schools

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Review Step	Date
Neighborhood Meeting (the last of a series of four meetings)	February 21, 2019
Application Submittal	June 3, 2020
Counter Complete	June 3, 2020
Technically Incomplete/Request for Revisions - HOLD	June 30, 2020
Revisions #1 Submitted by Applicant	September 11, 2020
Technically Complete w/MDNS-Hold for Revisions	October 5, 2020
Notice of Application w/Optional DNS	October 23, 2020
Notice of Application/DNS Comment Period Over	November 6, 2020
Revisions #2 Submitted by Applicant	November 19, 2020
Satisfactory Review Achieved	January 26, 2021
Staff Report Available	February 16, 2021
Planning Commission Public Meeting	February 23, 2021
City Council Public Hearing	March 17, 2021
Notice of Decision	

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Staff Findings & Conclusions

This proposal is consistent with the City of Poulsbo Comprehensive Plan, PPRMP, and 1994 Zoning Ordinance

City Council Public Hearing - March 17, 2021

Recommended Motion

Planning Commission recommends (approval) (approval with modifications) (denial) to the City Council the Poulsbo Place Division 8 Redevelopment Site Plan Review and Master Plan Amendment subject to the SEPA Mitigations and Conditions of Approval contained in the Staff Report under Planning File P-03-24-20-01.