

**7th Avenue Townhomes Subdivision
Major Modification
Type III Review**

May 5th, 2015

PROJECT INFORMATION

APPLICANT: 7th Avenue Townhomes, LLC
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Portland, Or 97221
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**ARCHITURAL/
DESIGN:** Design NW
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PROPERTY OWNERS: **Same as Applicant**

REQUEST: Major Modification to the approved and recorded Plat of the 7th Avenue Townhomes Subdivision to add one unit for a tri-plex townhome on lot 11. No changes are proposed to the approved and recorded plat.

GENERAL LOCATION: 610 NW Fargo Place, Lot 11

SIZE: .91 acres (total original project size)
Lot 11, 7,432 sf

ZONING DISTRICT: MF-18

PROJECT DESCRIPTION/BACKGROUND

The 7th Avenue Townhome Subdivision is generally located at 710 NW 7th Avenue and extends down to NW 6th Avenue. The townhome project was approved in 2006 and has just recently been developed out with a Final Plat approval in March, 2015.

The Subdivision consists of 11 townhome lots and was originally approved for 12 townhome lots, but Lots 11 and 12 located at the south end of the property abutting NW 6th Avenue were combined into a larger lot to allow a single townhome building of three units on the lot, as the combined property size will allow up to 3 units under the allowed MF-18 zoning.

The property is accessed by a 20 foot wide private road from NW 7th Avenue. A five foot sidewalk running along the main portion of the road provides pedestrian access to NW 7th Street and connects through to NW 6th Avenue. The property slopes slightly to the south toward 6th Avenue. There are no natural drainages on the property or significant trees greater than 6".

The 11 townhome lots consist of duplex attached units, or 6 buildings totaling 12 units. Eight (8) of the units (4 buildings) have access via a small private driveway easement at 20 feet wide that will provide a common driveway entry for the units. Lots 9-11 are located off a private access easement at the south end of the site. Four of the lots (lots 1-4) have frontages on NW 7th Avenue and will have front entries directly onto NW 7th Avenue, with tuck under garages and secondary rear entries; these units will be 1,610 sf. The other lots (5-10) will have standard two story townhomes with front entry garages and will be 1,490 sf.

PROPOSED MAJOR MODIFICATION

The proposed modification to the approved and recorded plat consists of adding 1 unit to lot 11 and doing a tri-plex townhome building on the lot which was combined into one lot for the purposes of this modification. The lot area is 7,432 sf, which will allow 3 units in the MF-18 zoning district. (see attached site plan and recorded Final Plat). The original property size of .91 acres, supported up to 18 units on the property. With the proposed modification there would be 13 units well below the maximum amount of units that would have been allowed under the zoning code for the previously approved subdivision.

The proposed modification to increase the density by one unit and allow a tri-plex on lot 11 meets the zoning and density requirements of the MF -18 zone. The proposed modification meets the intent of the zoning code which supports and encourages this type of multi-family housing.

Site Utilities

The site infrastructure and utilities has been designed and upgraded to allow a tri-plex building on the site. The existing storm detention/infiltration pipe was expanded to allow for additional parking and roof drainage, and a stormwater lateral connection is provided to the property. Three water meters and connections are provided to the lot, and sewer service is also stubbed to the property. Three electrical services were installed to service each of the three proposed units.

Parking

Parking is provided in front of the building and includes six dedicated parking spaces for the future tri-plex building as shown on the attached site plan. The proposed parking meets the requirements for parking of 2 spaces per unit. The parking spaces are standard size at 9 by 17 feet. Additional parking is available within Track B for guests and will be managed by the HOA. Any additional parking for residents or guests is available along NW 7th Avenue, approximately 180 feet to the north via dedicated sidewalk along NW Fargo Place.

Building Layout and Design

The tri-plex building, as proposed on the attached site plan, will be garden style townhomes with access from the existing walkway connecting to the parking area in front of the building, this walkway is already in place as part of the subdivision improvements. The building will be similar width as the originally proposed duplex townhomes at 40 feet wide and will be 56 feet in length, longer by approximately 11 feet or 440 sf. The tri-plex building will have similar features and appearance as the other townhomes currently under construction, though the units will be smaller.

Approximately 5 feet of landscaped area is proposed between the front parking area and the building. The rear yard along NW 6th Avenue will be 21 feet at the westerly corner of the building to 11 feet at the eastern corner of the building. A 10 foot area along the rear property line will be reserved in a landscape easement to be maintained by the HOA and owner(s) of the tri-plex townhomes. The westerly sideyard will be 15 feet wide and includes an existing access sidewalk and walkways to the units. The easterly side yard will be 9 feet to 7.5 feet and will include small patios and private court yard areas for the units. A garbage area is proposed at the northeast end of the lot adjacent to the parking area. The garbage area will be an enclosed area with cedar fencing.

Landscaping

The landscape plan has been updated for the tri-plex plan. Generally, landscaping is proposed along the 11 foot R-O-W including street trees and bushes; additional cedar type trees or western arborvitae (Green Giant) trees will be provided along the 10 foot landscape easement providing additional screening and buffering of the townhomes from NW 6th Avenue. The Western Arborvitae (Green Giant) variety work well as a screening tree, grow to 15-20 feet or higher and will grow to 8-10 feet wide. Landscaping is proposed along the sidewalk within the 15 foot sideyard easement area and along the walkways into the units. There are two trees proposed at the front of the site adjacent to the parking area as well as the trees proposed along the rear property line. Additional landscaping will be provided around the parking area and in front of the building within the front yard area.