

STAFF REPORT

Vutukuri Duplex

File No. CUP19-02

(Related files: DR19-08)

<u>TO:</u>	Hearings Examiner	<u>HEARING DATE:</u>	February 6, 2020
<u>PROPOSAL:</u>	To request conditional use approval to construct a duplex residential structure on a single-family residential lot.		
<u>LOCATION:</u>	The site is located at 1213 NW Benton Street in the NE ¼ of Section 11, Township 2 North, Range 3 East, of the Willamette Meridian; and described as tax parcel #82973000.		
<u>APPLICANT:</u>	Tony Marnella PO Box 874090 Vancouver, WA 98687	<u>OWNER:</u>	Kishore and Mahalakshmi Vutukuri 2674 NW 166 th Terrace Beaverton, OR 97006
<u>APPLICATION SUBMITTED:</u>	August 30, 2019	<u>APPLICATION COMPLETE:</u>	October 29, 2019
<u>PUBLIC NOTICES:</u>	Notice of Application was mailed to property owners within 300 feet of the site and published in the Post Record on November 7, 2019. Legal publication #299660. Notice of Public Hearing was mailed to property owners on January 22, 2020 and published in the Post Record on January 23 rd . Legal publication # 348170.		

APPLICABLE LAW: The application was submitted on August 30, 2019, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 16 Environment, Title 17 Land Development; and Title 18 Zoning; Specifically (not limited to): Chapter 17.19 Design & Improvement Standards; Chapter 18.07 Use Authorization; Chapter 18.09 Density and Dimensions; Chapter 18.11 Parking; Chapter 18.13 Landscaping; Chapter 18.19 Design Review; Chapter 18.43 Conditional Use Permits; and Chapter 18.55 Administrative Provisions.

CONTENTS

SUMMARY	2
FINDINGS	2
CONCLUSION	7
RECOMMENDATION	7
STANDARD CONDITIONS OF APPROVAL	7
SPECIAL CONDITIONS OF APPROVAL	7

SUMMARY

The applicant has proposed to construct a duplex on a 4,594 square foot vacant lot zoned Single-Family Residential (R-7.5). Duplex developments are an allowed use subject to conditional use permit approval per CMC 18.07.040- Table 2.

The property abuts the west side of NW Benton Street. Adjacent properties are also zoned R-7.5 with a mix of styles, sizes and densities (i.e. single-family and multi-family). The application materials include photos of nearby multi-family properties. There is a multi-family building located to the southeast corner of NW Benton Street and NW 12 Avenue, and there is another multi-family residence located northwest of the subject property. There are also other duplexes within the vicinity. There are no critical areas or significant trees on site.

The applicant sought design review approval and a design review committee meeting was held December 18, 2019.

FINDINGS

Chapter 18.43 Conditional Use Permit

A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;

CMC 18.03.040 Definitions, defines duplex as “a structure containing two dwelling units on one lot.” The applicant has proposed a structure with two dwelling units, which is consistent with this definition. The project is a development in a single-family zone, but is a use that can be conditionally allowed.

The applicant’s narrative further states the building will fit in with the surrounding housing stock and shall comply with current building code. There are many properties within the vicinity consisting of multi-family residences as well.

FINDING: The proposed development as a duplex is allowed with approval of a conditional use permit per CMC Chapter 18.07 Use Authorization and will not be detrimental to the public or adjacent uses given the existing uses in the vicinity.

B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;

Development standards at CMC 18.09.040 Tables 1 and 2, for a single family lot include building setback minimums, maximum height standards, and maximum building lot coverage standards. Parking and landscaping requirements are found in CMC Chapter 18.11 and 18.13, respectively. There are also specific building design standards for duplexes within CMC Chapter 18.19 Design Review and the Camas Design Review Manual discussed in further detail below of this staff report.

Setbacks

Building setbacks are based on lot sizes per CMC 18.09.040 Table 2. The lot size is approximately 4,594 square feet. The setback standards for a lot that is under 5,000 sq. ft. are as follows: Front yard is 20-feet; Side yard is 5-feet; Rear yard is 20-feet. The applicant’s proposed site plan demonstrates compliance with these setback requirements.

Parking

Residential uses must provide adequate off-street parking pursuant to CMC Chapter 18.11.130 *Standards*. A “duplex” use requires two off-street parking spaces per unit. The site plan shows that each garage includes one parking space, and a second space in each driveway, and therefore meets this requirement.

Landscaping

Per the landscape plan, the applicant is proposing two trees in the front yard of the duplex in compliance with CMC 17.19.030.F.1 which states, *“Each dwelling unit within a new development shall be landscaped with at least one tree in the planting strip of the right-of-way, or similar location in the front yard of each dwelling unit, with the exception of flag lots and lots accessed by tracts. Required trees shall be a minimum two-inch diameter at breast height (dbh) to create a uniform streetscape (dbh is four and one-half above the ground as measured from upside of tree)”*. The existing planter strip is not wide enough to sustain street trees, therefore street trees will be required in the front yard of the duplex. A duplex consists on two dwelling units, therefor two street trees will be required. Per the applicant’s landscape plan, this criteria is met.

FINDING: Staff finds the two trees proposed in the front yard meet the street tree requirements. The property owner is responsible for replacing the trees if they fail to survive, therefore appropriate measures shall be taken to ensure the trees survival. If a tree is removed or dies, it must be replaced within one year. A final landscape plan shall be submitted to the City prior to engineering plan approval. A condition will be warranted.

Landscape buffers:

The proposal must also comply with the applicable landscaping standards in CMC Chapter 18.13. The applicant has focused the planting areas within the front yard adjacent to the driveways. Per CMC 18.13.055(A) Table 1- Landscape Buffers, a 5-foot (L1) landscape buffer is required for multi-family uses (i.e. duplexes) abutting residentially zoned property. Residentially zoned properties abut the subject site on each side. For compliance with this standard, trees and shrubs should be provided per CMC 18.13.055.B.1 or a fully sight-obscuring fence be installed per CMC 18.13.055.B.4.b. There is a cedar fence proposed on the north, south, and west property lines, and an existing Laurel hedge along the north property line to be retained. The cedar fence shall be six feet tall and 100% sight obscuring. Staff finds the landscape buffer criteria can be met, and a condition is warranted.

Tree Density/Tree Survey:

There are no significant trees on site. Per CMC significant trees include *“evergreen trees eight inches DBH, and deciduous trees twelve inches DBH”* and *“does not include hazard trees or invasive species”*. The applicant is required to provide 20 tree units per acre per CMC 18.13.051. The property is .11 acres and as such, 2 tree units are required. Tree plantings are required to be a minimum of 2” cal. Which calculates to two trees per CMC 18.13.051 Table 2. The two Sender Hinoki trees per the applicant’s landscape plan meet this requirement.

A final landscape plan consistent with the landscaping standards in CMC Chapter 18.13 and the Camas Design Manual planting specifications and landscape notes should be submitted to the City for review and approval prior to engineering plan approval. Trees should be installed prior to final occupancy and conditioned as such.

FINDING: Staff finds the proposed development as conditioned can or will meet the development standards that are required in the zoning district.

C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;

Traffic and Pedestrian Circulation

Roads:

The proposed duplex will front NW Benton Street which is classified as a local road per the 2016 Transportation Comprehensive Plan. The existing roadway is fully improved and consists of 40-feet of right-of-way, 23-feet of paved surfacing, sidewalks, curbs, planter strips, street lighting, and no on-street parking on the east side of the road. As this is an existing fully improved roadway, frontage improvements and dedication of additional right-of-way, per CMC 17.19.040, will not be required.

Access to the proposed duplexes will require construction of driveway approaches. Per Camas Design Standards Manual (CDSM), street detail ST15, note #5, the total driveway throat widths are not to exceed 40% of total lot frontage. The lot frontage width is 50-feet which will allow for a total driveway throat width of 20-feet. The applicant has proposed to construct two 10-foot wide driveways. Driveway approaches are to be constructed in accordance with CDSM. Additionally, any existing worn sidewalk or damaged curb along the frontage is to be replaced. Staff recommends a condition of approval that the applicant should replace any existing worn and/or damaged sidewalk and curb per Camas Design Standards Manual.

FINDING: Staff finds that, as conditioned, the proposed development can or will, as conditioned, meet the City's road standards.

Density, Building and Site Design

The subject property is located in a residential neighborhood with a mix of designs and densities to include several multi-family residences. The design of the building is influenced by the existing character of the neighborhood to include architectural features and materials consistent with that of a residential use. The design of the building is discussed in further detail below. Per CMC 18.09.040 Table 1, the maximum lot coverage is 40%. The applicant is proposing 43.4% lot coverage.

FINDING: The development design is generally compatible with the surrounding land uses. The lot coverage of 40% will need to be met and a condition is warranted.

Water:

There is an existing 6-inch outside diameter steel water main located in NW Benton Street. The applicant will be required to provide two individual water services, one for each dwelling unit, which will be tapped at the main. The applicant will be required to extend each service to the right-of-way and install water meters, per Camas Design Standards Manual. All water services beyond the meters will be privately owned and maintained by the applicant.

FINDING: Staff finds that the applicant can and will provide water system improvements consistent with the City's standards.

Sanitary Sewer:

There is an existing 8-inch HDPE gravity sanitary sewer main located in NW Benton Street. Additionally, as-builts indicate that there are two existing 6-inch sanitary sewer laterals with cleanouts stubbed to the right-of-way. The applicant will be required to connect one dwelling unit per sanitary sewer lateral. Sanitary laterals beyond the right-of-way will be privately owned and maintained by the applicant.

FINDING: Staff finds that adequate provisions for sanitary sewer can or will be made.

Stormwater:

The lot size for the proposed development is approximately 4,594-square feet, with improvements that will generate approximately 2,212-square feet of impervious surface. As the proposed improvements are less than 5,000 sq. ft. of impervious surface, treatment and detention are not required.

However, the applicant has not indicated any provisions to provide for roof downspout control and surface water runoff. Stormwater from downspouts and surface water runoff is not to be directed onto nor impact adjoining parcels. Provisions are to be provided for roof downspout controls. Stormwater from downspouts is not to be directed onto adjoining parcels. Reference Ecology's latest edition of the Stormwater Management Manual for Western Washington (SWMMWW) for roof downspout controls. Staff recommends a condition of approval that the applicant should provide roof downspout and surface water runoff control in accordance with the latest edition of Ecology's SWMMWW, prior to final engineering approval.

There is not an existing stormwater sewer main in NW Benton St. between NW 12th Ave. and NW 13th Ave. However there is an existing catch basin located at the northwest corner of NW Benton St. and NW 12th Ave. that discharges into an existing stormwater manhole. On road sections that have been constructed with a centerline crown, weep holes thru curbs may be permitted, per CDSM, street detail ST11. Approval for weep holes to discharge stormwater into the gutter pan on an existing road may be approved with verification that there is sufficient grade and crown on NW Benton St. to allow stormwater to flow to the existing catch basin via the west gutter pan. If there is not sufficient grade and crown, to allow for flow to the existing catch basin, stormwater is to be hard piped to the catch basin. Staff recommends a condition of approval that the applicant should provide verification, prior to final engineering plan approval, that there is sufficient grade and crown on NW Benton St. to allow stormwater discharged via curb weep holes to flow to the existing catch basin via the west gutter pan. If there is not sufficient grade and crown on NW Benton St. stormwater is to be hard piped to the catch basin.

FINDING: Staff finds that adequate provisions for stormwater, as conditioned, can or will be made.

FINDINGS: Staff finds that, as conditioned, adequate provisions for streets, water, sanitary sewer, and stormwater to the site can be provided.

D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;

The duplex has been designed with a single family residential feel and utilizes craftsman-like architectural features that are similar in nature to single family dwellings. The scale of the duplex is similar to neighboring residences. As mentioned earlier, the existing laurel hedge is proposed to be retained and a cedar fence will be installed which will minimize any potential adverse impacts of the duplex.

FINDING: Staff finds the building design and landscaping will minimize potential adverse impacts.

E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;

The citywide land use policy, Policy LU-1.3 requires compatibility of use and design of the surrounding and built environment for new development. Also, policy LU-1.5, states, *"Where compatible with*

surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.” The proposed project being a duplex supports the policy of “efficient use of urban land”.

Policy H-1.6, states, “*Encourage in-fill development on vacant or underutilized sites, subject to design review guidelines, that have adequate urban services, and ensure that the development is compatible with the surrounding neighborhood.*” Analysis of the surrounding neighborhood is provided within the Applicant’s submittal. Staff finds that the in-fill development is compatible.

FINDING: Staff finds the development is consistent with the comprehensive plan.

F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan;

FINDING: After conducting a public hearing and deliberating over the evidence, the Hearings Examiner may include any additional conditions or criteria necessary to carry out the intent of the CMC and the Comprehensive Plan.

Chapter 18.19 Design Review

Design Review Committee member attendees: Whitney Henion, Dawn Redmond, Melissa Smith, Casey Wycoff. Excused: Kevin Breuner, Jim Short and Heather Vo.

Design Review is required for new mutli-family developments per CMC 18.19.020 and therefore the duplex building proposal is subject to the applicable design review standards in CMC 18.19.050.A Standard Principles and B.3.c Specific Principles for Duplex, Triplex and Four-Plex and the guidelines in the Camas Design Review Manual “DRM”. As such, a Design Review Committee public meeting was held December 18, 2019 to review the proposal and recommend conditions or other actions necessary for compliance with the Design Review Manual.

Standard Principles:

Landscaping and screening, integration or natural features of the property, building design, and integration of historic elements

Cedar fencing proposed to the north, south, and west property lines. There are large laurel bushes along the north property line that are proposed to remain in place. There are large trees nearby on neighboring properties which are proposed to be retained. Additional trees and shrubs will be planted in the front of the duplex and will meet the minimum tree density and landscaping requirements.

The craftsman style duplex building is made up many materials consisting of Hardie products such as lap, board and bat, barge and trim. The proposed colors are earth tones. Materials and colors selected are consistent with those seen on nearby residential structures. Any landscape, parking lot or building lighting should be directed, hooded or shielded away from surrounding properties, a condition is warranted.

Specific Principles:

Multi-Family Principles: Duplex, Triplex and Four-Plex

The Committee recommended the Applicant add an architectural feature on the rear exterior wall above the door. The design review manual does not administer design review principles to the rear of buildings unless there is a street directly behind the building. A lot with a single family residence is behind the subject property therefore the design review committees recommendation will not be a condition by staff. The garages account for less than 50% of the front façade. The committee overall agreed with the duplex produced a complementary façade that faced the street.

FINDING: The Design Review Committee and staff found the proposed Vutukuri Duplex is generally in compliance with the Design Review Manual, and applicable design principles and guidelines of CMC Chapter 18.19.

CONCLUSION

Based on the above findings and discussion provided in this staff report, staff concludes the conditional use permit application for the Vutukuri Duplex (File # CUP19-02) should be approved, because it does or can comply with the applicable standards if all of the conditions of approval are met.

RECOMMENDATION

Staff recommends APPROVAL of the Vutukuri Duplex (Consolidated File #CUP19-02) subject to the following conditions of approval in addition to the conditions of the Consolidated Decision (File No. DR19-08).

STANDARD CONDITIONS OF APPROVAL

1. Site improvement plans for work within the rights-of-way: streets, sidewalks, driveway approaches, water services, sanitary sewer laterals, and stormwater improvements shall be prepared in accordance with Camas Design Standards Manual (CDSM) and City Standards.
2. The plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City's Engineering Department for review and approval.
3. A 3% construction plan review and inspection fee shall be required for all civil site work for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City's Engineering Department for review and approval. The fee shall be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.
4. Regulations for installation of public improvements, improvement agreements, bonding, final platting, and final acceptance shall be found in CMC 17.21.
5. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the City, the tribes, and DAHP.
6. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, including stabilization of all disturbed soil, unless otherwise directed by the Community Development Director.
7. Final as-built construction drawing submittals shall meet the requirements of CMC 17.01.050 and the Camas Design Standards Manual (CDSM) for engineering as-built submittals.

SPECIAL CONDITIONS OF APPROVAL

Planning:

8. The maximum lot coverage is 40% shall be met.
9. Prior to engineering plan approval, a final landscape plan consistent with the landscaping standards in CMC 18.13.050 and the Camas Design Manual planting specifications shall be submitted to the city for review and approval.

10. The proposed cedar fence shall be six feet tall and 100% sight obscuring and installed prior to final occupancy.
11. The property owner is responsible for replacing the trees if they fail to survive, therefore appropriate measures shall be taken to ensure the trees survival. If a tree is removed or dies, it must be replaced within one year by the property owner.
12. Trees shall be installed prior to final occupancy.
13. Lighting shall be shielded or hooded from neighboring properties.
14. This permit shall expire in two years of the date of the final decision per CMC§18.55.260, if no building plans are submitted.

Engineering:

15. The applicant shall replace any existing worn and/or damaged sidewalk and curb per Camas Design Standards Manual.
16. The applicant shall provide roof downspout and surface water runoff control in accordance with the latest edition of Ecology's SWMMWW, prior to final engineering approval.
17. The applicant shall provide verification, prior to final engineering approval, that there is sufficient grade and crown on NW Benton St. to allow stormwater discharged thru weep holes to flow to the existing catch basin via the west gutter pan. If there is not sufficient grade and crown on NW Benton St., weep holes will not be approved and stormwater is to be hard piped to the catch basin.