



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: **Clawson PUD Administrative Amendment**

Proposal Address: 17028 (Lot 1), 17018 (Lot 2), 16925 (Lot 3), 16915 (Lot 4),
16917 (Lot 5) SE 1st PI

Proposal Description: Application to amend a previously approved Planned Unit
Development to modify the approved house plans for lots
1-5.

File Number: **14-147775-LI**

Applicant: Sage Homes NW LLC, Summer Ratcliffe

Decisions Included: Administrative Amendment to a previously approved
Planned Unit Development, Process II

Planner: Leah Chulsky, Associate Planner

State Environmental Policy Act **Exempt**

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland

Carol V. Helland, Land Use Director

Application Date: December 19, 2014
Public Notice (500 feet): January 29, 2015
Minimum Comment Period: February 12, 2015
Decision Publication Date: June 18, 2015
Appeal Deadline: July 2, 2015

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

I. Request / Review Process

A. Request

The applicant requests approval of an Administrative Amendment to a previously approved Planned Unit Development (PUD) to comply with current codes after vesting has expired. The proposed structures will maintain the same footprints previously approved under the original PUD. The structures are still proposed to use lap siding, double glazed windows and porches but have eliminated the brick accents.

Lot 1 – 17028 SE 1st St (15-103553-BS)

Lot 2 – 17018 SE 1st St (15-103583-BS)

Lot 3 – 16925 SE 1st St (15-103236-BS)

Lot 4 – 16915 SE 1st St (15-103237-BS)

Lot 5 – 16917 SE 1st St (15-103928-BS)

See related condition of approval in section VIII.

II. Project History

The applicant received approval of a PUD on May 1, 2002 to develop 5 single family lots on 4.67 acres (99-3125-LK). Under the previous approval no building permits were issued and the site lost vesting to Land Use Codes in place at the time of the recording of the final short plat (07-138784-LF) on April 1, 2009. Under the original approval, the building designs were approved with garages located at street grade and configured with tandem parking to reduce their prominence. Architectural features included balconies, bay windows, and formal entries and the proposed materials included horizontal lap siding, double glazed windows, and brick accents

III. Proposed Site and Building Design

A. Site Design

The development site is rectangular in shape and bounded by residential development to the east across West Lake Sammamish Parkway and directly abutting two undeveloped properties to the north and south. A total of three tracts are set aside a Native Growth Protection Areas totaling 130,807 square feet. The presence and size of the critical slope and the two streams were the primary drivers of the site design, resulting in clustering of homes and integration of open space. Several elements, ranging from buffer enhancement to the use of strictly native plants in all landscape areas, served to enhance the viability of the NGPA and created a sense of continuity and connection of the natural elements within the development.

B. Building Design

The approved design of the homes limited the amount of alteration to the existing topography and responded to the residential character in the vicinity. Plan features include two and three-stories and incorporates design features such as garages located at street grade. Architectural features include porches and formal entries and proposed materials include horizontal lap siding and double glazed windows.

IV. Consistency with Land Use Code/Zoning Requirements

A. General Provisions of the Land Use Code

This site is located within an R-1.8 zoning district. Land Use Code (LUC) 20.10.440, permits single family within the R-1.8 zoning district. The proposal complies with the LUC development requirements (as modified by the previously approved PUD) summarized below:

DIMENSIONS and AREAS

A. BASIC INFORMATION	
Zoning	R-1.8 / Single Family Residential Estate
Gross Site Area	203,378 Square Feet or 4.67 Acres
Roadway Area	4,796 Square Feet or .11 Acres (max. 20% of site area)
NGPA Area	116,343 Square Feet or 2.67 Acres 40% Slopes, Type B and Type C Riparian Corridors, and Primary Setbacks
Buildable Site Area	87,035 Square Feet or 2.00 Acres
ITEM	PREVIOUSLY APPROVED – AS THE VESTING EXPIRED APRIL 2014 THE BUILDING HEIGHT REQUIREMENT IS CURRENT LAND USE CODE
Dwelling Units/Acre	1.07 Units Per Acre,, 5 Units Proposed; no bonus requested
Open Space	116,343 Square Feet or 2.67 Acres or 57% Open Space
Maximum Disturbance	71,438 Square Feet or 1.64 Acres
Recreation Space	None. Requirement waived if more than 40% of site is Protected Area
Lot Area	Lot 1 = 10,221 SF, Lot 2 = 8,152 SF Lot 3 = 13,578 SF, Lot 4 = 10,109 SF Lot 5 = 13,484 SF
Building Setbacks - Recorded on the Plat	Front = 5 Feet Minimum Rear = 5 Feet Minimum Side = 5 Feet Minimum
Building Height	35-feet as measured from average existing grade to the highest ridge

V. Public Notice and Comment

Application Date: December 19, 2014
 Notice of Application: January 29, 2015
 Public Notice Sign: January 29, 2015
 Minimum Comment Period: February 12, 2015

The applicant filed this application on December 19, 2014. The surrounding property owners were mailed a notice of the proposal on January 29, 2015 and one public information sign was installed that same day. The public comment period ended on February 12, 2015. At the time of this staff report, no public comments have been received in regards to this proposal.

VI. Technical Review

The Departments of Transportation, Utilities, Fire, and Clear and Grade have all reviewed and approved the proposal without conditions.

VII. Applicable Decision Criteria

Administrative Amendment to a PUD: The Director may approve or approve with modifications an application for an Administrative Amendment to a PUD if it complies with the Decision Criteria of Land Use Code Section 20.30D.285.D. After conducting the various administrative reviews of this project, including Comprehensive plan goals and policies and the Land Use Code provisions, the following conclusions are made with regard to the Administrative Amendment decision criteria:

A. The amendment maintains the design intent or purpose of the original approval.

Vesting for the original PUD expired in April 2014. The new plans maintain the previously approved footprints of the homes while still using previously approved materials. The new plans will also comply with updated dimensional Land Use Code standards. These alterations and reductions are in direct response to the current desires of the housing market and maintain the original design intent.

2. The amendment maintains the quality of design or product established by the original approval.

The new architectural plans are compatible in appearance with the existing homes in materials, height, and roof form. The associated building permits (15-103553-BS, 15-103583-BS, 15-103236-BS, 15-103237-BS and 15-103928-BS) include building elevation drawings that depict the building size, scale and materials.

3. The amendment is not materially detrimental to uses or property in the immediate vicinity of the subject property.

The amended house designs maintain the approved character of the PUD. This approval is not materially detrimental to the uses or property in the immediate vicinity as it maintains the existing single-family detached structures and use.

VIII. Decision of the Director

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code and SEPA review, the Development Services Department Director hereby grants this **approval with conditions**.

1. This approval is limited to the following addresses and permit numbers.

Lot 1 – 17028 SE 1st St (15-103553-BS)
Lot 2 – 17018 SE 1st St (15-103583-BS)

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Lot 3 – 16925 SE 1st St (15-103236-BS)
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Authority: Land Use Code 20.30D.285.D
Reviewer: Leah Chulsky, Development Services Department

