

Second Street Townhouse

Two-Parcel Townhouse Partition and Conditional Use in Old Town Overlay District
Land Use Application

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Site Location: SW 2nd (Between Pine and Washington)

Tax Lot #: 2S132BB01700

Zoning: Retail Commercial (RC)
Old Town Overlay

Summary of Request: Approval of a Conditional Use Permit and Two-Parcel Partition for construction of a two-unit / two-parcel / common-wall / single-family attached /townhouse project. The Townhouse project will front SW 2nd Street with access provided from the rear from the existing alley.

Report Date: October 8, 2013

REPORT ATTACHMENTS

1. Copy of Application Form
2. Neighborhood Meeting Documentation
3. Tax Map
4. Mailing Labels
5. Vicinity Map/Surrounding Land Use Map
6. Site Plan
7. Architectural Exterior Elevations and Materials
8. CWS Service Provider Letter
9. Tree Inventory and Tree Canopy Calculations
10. Title Information



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I. DESCRIPTION OF PROPOSAL

The site is located on SW 2nd Street in Old Town Sherwood and includes Lot 7, Block 3 of the original Smockville Plat. The applicant proposes to divide the approximate 5,016 square foot lot into two townhouse parcels, both 2,508 square feet in size. The common-wall, two-unit ,attached single-family townhouses will be accessed from a rear alley and will each unit will have a separate driveway and garage. Each unit will be 1,814 square feet in size and will be two stories, 31 feet in height.

Authority and Approval Request

The applicant requests approval of a conditional use permit and two-parcel partition to construct a two-unit single-family attached townhouse project in Old Town. The application as a conditional use in Old Town is a Type IV procedure and is decided by the Sherwood Planning Commission at a public hearing.

II. SUBMITTAL REQUIREMENTS

Response: The form titled "Conditional Use Checklist" dated October 2010 was used in preparing this application.

1. *Fees*

Response: Provided. A payable to the City of Sherwood was submitted with this application.

2. *Application Form*

Response: Provided. An application form signed by the owner has been submitted with this application.

3. *Documentation of Neighborhood Meeting*

Response: Provided. See Attachment 2.

4. *Tax Map*

Response: Provided. See Attachment 3.

5. *Mailing Labels*

Response: Provided. Two sets of mailing labels obtain from a title company for properties within 1,000 feet has been provided. A copy of the mailing labels is attached (see Attachment 4)

6. *Vicinity Map*

Response: Provided. See Attachment 5.

7. *Narrative Report*



Response: Provided. This document is the narrative report.

8. *Electronic Copy.*

Response: Provided. An electronic copy in PDF format has been provided on a CD-ROM and submitted with this application.

9. *Required Plans*

Response: Provided. A site plan has been provided including all required information, see Attachment 6.

10. *Reduced – Proposed Development Plans*

Response: Provided.

11. *Lighting Plan*

Response: Does not apply. Only minimal lighting is proposed including porch lights and outdoor lights placed at the rear of the building.

12. *Surrounding Land Uses*

Response: Provided. See Attachment 5.

13. *Architectural Exterior*

Response: Provided. See Attachment 7.

14. *Title Report*

Response: Not provided. Given the small size of the parcel a title report was not provided.

15. *CWS Service Provider Letter*

Response: Provided. See Attachment 8.

16. *Trip Analysis*

Response: Does not apply.

17. *Army Corps and DSL wetland applications and/or permits*

Response: Does not apply.

18. *Traffic Study*

Response: Does not apply.



19. *Soils Analysis and/or Geotechnical Report*

Response: Does not apply. There are no issues identified that would warrant a geotechnical report.

20. *Tree Report*

Response: A tree inventory and canopy coverage calculation is provided, see Attachment 9.

21. *Natural resource Assessment*

Response: Does not apply. Clean Water Services indicates that no sensitive areas exist on site or within 200 feet of the site and therefore for a natural resource assessment.

22. *Wetland Delineation Study*

Response: Does not apply. There are no jurisdictional wetlands or waterways that exist on the site.



III. RESPONSE TO APPLICABLE APPROVAL CRITERIA

Chapter 16.82 CONDITIONAL USES

16.90.020(D) – Site Plan Review – Required Findings

C.

Use Criteria

No conditional use shall be granted unless each of the following is found:

1.All public facilities and services to the proposed use, including but not limited to sanitary sewers, water, transportation facilities, and services, storm drains, electrical distribution, park and open space and public safety are adequate; or that the construction of improvements needed to provide adequate services and facilities is guaranteed by binding agreement between the applicant and the City.

Response: All utilities including water and sanitary are located in the alley. The proposal will add two housing units to the Old Town area. The applicant is unaware of any deficiencies in public services such as park and public safety related to this proposal. The owners of the completed project will pay real estate taxes to be used for public safety and parks services as well as utility bills. This criterion is satisfied.

2.Proposed use conforms to other standards of the applicable zone and is compatible with abutting land uses in regard to noise generation and public safety.

Response: This applicant narrative demonstrates compliance with the applicable standards of the zone. Through compliance with the Smockville Design Standards, the applicant has demonstrated that the proposal is compliant and compatible with surrounding land uses. Further the proposal is residential and therefore compatible with the surrounding Old Town area that is primarily residential in this area. Therefore the proposal is compatible in terms of noise generation and public safety. This criterion is satisfied.

3.The granting of the proposal will provide for a facility or use that meets the overall needs of the community and achievement of the goals and/or policies of the Comprehensive Plan, the adopted City of Sherwood Transportation System Plan and this Code.

Response: It is the policy of the City to provide and encourage housing in Old Town that is compatible with existing housing in terms of location, massing and density. The proposed townhouse project complies with these objectives and has demonstrated that through compliance with the Smockville design standards that the project is appropriate and therefore meets the needs to the community and complies with City goals and policies.

4.Surrounding property will not be adversely affected by the use, or that the adverse effects of the use on the surrounding uses, the neighborhood, or the City as a whole are sufficiently mitigated by the conditions proposed.



Response: The residential project is consistent and appropriate for the location that is near similar residential development. Therefore no adverse impacts have been identified and no special conditions are warranted. The proposal complies with this criterion.

5.The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features.

Response: The townhouse project complies with all of the townhouse and Smockville design standards. The applicant has demonstrated that the project easily meets the required dimensional standards and easily fits within the site. There are no topographic or sensitive area constraints on the site or within 200 feet of the site as evidenced by the signed Clean Water Services pre-screening form. The proposal complies with this criterion.

6.The use as proposed does not pose likely significant adverse impacts to sensitive wildlife species or the natural environment.

Response: There are no sensitive area constraints on the site or within 200 feet of the site as evidenced by the signed Clean Water Services pre-screening form. The proposal complies with this criterion.

Chapter 16.122 – LAND PARTITIONS

16.122.020 - Approval Criteria: Preliminary Plat

Partitions shall not be approved unless:

A.The partition complies with applicable zoning district standards and design standards in Division II, and all provisions of Divisions IV, VI, VIII and IX, and complies with Chapter 16.128 (Land Division Design Standards).

Response: The proposal complies with zoning district standards as stated in Section IV of this narrative report. This criterion is met

B.The partition dedicates to the public all required common improvements and areas including but not limited to streets, parks, floodplains, and sanitary sewer, storm water, and water supply systems.

Response: Does not apply to this proposal as there is no public common improvements that need to be dedicated. This criterion is met.

C.Adequate water, sanitary sewer and other public facilities exist to support the proposed use of the partitioned land, as determined by the City and are in compliance with City standards. For the purposes of this section:

- 1.Connection to the City water supply system shall be deemed to be adequate water service.*
- 2.Connection to the City sewer system shall be deemed to be adequate sanitary sewer service if sewer lines are within three-hundred (300) feet of the partition or if the lots created are less*



than 15,000 square feet in area. Installation of private sewage disposal facilities shall be deemed adequate on lots of 15,000 square feet or more if the private system is permitted by County Health and City sewer lines are not within three-hundred (300) feet.

3.The adequacy of other public facilities such as storm water and streets shall be determined by the City Manager or his/her designee based on applicable City policies, plans and standards for said facilities.

Response: The proposal will connect to water and sanitary sewer in compliance with this section.

D.Adjoining land can be developed, or is provided access that will allow future development, in accordance with this Code.

Response: Surrounding land is developed and has existing access. This proposal has no impact on the ability of neighboring properties to have access or developed. This criterion is met.

IV. RESPONSE TO APPLICABLE CODE STANDARDS

Chapter 16.22 COMMERCIAL LAND USE DISTRICTS

16.22.020 - Uses

Response: The property is in the Old Town Overlay District. Townhouses are a conditional use in the RC zone within Old Town.

16.22.030 – Development Standards

Response: The proposal complies with the development standards contained within the Old Town Overlay standards (Section 16.162) and the townhome standards (Section 16.44).

16.22.040 – Community Design

Response: The proposal complies with the development standards contained within the Old Town Overlay standards (Section 16.162) and the townhome standards (Section 16.44).

Chapter 16.44 – Townhomes

16.44.010 - Townhome Standards

A. Generally

A townhome may be located on property zoned MDRH or HDR, or in other zones as specified in an approved Planned Unit Development, provided that the townhome meets the standards contained below, and other applicable standards of Division V - Community Design. Such developments that propose townhomes can do so as condominiums on one parent lot, or in a subdivision, but shall do so in groups known as "townhome blocks," which consist of groups no less than two attached single-family dwellings and no more than six in a block, that meet the general criteria of Subsection B below, and specific design and development criteria of this Chapter.



Response: The site is located in the Old Town Overlay. Per Section 16.162.040, townhouses are allowed as conditional uses in the Retail Commercial (RC) zone as proposed.

B. Standards

1. Each townhome shall have a minimum dwelling area of twelve-hundred (1,200) square feet in the MDRH zone, and one-thousand (1,000) square feet in the HDR zone. Garage area is not included within the minimum dwelling area.

Response: Both units are proposed at 1,814 square feet in compliance with this section.

2. Lot sizes shall average a minimum of two-thousand five-hundred (2,500) square feet in the MDRH zone, and one-thousand eight-hundred (1,800) square feet in the HDR zone, unless the property qualifies as "infill," and meets the criteria of Subsection D below. If proposed as a subdivision, lots shall be platted with a width of no less than twenty (20) feet, and depth no less than seventy (70) feet.

Response: Both lots are proposed at 2,508 square feet and 25-foot wide by 99-foot deep in compliance with this section.

3. The townhome shall be placed on a perimeter foundation, the units must meet the front yard, street-side yard, and rear yard setbacks of the underlying zone, if abutting a residential zone designated for, or built as, single-family detached housing.

Response: The RC district does not require minimum setbacks as stated in Section 16.162.060, however the applicant is providing a 6-foot side setback, 15-foot front and 18-foot rear setback. No setback is proposed along the interior common wall of the two-unit/two-parcel townhouse.

4. All townhomes shall include at least two (2) off-street parking spaces in the HDR zone, and two and one-half (2-1/2) spaces in the MDRH zone; garages and/or designated shared parking spaces may be included in this calculation. The City Engineer may permit diagonal or angle-in parking on public streets within a townhome development, provided that adequate lane width is maintained. All townhome developments shall include a parking plan, to be reviewed and approved with the Site Plan application.

Response: Parking is not required in the Smockville area of the Old Town Overlay and RC district as stated in Section 16.162.070. However the applicant is provided a garage for each unit accessed from the alley as well as a driveway that will allow for parking of two cars per unit.

5. All townhomes shall have exterior siding and roofing which is similar in color, material and appearance to siding and roofing commonly used on residential dwellings within the City, or otherwise consistent with the design criteria of Subsection E, Design Standards.

Response: The applicant proposes to use steeply pitch roofs, changes in materials including cultured stone, horizontal lap siding, window shutters, belly bands, changes in gabled roof ends with cedar shake, double hung-style windows with grids and covered porches. Garage doors will



face the alley providing a pleasing streetscape along the front on 2nd Avenue. All these features take design elements from existing turn of the 19th/20th century designs that exist within Old Town. The proposal complies with this section.

6.All townhomes in the MDRH zone shall have an attached or detached garage.

Response: The site is not located in the MDRH zone, however an attached garage is proposed for each unit in compliance with this section.

7.All other community design standards contained in Divisions V, VIII and IX relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design that are not specifically varied by this Chapter, shall apply to townhome blocks.

Response: Response to these sections is provided later in this report.

8.All townhome developments shall accommodate an open space or park area no less than five percent (5%) of the total subject parcel (prior to exclusion of public right-of-way and environmentally constrained areas). Parking areas may not be counted toward this five percent (5%) requirement.

Response: Each townhouse will have an open space area (pervious area) of 905 square feet or 36% of the each lot or townhouse in compliance with this section.

9.Side yard setbacks shall be based on the length of the townhome block; a minimum setback to the property line on the end of each "townhome block" shall be provided relative to the size of the block, as follows:*

- a. 100 feet to 150 feet 6 feet minimum*
- b. Less than 100 feet 5 feet minimum*

** In the case of condominium projects where no property line may exist at the end of each townhome block, the setback shall be applied as a minimum area of separation, as applied to each townhome block.*

Response: The townhouse block is less than 100 feet requiring a 5-foot setback, a 6-foot setback is provided complying with this section.

C.Occupancy

1.No occupancy permit for any townhome shall be issued by the City until the requirements of site plan review and the conditions of the approved final site plan are met. Substantial alteration from the approved plan must be resubmitted to the City for review and approval, and may require additional site plan review before the original hearing authority.

2.The owner(s) of the townhomes, or duly authorized management agent, shall be held responsible for all alterations and additions to a townhome block or to individual homes within the block, and shall ensure that all necessary permits and inspections are obtained from the City or other applicable authority prior to the alterations or additions being made.



Response: Noted by the applicant.

D. Infill Standard

The minimum lot size required for single-family, attached dwellings (townhomes) may be reduced by a maximum of 15% if the subject property is 1.5 acres or less, and the subject property is surrounded by properties developed at or in excess of minimum density for the underlying zone.

Response: Not proposed by the applicant

E. Design Standards

Each townhome block development shall require the approval of a site plan, under the provisions of Section 16.90.020, and in compliance with the standards listed below. The site plan shall indicate all areas of townhome units, landscaping, off-street parking, street and driveway or alley locations, and utility access easements. The site plan shall also include a building elevation plan, which show building design, materials, and architectural profiles of all structures proposed for the site.

1. Building Mass: The maximum number and width of consecutively attached townhomes shall not exceed six (6) units or one-hundred fifty (150) feet from end-wall to end-wall.

Response: Two is proposed in compliance with this section.

2. Designation of Access/Alleys: Townhomes shall receive vehicle access only from the front or rear lot line exclusively, not both. If alleys are used for access they shall be created at the time of subdivision approval and built to City standards as illustrated in the Transportation System Plan.

Response: Access from the alley only is proposed, in compliance with this section.

3. Street Access: Townhomes fronting on a neighborhood route, collector, or arterial shall use alley access, either public or private, and comply with all of the following standards, in order to minimize interruption of adjacent sidewalks by driveway entrances and conflicts with other transportation users, slow traffic, improve appearance of the streets, and minimize paved surfaces for better stormwater management. Direct access to local streets shall only be used if it can be demonstrated that due to topography or other unique site conditions precludes the use of alleys.

a. Alley loaded garages shall be set back a minimum five feet to allow a turning radius for vehicles and provide a service area for utilities.

Response: 18 to 19 feet is proposed, greater than the required five feet. The proposal complies with this section.

b. If garages face the street, the garage doors shall be recessed behind the front elevation (living area, covered porch, or other architectural feature) by a minimum of one (1) foot.

Response: Not proposed by the applicant, garages face the alley.



c. The maximum allowable driveway width facing the street is two (2) feet greater than the width of the garage door. The maximum garage door width per unit is sixty percent (60%) of the total building width. For example, a twenty (20) foot wide unit may have one 12-foot wide recessed garage door and a fourteen (14) foot wide driveway. A 24-foot wide unit may have a 14-foot, 4-inch wide garage door with a 16-foot, 4-inch wide driveway.

Response: Not proposed by the applicant, garages face the alley.

4. Building Design: The intent of the following standards is to make each housing unit distinctive and to prevent garages and blank walls from being a dominant visual feature.

a. The front facade of a townhome may not include more than forty percent (40%) of garage door area.

Response: Not proposed by the applicant, garages face the alley.

b. The roofs of each attached townhome must be distinct from the other through either separation of roof pitches or direction, variation in roof design, or architectural feature. Hipped, gambrel, gabled, or curved (i.e. barrel) roofs are required. Flat roofs are not permitted.

Response: Each townhouse has a steep roof pitch with gabled ends along with two distanced gabled covered entries to clearly separate the two units.

c. A minimum of fifty percent (50%) of the residential units within a block's frontage shall have a front porch in the MDRH zone. Front porches may encroach six (6) feet beyond the perimeter foundation into front yard, street-side yard, and landscape corridor setbacks for neighborhood routes and collectors, and ten (10) feet for arterials, and are not subject to lot coverage limitations, in both the MDRH and HDR zones. Porches may not encroach into the clear vision area, as defined in Section 16.58.010

Response: The proposal is not within the MDRH or HDR zone, however front porches are provided.

d. Window trim shall not be flush with exterior wall treatment for all windows facing public right-of-ways. Windows shall be provided with architectural surround at the jamb, head and sill.

Response: All windows have treatments including molding and double hung look with grids in compliance with this section.

e. All building elevations visible from the street shall provide doors, porches, balconies, windows, or architectural features to provide variety in facade. All front street-facing elevations, and a minimum of fifty percent (50%) of side and rear street-facing building elevations, as applicable, shall meet this standard. The standard applies to each full and



partial building story. Alternatively, in lieu of these standards, the Old Town Design Standards in Chapter 16.162 may be applied.

Response: The applicant has addressed the Old Town Design Standards of Chapter 16.162.

f. The maximum height of all townhomes shall be that of the underlying zoning district standard, except that: twenty-five percent (25%) of townhomes in the MDRH zone may be 3-stories, or a maximum of forty (40) feet in height if located more than one-hundred fifty (150) feet from adjacent properties in single-family (detached) residential use.

Response: The townhouse will be 31 feet tall in compliance with this section.

5. Vehicular Circulation: All streets shall be constructed in accordance with applicable City standards in the Transportation System Plan. The minimum paved street improvement width shall be:

a. Local Street: Twenty-eight (28) feet, with parking allowed on one (1) side.

b. Neighborhood Route: Thirty-six (36) feet, with parking on both sides.

c. Collector: Thirty-four (34) feet with parking on one side, fifty (50) feet with parking on both sides.

d. In lieu of a new public street, or available connection to an existing or planned public street, a private 20 foot minimum driveway, without on-street parking, and built to public improvement standards, is allowed for infill properties as defined in Section 16.44.010(D). All townhome developments in excess of thirty (30) units require a secondary access.

e. Any existing or proposed street within the townhome block that, due to volumes of traffic, connectivity, future development patterns, or street location, as determined by the City, functions as a neighborhood route or collector or higher functional classification street based on connectivity, shall be constructed to full City public improvement standards.

Response: 2nd Street has curb with no sidewalk. Per Engineering Department standards a sidewalk will be constructed along the site's frontage.

Chapter 16.58 CLEAR VISION AND FENCE STANDARDS

16.58.010 - Clear Vision Areas

Response: Does not apply as the site does not take access to a public street and is not located on a corner.

16.58.020 - Fences, Walls and Hedges

[...]

D. Location—Residential Zone:

1. Fences up to forty-two (42) inches high are allowed in required front building setbacks.

2. Fences up to six (6) feet high are allowed in required side or rear building setbacks, except fences adjacent to public pedestrian access ways and alleys shall not exceed forty-two (42)



inches in height unless there is a landscaped buffer at least three (3) feet wide between the fence and the access way or alley.

3.Fences on corner lots may not be placed closer than eight (8) feet back from the sidewalk along the corner-side yard.

4.All fences shall be subject to the clear vision provisions of Section 16.58.010

5.A sound wall is permitted when required as a part of a development review or concurrent with a road improvement project. A sound wall may not be taller than twenty (20) feet.

6.Hedges are allowed up to eight (8) feet tall in the required side and rear setbacks.

Response: The applicant proposes to install a wood fence along the property line that will comply with the requirements of this section including a 6-foot fence along side yard and 42” fence in the front yard.

Chapter 16.98 - ON-SITE STORAGE

16.98.010 - Recreational Vehicles and Equipment

Response: Not proposed by the application

16.98.020 - Solid Waste and Recycling Storage

Response: The applicant will obtain receptacles from Pride Disposal that will be stored within the garage.

16.98.030 – Material Storage

Response: Not proposed by the application

16.98.040 – Outdoor Sales and Merchandise Display

Response: Not proposed by the application

Chapter 16.106 – TRANSPORTATION FACILITIES

Response: Curb exists along the 2nd Street frontage with no sidewalk. As required by the City Engineering Department the applicant proposes to install sidewalk along the site frontage in compliance with this section.

Chapter 16.110 – SANITARY SEWERS

Response: The proposal will connect to sanitary sewer within the alleyway in compliance with this section.

Chapter 16.112 – WATER SUPPLY

Response: The proposal will connect to domestic water within the alleyway in compliance with this section.



Chapter 16.114 – STORM WATER

Response: The stormwater will drain to the front yards of the townhouses.

Chapter 16.116 – FIRE PROTECTION

Response: The proposal has adequate fire apparatus access from 2nd Street. No deficiencies have been identified at the pre-application meeting. The proposed structure will be reviewed by the Building Department and meet all current building codes. The applicant is unaware of any fire code related issues.

Chapter 16.118 – PUBLIC AND PRIVATE UTILITIES

Response: Public utility easements are not required in Old Town. The surrounding streets are existing and the applicant does not propose to install new streets and fully extend franchise utilities. However, these utilities are available to the property.

Chapter 16.128 – LAND DIVISION DESIGN STANDARDS

16.128.010 – Blocks

Response: The site is contained within an existing block and the proposed partition has no effect on the block size or connectivity.

16.128.020 – Pedestrian and Bicycle Ways

Response: Adequate block length currently exists. A pedestrian and/or bicycle way through the site is not needed or required.

16.128.030 – Lots

Response: The lots will have access to a public street, 2nd Street, and alleyway in compliance with this section. Future the lots will be rectangular and run at right angles in compliance with this section. Grading will be minimal to construct the townhouses and will not require grading or regarding of public streets.

Chapter 16.142– PARKS, TREES AND OPEN SPACES

16.142.060 - Street Trees

Response: Street trees will be installed along the 2nd Street frontage.

16.142.070 - Trees on Property Subject to Certain Land Use Applications

Response: A tree inventory had been provided for the application (see Attachment 9). As indicated in the tree canopy calculations (see Attachment 9), the proposal will have 83% canopy coverage, exceeding the minimum 40% canopy coverage.



Chapter 16.162 – Old Town (OT) Overlay District

16.162.040 – Conditional Uses

The following uses are permitted as conditional uses, provided such uses meet the applicable environmental performance standards contained in Division VIII, and are approved in accordance with Chapter 16.82:

[...]

B. Townhouses (shared wall single-family attached) subject to Chapter 16.44. In addition, any garages shall use alley access. RC zone setback standards may be used in lieu of other applicable standards.

Response: A common-wall, two-unit townhouse (aka shared wall single-family attached townhouse) is proposed. The applicant has responded to both the conditional use criteria and the townhome standards of Chapter 16.44.

16.162.060 – Dimensional Standards

In the OT overlay zone, the dimensional standards of the underlying RC, HDR and MDRL zones shall apply, with the following exceptions:

A. Lot Dimensions - Minimum lot area (RC zoned property only): Twenty-five hundred (2,500) square feet.

B. Setbacks - Minimum yards (RC zoned property only): None, including structures adjoining a residential zone, provided that Uniform Building Code, Fire District regulations, and the site design standards of this Code, not otherwise varied by this Chapter, are met.

C. Height - The purpose of this standard is to encourage 2 to 4 story mixed-use buildings in the Old Town area consistent with a traditional building type of ground floor active uses with housing or office uses above.

Except as provided in Section 16.162.080, subsection C below, the maximum height of structures in RC zoned property shall be forty (40) feet (3 stories) in the "Smockville Area" and fifty (50) feet (4 stories) in the "Old Cannery Area". Limitations in the RC zone to the height of commercial structures adjoining residential zones, and allowances for additional building height as a conditional use, shall not apply in the OT overlay zone. However, five foot height bonuses are allowed under strict conditions. Chimneys, solar and wind energy devices, radio and TV antennas, and similar devices may exceed height limitations in the OT overlay zone by ten (10) feet. Minimum height: A principal building in the RC and HDR zones must be at least sixteen (16) feet in height. [...]

Response: The proposal complies with the dimensional standards as follows:

Minimum lot size 2,500 square feet – 2,508 proposed

Setbacks None – Common wall no setback, side 6 feet, rear 18 feet and front 15 feet.

Height 40 feet: 31 feet proposed

16.162.070 – Community Design

Standards relating to off-street parking and loading, environmental resources, landscaping, historic resources, access and egress, signs, parks and open space, on-site storage, and site



design as per Divisions V, VIII and this Division shall apply, in addition to the Old Town design standards below:

A. Generally

In reviewing site plans, as required by Chapter 16.90, the City shall utilize the design standards of Section 16.162.080 for the "Old Cannery Area" and the "Smockville Design Standards" for all proposals in that portion of the Old Town District.

Response: Site is in the Smockville area and response is provided later in this report.

B. Landscaping for Residential Structures

- 1. Perimeter screening and buffering, as per Section 16.92.030, is not required for approved home occupations.*
- 2. Minimum landscaped areas are not required for off-street parking for approved home occupations.*
- 3. Landscaped strips, as per Sections 16.92.030 and 16.142.030A, may be a minimum of five (5) feet in width, except when adjoining alleys, where landscaped strips are not required.*
- 4. Fencing and interior landscaping, as per Section 16.92.030, are not required.*

Response: Landscaping is provided in the 6-foot side yard and 15-foot front yard. Fencing is also proposed around the perimeter of the site.

C. Off-Street Parking

For all property and uses within the "Smockville Area" of the Old Town Overlay District off-street parking is not required. For all property and uses within the "Old Cannery Area" of the Old Town Overlay District, requirements for off-street automobile parking shall be no more than sixty-five percent (65%) of that normally required by Section 16.94.020. Shared or joint use parking agreements may be approved, subject to the standards of Section 16.94.010.

Response: Parking is being provided per the townhome standards (Section 16.44) as stated previously in this narrative report.

D. Off-Street Loading

- 1. Off-street loading spaces for commercial uses in the "Old Cannery Area" may be shared and aggregated in one or several locations in a single block, provided that the minimum area of all loading spaces in a block, when taken together, shall not be less than sixty-five percent (65%) of the minimum standard that is otherwise required by Section 16.94.030B. (Ord. 2006-009 § 2)*
- 2. For all property and uses within the "Smockville Area" of the Old Town Overlay District, off-street loading is not required.*

Response: Not required or proposed.



*E.Signs - In addition to signs otherwise permitted for home occupations, as per Section 16.42.010, one (1) non-illuminated, attached, exterior sign, up to a maximum of nine (9) square feet in surface area, may be permitted for each approved home occupation.
(Ord. 2006-009 § 2)*

Response: Not proposed.

F.Non-conforming Uses - When a nonconforming lot, use, or structure within the OT overlay zone has been designated a landmark as per Chapter 16.166, or when a nonconforming lot within the OT overlay zone is vacant, and the proposed change will, in the City's determination, be fully consistent with the goals and standards of the OT overlay zone and other City guidelines to preserve, restore, and enhance historic resources, nonconforming use restrictions contained in Chapter 16.48 may be waived by the Commission.

Response: Not proposed.

G.Downtown Street Standards - All streets shall conform to the Downtown Street Standards in the City of Sherwood Transportation System Plan and Downtown Streetscape Master Plan, and as hereafter amended. Streetscape improvements shall conform to the Construction Standards and Specifications, and as hereafter amended.

Response: The applicant is proposing to install sidewalk as required by the Engineering Department.

H.Color - The color of all exterior materials shall be earth tone. A color palette shall be submitted and reviewed as part of the land use application review process and approved by the hearing authority.

Response: Earth tone is proposed. A color palette is attached to this report (see Attachment 7).

16.162.090(F) – Old Town Smockville Design Standards – Residential Structures

RESIDENTIAL STRUCTURES

Historically, the Old Town District contained both commercial and residential structures, often intermixed on the same block. Today, many of the city's oldest residential structures remain as private dwellings while others have been converted to professional office or other commercial uses. The following standards are intended to reinforce the traditional mixed architectural character of the district and apply equally to all residential designs, including those now used for other commercial purposes, such as professional offices, restaurants, antique stores, and other similar uses. However, the International Building Code still dictates any requirements for interior remodeling.

Residential Standard 1: Volume & Mass



Historically, residential architecture in the Old Town core was comprised of multiple volumes or articulations, with extended porches, intersecting roof lines, dormers, and other features creating a complex whole rather than a single large volume. To maintain that traditional visual character the following standards apply:

a.Verticality: Buildings shall have a generally vertical character or are comprised of a primary vertical element surrounded by more horizontally appearing wings.

Response: The front elevations show a strikingly tall structure with stone, shutters and steep roof pitches. The units are separated by the staggered entrances and upper decks.

b.Complexity: Single large volumes are prohibited. Total area shall be contained within a minimum of two intersecting volumes, one of which may be a porch under a separate roof element. An attached garage does not constitute a second volume for purposes of this standard.

Response: This plan has 2 intersecting volumes connected by 2 porches that are offset. This plan has the look of 2 separate units joined by a common wall.

c.Height: No building may be greater than 40 feet in overall height. Major roof ridges shall be no lower than 16 feet in height. [Note: this lower limit is designed to encourage steeper gables as opposed to low-pitched roof forms]

Response: The townhouse is 31 feet tall complying with this required of between 16 and 40 feet tall.

Residential Standard 2: Roof Forms

Roofs play a significant role in the overall character of a structure and, in combination with Standard 1, shelter the complex volumes typical of the traditional development pattern.

a.Pitch: Roof pitches of less than 6/12 for gables are prohibited. Roof pitches of less than 5/12 for hipped roofs are prohibited. Flat roofs visible from the street are prohibited. An exception to this standard may be made for porch roofs attached to the primary volume.

Response: Pitch of both units are 14/12 on the main and 14/12 on the front shed roofs complying with this section.

b.Complexity: As per Standard 1(B), single large roof forms are prohibited. A single roof form with two or more dormers is considered a complex roof form and accordingly will meet this Standard.

Response: The plan has several different roof levels. The front has 2 gable ends per unit and a shed roof with 2 gables for the entrances providing for complexity of roof forms.

c.Materials: Roofs shall be of historically appropriate materials, including asphalt shingle, wood shingle, or wood shake. The use of metal roofing, concrete tile roofing, hot-mopped asphalt, rolled asphalt, terra cotta tiles and other non-historic materials are prohibited in view of the public right-of-way.



Response: Asphalt shingles are proposed that will match the color of the siding and trim.

Residential Standard 3: Siding/Exterior Cladding

Generally, vertical appearance of historic volumes in Sherwood was typically balanced by strong horizontal wood siding. The following standard requires a continuation of this horizontal character. All structures shall employ one or more of the following siding types:

- Horizontal wood siding, maximum 8" exposed to weather: Concrete or manufactured wood-based materials are acceptable under this Standard. This includes so-called "Cottage Siding" of wide panels scored to form multiple horizontal lines. Applicants are strongly encouraged to use smooth surfaces, not "rustic" or exposed wood grain pattern materials, which are inconsistent with Sherwood's architecture.
- Wood Shingle siding (painted shingles are preferred, with a maximum 12" to weather)
- True board and batten vertical wood siding, painted
- Brick
- Brick and stone veneer (see below)

Use of the following non-historic exterior materials are specifically prohibited within the zone: Stucco (other than as foundation cladding or a secondary detail material, as in a gable end or enframed panel.).

- Stucco-clad foam (EIFS, DryVit, and similar)
- T-111 or similar 4x8 sheet materials or plywood
- Horizontal metal or vinyl siding
- Plastic or fiberglass
- Faux stone (slumpstone, fake marble, cultured stone, and similar)
- Brick veneer or any other masonry-type material, when applied over wood-frame construction, of less than twelve (12) inches width in any visible dimension. This Standard specifically excludes the use of brick or similar veneered "columns" on one face of an outside corner, as typically used to frame garage openings.

Response: Narrow Hardie Lap, Hardie Board & Batt siding and Hardie Shingles, a form of concrete material, is proposed that meets this standard. Cultured stone on the front under the windows and in the rear around the garage door is also proposed. No prohibited materials are proposed.

Residential Standard 4: Trim and Architectural Detailing

The vernacular residential architecture of Sherwood reflects the construction techniques of the late 19th and early 20th century, when buildings had "parts" that allowed for easy construction in a pre-power saw era. Today, many of these traditional elements are considered "trim," as newer materials better shed water and eliminate the original functional aspects of various historic building elements. This Standard provides for sufficient architectural detail within the Old Town Area to assure compatibility between new and old construction and create a rich and visually interesting streetscape. All residential construction shall employ at least FOUR (4) of the following elements to meet this Standard:

- Watertable or decorative foundation treatments (including stucco)
- Corner boards
- Eave Returns



- *Stringcourse or other horizontal trim at plate or floor levels*
- *Eave brackets or support elements*
- *Bargeboards/Raking cornice (decorative roof "edge" treatments)*
- *Decorative projecting rafter tails*
- *Decorative gable end wall details, including change of materials (shingle bands), decorative venting, eave compass features and similar*
- *Wide cornice-level frieze and wall treatments.*

Response: The applicant proposes to use four of these materials including 5/4 corner boards, a bargeboard with 5/4 shake mold trim, decorative Gable Ends using knee braces, and a 2x10 Belly Band between floors and at gable separation. Shutters on most the windows for decoration is also provided.

Residential Standard 5: Openings [Windows & Doors]

Doors and windows form the "eyes" and "mouth" of a building and play a significant role in forming its character.

Windows

a. Verticality: All windows will reflect a basic vertical orientation with a width-to-height ratio of 1.5 to 2, or greater (i.e., a 24" wide window must be a minimum 36" tall). Larger window openings shall be formed by combining multiple window sash into groupings.

b. Types: The following windows types are permitted:

1. Single and double hung windows.

2. Hopper and transom-type windows.

3. Casement windows.

4. Any combination of the above, including groupings containing a central single pane fixed window flanked by two or more operable windows.

5. Glass block windows.

6. Fixed leaded or stained glass panels.

The following window types are specifically prohibited within the area:

1. Fixed pane windows (when not within a grouping, as in #4, above).

2. Horizontal slider windows (when visible from the public right-of-way).

3. Arched windows and fanlights, including "Palladian" window groupings, are inconsistent with the vernacular character of the area and are prohibited when visible from the public-right-of-way.

c. Lights: (internal divisions of window, formed by "muntins" or "mullions") True-divided lights are preferred. "Pop-In" or fake muntins are not historic, nor appropriate within Sherwood's vernacular tradition, and are prohibited when visible from the public right-of-way.

d. Sash Materials: Wood windows or enameled metal clad windows are most consistent with the vernacular tradition and are preferred. Vinyl windows or paintable fiberglass windows are allowed. Anodized or mill-finish aluminum windows or storm windows are prohibited.

e. Mirror Glazing: The use of "mirror" or reflective glass visible from the public right-of-way is prohibited.

Response: In the front 3- 2 6x50 windows with 3 26x10 transoms above are proposed for large combo windows. All other windows meet the width to height ratio of 1.5 to 2.



Doors

a. Transparency: Primary entry doors will retain a degree of transparency, with no less than 25% of the surface being glazed, either in clear, leaded, or stained glass materials. Solid, flat single, panel doors are prohibited.

b. Materials: Doors may be of wood, metal-clad wood, or metal. Other materials that can be painted or stained, such as cast fiberglass, so as to reflect traditional materials are permitted.

Response: Front and back doors are clad wood with a transom above and have windows in compliance with this section.

Trim

a. Sills: All windows will have a projecting sill and apron.

b. Side and Head Casing: Door and window trim will include side and head casing that sits no less than 1/2" proud of the surrounding wall surface. Trim mounted in plane with siding is not permitted in the Old Town area. Trim mounted atop siding is not recommended.

c. Other Trim Elements: As discussed in Standard 4, above, the use of trim to articulate the construction process was a standard character-defining element of Sherwood's vernacular architecture. Although not required by this Standard, the use of the following traditional door and window trim elements are encouraged, particularly on the primary facade.

- *Simple window "hoods," mounted over the window opening. Such features are traditionally treated as pents and clad with roofing material*
- *Parting bead, between the side and head casings*
- *Crown moldings*
- *Decorative corner elements at the head, apron, or both*
- *Single or dual flanking sidelights at entryways*
- *Transom windows above the major door or window openings*

Response: Window trim is 5/4x4 sides with 5/4x6 on top and 2x sloped sill. Exterior doors have 5/4x6 on top and 5/4x4 sides. Windows also have shutters for architectural detail complying with this section.

Residential Standard 6: Porches/Entrances

In combination with doors, front porches help create a "sense of entry" and typically serve as the focal point of the front-facing facade of the structure. Porches should be encouraged and adequately detailed to create that sense of entry and serve as a primary element of the exterior character.

a. Depth: Projecting or recessed porches should be a minimum of five (5) feet deep. Projecting covered stoops should be a minimum of three (3) feet deep.

b. Width: Projecting or recessed porches should be a minimum of ten (10) feet wide or 25% of the primary facade width, whichever is the lesser. Projecting covered stoops should be a minimum of five (5) feet wide.



c.Supports: To assure appropriate visual weight for the design, vertical porch supports shall have a "base" of no less than six (6) inches square in finished dimension from floor level to a minimum 32" height. Upper posts shall be no less than four (4) inches square.

1.Base features may be of boxed wood, brick, stone, true stucco, or other materials that reflect a support structure. The use of projecting "caps" or sills is encouraged at the transition between the base and column.

2.When the entire support post is a minimum of six (6) inches square no base feature is required.

3.Projecting covered stoops, with no full-height vertical support, shall utilize members of no less than four (4) inches square.

Response: The front projecting stoops are 3 feet deep and 5.2" wide which meets the minimum standards. These stoops are covered with gable roofs and decorative ends.

Residential Standard 7: Landscape, Fencing, and Perimeter Definition

Fencing or other edge-defining perimeter features, including the use of landscape materials, are traditional elements in Old Town Sherwood's residential areas. Please refer to Chapter 16.92 of the SZCDC for applicable landscaping standards and requirements. In addition to those provisions, such features within the Smockville Area shall also comply with the following Standard to maintain the area's character.

a.Materials: The following fencing materials are permitted in the Smockville Area:

1.Brick.

2.Concrete, including concrete block, "split faced" concrete block and similar.

3.Stone.

4.Wood, including vertical or horizontal board, pickets, split rail, and similar traditional fence designs.

5.Woven-metal (arch-top wire), construction cloth (square-patterned) and similar.

1.Vinyl, when used in simple plain board, picket, or post and board installations. (see #3, below)

2.Natural metal colored or black-coated chain link fencing is permitted, but discouraged when visible from the public-right-of-way.

3.The mixed use of materials, as in brick columns with wood or woven wire "fields" is encouraged.

b.The following fencing materials are prohibited in the Smockville area:

1.Plywood or other solid wood panel systems.

2.Open pattern concrete elements except as decorative elements.

3.Vinyl, that includes the use of arches, latticework, finials, acorn tops, and other elaborate detailing not consistent with Old Town Sherwood's vernacular tradition.

4.Vinyl or wood slat inserts in chain link fencing when in view from the public right-of-way.

5.Faux stone, including cultured stone, slumpstone, and similar materials.

6.Molded or cast aluminum.

a.Transparency: Solid barriers of any material built to the maximum allowable height are prohibited facing the public right of way(s). Pickets or wood slats should provide a minimum ½" spacing between vertical elements with large spacing encouraged. Base elements, as in a concrete "curb" or foundation element are excluded from this standard provided they are no higher than twelve (12) inches above grade.



b. Gates/Entry Features: In order to create a sense of entry, gates, arbors, pergolas, or similar elements integrated into a perimeter fence are strongly encouraged. Such features may exceed the maximum fence height limit of four (4) feet provided they are less than eight (8) feet in overall height, are located more than ten (10) feet from any public intersection, and do not otherwise reduce pedestrian or vehicular safety.

Response: A Good Neighbor Fence with 4x4 outdoor wood posts, 2x4 outdoor wood rails and cedar 1x6 vertical board is proposed. The height will be 42-inches high in right-of-way and 6-foot high the remainder in compliance with this section. Flower beds are proposed in the front yard.

Residential Standard 8: Additions to Existing Buildings[...]

Response: Does not apply.

V. CONCLUSION

This narrative and attachment demonstrate compliance with applicable approval criteria and code. The applicant respectfully requests that this application be approved.

