

POULSBO PLACE 8 ZONING SUMMARY

September 8, 2020

SITE INFO

Site Address: NE Corner Sunset & Jensen

Lot Area: #1426-013-138-2008 (C-1) 46,029 SF (1.057 ac)
 #1426-013-139-2007 (RH) 45,846 SF (1.053 ac)
 91,876 SF (2.11 ac)

ZONING

Designation: C-1 Downtown/Front Street Commercial per RMP (Area B)
 RH Residential High (Area B)

Allowable Uses: C-1: Mixed Use (per MPA)
 RH: Multi-family Residential

Application Type: Master Plan Amendments (Type 3, administrative)
 Site Plan Review (Type 2)
 Submit as Consolidated Permit (4 month review period)
 Boundary Line Adjustment (requires Comp Plan update)

		Proposed	Allowable
Density:	C-1:	28 du/ac	(per MPA)
	RH:	19 du/ac	R-DH 22du/ac (per MPA)

Program:	Commercial	4,800sf
	Residential	
	C1: 29 Flats (1-3 Bd)	38,000sf (1,310sf avg. unit size)
	RH: 20 Flats (2-3 Bd)	27,965sf (1,500sf unit size)
	49 Flats	70,765sf

Dwelling Unit Count:	Existing MP units	292
	Proposed Units	49
		341 (360 originally approved units)

		Proposed	Allowable
Lot Coverage:	C-1	57%	50%
	RH:	36%	60%
	Project site coverage equals 50%		

Building Height: C-1: 30' (per RMP)
 RH: 35'(per RMP)

Required Setbacks: C-1: Front: 0' @ Jensen & Sunset, Side-Rear: 0' Side/Rear commercial use @ R zone: 25' or 40' bldg. to bldg. (not applicable since residential to residential)
 RH: Front: 15', 20' from garage, Side: 5' min., 15' combined, Rear: 15'

Landscape Screening: RH to C: type 1 screen, 10' minimum with 6' wall or fence

Required Parking: Commercial (1/250sf)

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

Parking Req'd:

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

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

TOTAL REQ'D 115

Parking Provided:

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

Open Space:

R-DH: 20% site area (9,234sf), 6,960sf provided (15.2%)

SEPA Mitigation:

(2) Urban plazas (5,061sf per RMP), 9,700sf provided

