



NOTICE OF DECISION

Planning and Economic Development Department

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POULSBO PLACE DIVISION 8, TYPE III SITE PLAN REVIEW AND REDEVELOPMENT MASTER PLAN AMENDMENT APPLICATION

Date of City Council Approval: March 17, 2010

File No.:	P-03-24-20-01	Application Type: Type III
Site Location:	SE corner of Jensen & 3 rd Avenue	Tax Parcel: 142601-13-138-2008 & 142601-13-139-2007
Property Owner:	Phase II LLC P.O. Box 2879 Poulsbo, WA 98370	
Applicant/Agent:	Wenzlau Architects 490 Madison Ave, Suite 105 Bainbridge Island, WA 98110	

Project Description: The proposed project will complete the last phase of Poulsbo Place, originally envisioned as a mixed-use neighborhood adjoining the original Poulsbo downtown. The site, comprised of two different land use designations, is designed as one integrated site plan combining the lower mixed-use building with multi-family buildings on the upper portion of the sloping site. Each frontage is designed to support existing character and use patterns, and to ensure complementary aesthetic to both the previously completed phases and the surrounding context. The architecture is meant to evoke aspects of traditional Nordic design (aka Bergen merchant houses).

The program includes 4,800 square feet of retail oriented toward Jensen Way and the existing mixed-use buildings across the street. The mixed-use building will have 29 residential units above below grade parking. The upper site will have 5 multi-family buildings, each containing 4 residential units above structured parking. These buildings will define two main outdoor spaces; the lower retail plaza, and the upper community park.

The residential parking is located below the buildings to minimize the intrusive effects of surface parking on the neighborhood. The project will not decrease the existing supply of on street spaces and will fully meet the parking requirements for the proposal.

Approval Criteria: The Poulsbo Place Redevelopment Master Plan and the 1994 City of Poulsbo Zoning Ordinance are the controlling development standards for this project. Where the Redevelopment Master Plan does not address a specific development standard, regulations vested to the Poulsbo Municipal Code Zoning Ordinance 94-25 (Effective January 9, 1995) will apply. The R-DH development standards in the PPRMP will apply toward the multi-family portion of the proposal on Parcel No. 142601-3-139-2007. The PMC 19 Project Permit Procedures are applicable.

Conclusion: The City Council, as the review authority, has concluded that the application has been found to meet the stated permit criteria, subject to the Conditions of Approval and SEPA Mitigation, and the project as approved will not be detrimental to the public interest, health, safety or welfare of the City.



Decision:

The City Council has APPROVED the Poulsbo Place Division 8 Site Plan Review and Redevelopment Master Plan Amendments, adopted the Planning Commission Findings of Fact, Conclusion, and Recommendation, subject to the SEPA Mitigations and Conditions of Approval found in the staff report.

Property Taxes:

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may contact the Kitsap County Assessor’s Office, MS-22, 614 Division Street, Port Orchard, WA 98366, (360) 337-7160.

Appeal Authority:

The decision is final. The action of the city council on a Type III application may be appealed as provided under the Land Use Petition Act, Chapter 36.70C RCW. Any such petition for review must be filed with Kitsap County superior court within twenty-one days of the date the decision is issued, as provided in RCW 36.70.040, and the Petition must meet all requirements set forth in said statute.

Examination of File:

The application file may be examined online by going to <https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home> > Applications > and search for permit # P-03-24-20-01. If you are unable to access the file, please call the staff contact for options

Staff Contact:

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Site Map:

