



# **Karig Estates**

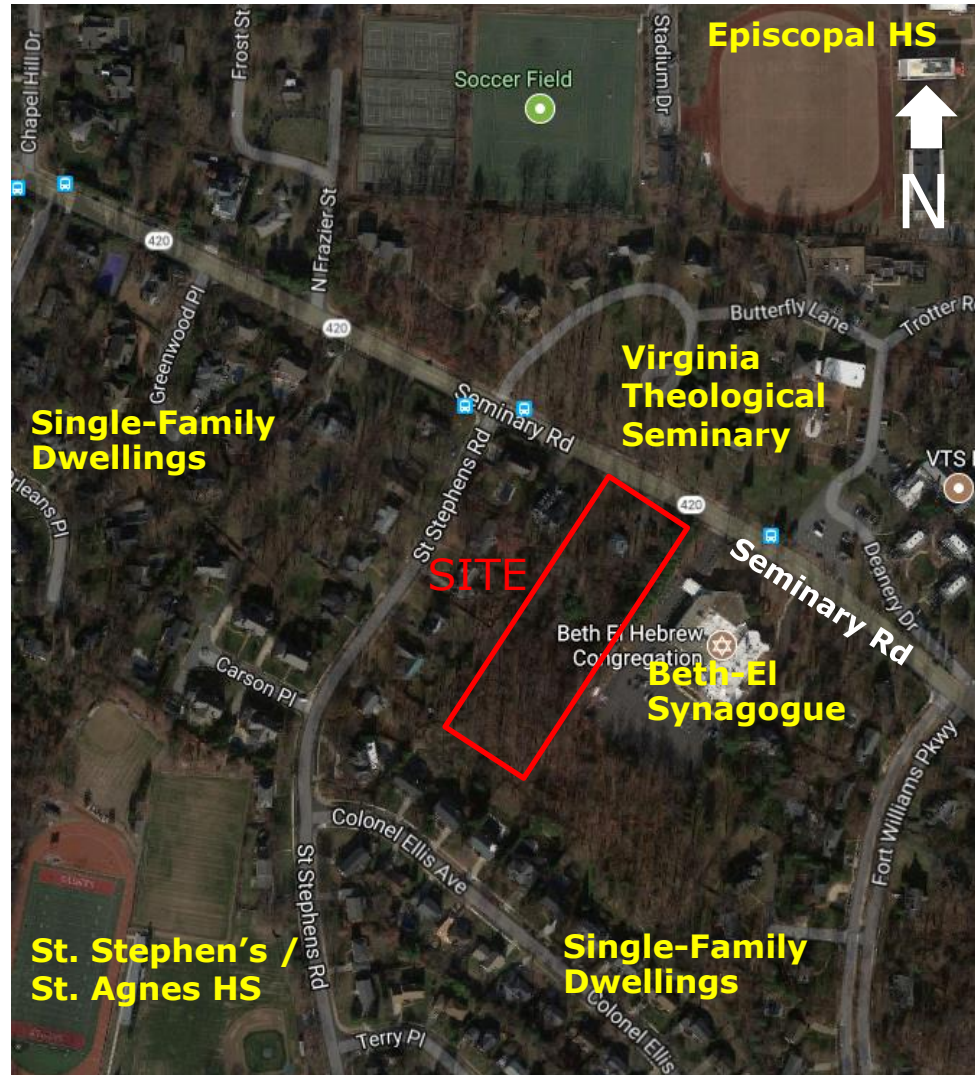
## ***Development Site Plan #2017-0022 APPEAL***

City Council  
January 20, 2018

# Introduction

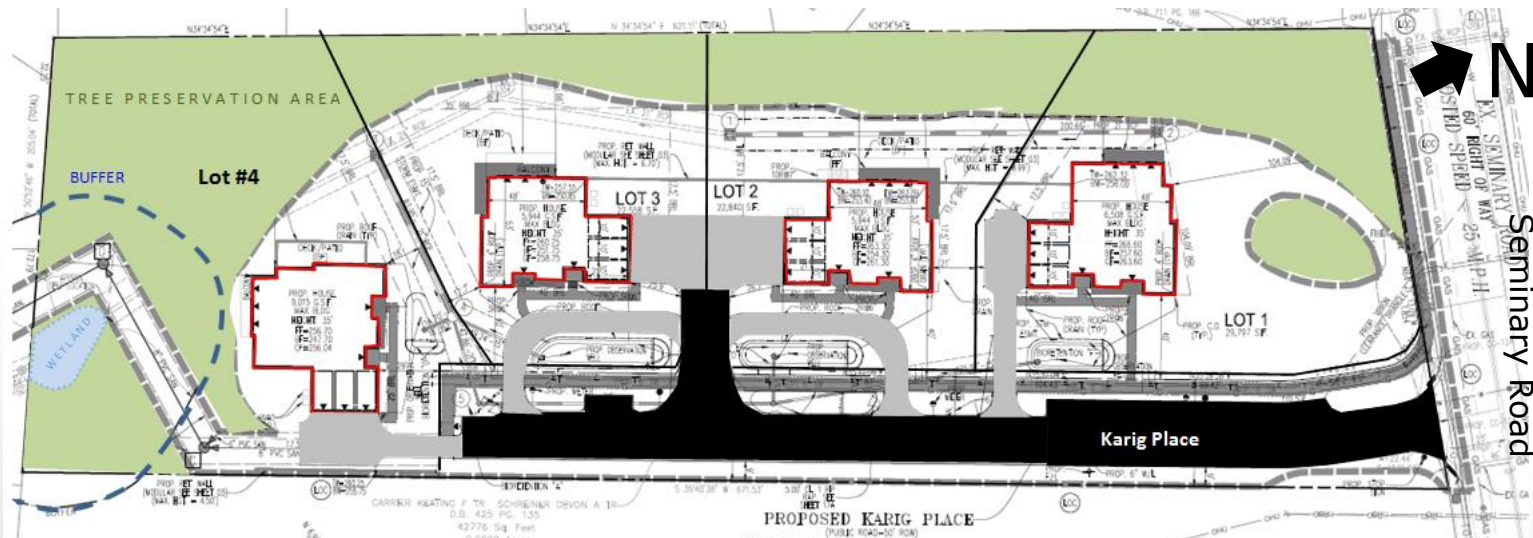
- Six appeals of Planning Commission's November 9, 2017 decision to approve Development Site Plan #2017-0022
- Five appeals from individual property owners near the project site, one appeal from group
- Appeal only concerns site plan, not subdivision

# Project Location



# Project Description

- DSP request to construct four new single-family dwellings
- 5,600 to 9,000 SF dwellings, up to 35 feet tall
- Three-car garages and driveway parking
- Original DSP request superseded by DSP amendment to shift dwelling on Lot #4

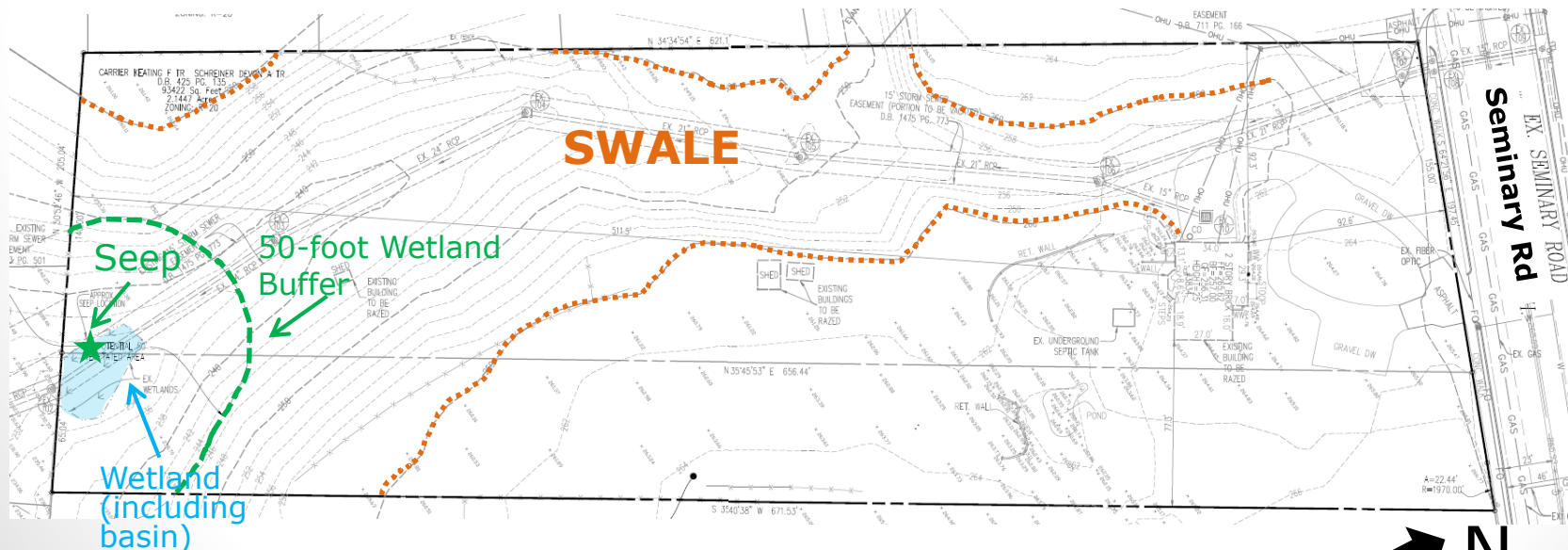






# Site Features

- Heavily wooded, 3.13 acre site
- L-shaped swale ranging from four/six to 25 feet lower than adjacent property
- Isolated wetland
- No resource protection area (RPA)
- City requires 50-foot buffer around wetland



# Appeal Standards

- Only the grounds for appeal that have been identified in letters filed with City Clerk are relevant in appeal proceedings
- Development Site Plans (DSPs) are administrative approvals
- Only those grounds relevant to site plan standards, Zoning Ordinance, and other requirements should be considered
- Staff consolidated and summarized the appeal letters into 14 different grounds for appeal

# Appeal Grounds

- A. Blockface determination
- B. Alternative blockface plan
- C. Contention that RPA exists on the property
- D. Stormwater runoff concerns
- E. Slope and building failure concerns,  
particularly due to marine clay
- F. Concern about loss of natural habitat
- G. Tree inventory needed



# Appeal Grounds

- H. Restrictive covenant requested
- I. Specific staff member should have spoken at Planning Commission
- J. Potential alternative sewer location
- K. Concern for impact on adjacent preschool
- L. Potential diminished property value
- M. Additional information requested
- N. Additional geotechnical questions

# Conclusion

- After reviewing appeal grounds, staff finds that the DSP request:
  - Meets approval standards relevant to appeal grounds
  - Some appeal grounds do not pertain to an approval standard
- Staff recommends approval

