



April 19, 2012

Hans Christiansen
Callison Architects
1420 Fifth Avenue, Suite 2400
Seattle, WA 98101

SUBJECT: DR-12-08 et al completeness

Dear Mr. Christiansen:

Your application, submitted on February 27, 2012 with a subsequent re-submittal on April 16, 2012 has been found to be **complete** as of April 19, 2012. The City now has 120 days from today's date to exhaust all local review and potential appeals. That period will lapse on August 18, 2012.

Staff expects that the application will be noticed and heard by the Planning Commission at a public hearing on either May 23 or June 6, 2012. You can expect to receive notice of the exact hearing date at least 20 days in advance.

This letter also waives specific submittal requirements and approval criteria as allowed by CDC 55.085(B) and as requested by the applicant. Specifically, CDC approval criteria 55.100(B) (2) (d) requires that both for *"non-residential and residential development, the layout shall achieve at least 70 percent of maximum density for the developable net area..."* The CDC uses 'dwelling units per net acre' as its measure of density. The Planning Director finds that this standard was written in response to Metro's 70 percent density rule for housing and that "non-residential" development was added to the criterion in error. There are no density standards for non-residential development. Staff went through the exercise of trying to apply the 70% rule to non-residential development and found that the standard was unworkable, inapplicable and serves no public purpose. The Planning Director approves the waiver request.

CDC submittal requirement of 55.110 (B) (3) calls for a slope analysis which identifies portions of the site according to the slope ranges as follows:

- a. Zero to 15 percent;
- b. 16 to 25 percent;
- c. 26 to 35 percent;

- d. 36 to 50 percent;
- e. Greater than 50 percent.

The Planning Director finds that the applicant has provided a topographic survey with one foot contour intervals which provides all the information needed to understand the form of the site and any grading plans that may be proposed. Planning Director also found that slope issues are not relevant on a lot that is 95 percent flat and substantially built out. The small sloped area will be part of an undeveloped landscaped area that will act as a buffer or transition to the residential properties west of the site.



This letter also waives the CDC submittal requirement of 55.110 (B) (13) which require the identification of Type I and II lands in map form and the provision of a table which identifies square footage of Type I and II lands also as percentage of total site square footage. (Type I lands have slopes over 35% while Type II lands have slopes 25-35%.) The Planning Director finds that type I and II breakdowns are not relevant on a lot that is 95 percent flat and substantially built out. The only purpose of the Type I and II breakdown is to see if a Planned Unit Development is triggered per CDC 24.060: "1. Any development site composed of more

than 25 percent of Type I or Type II lands, as defined by CDC 24.060(C), shall be developed as a PUD.” Since these lands comprise less than five percent of the site then the Type I and II breakdown is not germane.

Also, for the purpose of this application, the applicant has provided a topographic survey with one foot contour intervals which provide all the information needed to understand the form of the site and any grading plans that may be proposed.

Please contact me at 503-723-2539 or by email at pspir@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Peter Spir

Peter Spir
Associate Planner

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