



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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TYPE II NOTICE OF APPLICATION

PDP2018-0009/DR2018-0023/ADU2018-0016, 0018, 0019, 0020, 0021, and 0022

Notice is hereby given that the Planning and Community Development Department (PCDD) has received applications for infill housing and multifamily design review for the following project:

Project Description: Request for infill housing and design review approval to develop the 4-acre parcel addressed as 512 E Sunset Drive pursuant to the Bellingham Municipal Code, Chapters 20.25 and 20.28. The infill housing unit types include 6 small lots abutting E Illinois Street with each lot containing a carriage house, 17 cottages, and 12 townhouses abutting E Sunset Drive. In 2016, the hearing examiner considered and conditionally approved, by decision number HE-16-PL-017, a preliminary plat for this site consisting of 35 residential lots.

The proposal includes requests for modifications pursuant to BMC 20.28.030 for the following:

1. To allow the maximum number of cottage units in a cluster to exceed the minimum threshold of 8 units
2. Increase the maximum combined fence/wall height of 4'6" to 5'6" for the townhomes along Sunset Drive and to 6' along the alleys associated with the cottage units.
3. Increase the 500 square foot single floor area limitation of the carriage house design to allow for an enclosed stairway.
4. Reduce the covered front porch area for each townhouse from the minimum required 50 square feet to 21.75 square feet (approx.) square feet.

Vehicular access is proposed from E Sunset Drive and E Illinois Street; consistent with zoning, vehicular access connecting these two streets is not proposed. E Illinois will be improved to include on-street parking, setback sidewalk, curb and gutter abutting the subject site. E Sunset Drive will be improved with a westbound center-left turn lane and on-street parking abutting the site. The extension of public water and sewer mains and mitigation for stormwater impacts are proposed to comply with city code. A public easement for pedestrian circulation is proposed through the site from E Illinois Street to E Sunset Drive.

Project Location: 512 E. Sunset Drive; Sunnyland Neighborhood, Area 8, Residential single (mixed) zoning.

Applicant: Craig Parkinson, Cascade Engineering Group, 119 Grand Ave. - Suite D, Bellingham, WA 98225; (360) 306-8161.

Property Owner: Sunset Commons LLC, 2200 Division Road, Ste E, Bellingham WA 98226; (360) 676-1799.

Comments Due By: 1/18/2019

A site plan is printed on the reverse of this notice. The full application and all associated documents are available for viewing in the Permit Center at City Hall. Anyone wishing to comment on this proposal, is invited to submit written comments by 5:00 p.m. on January 18, 2019. The final decision on this proposal may be appealed in accordance with Bellingham Municipal Code 21.10.250.

Date Application Received: 8/14/2018
Date of Complete Application: 11/28/2018
Date of Notice of Application: 1/4/2019
Other Known Required Permits: Building permit; public facility construction agreement; stormwater permit.

Send written comments and requests to: **Kathy Bell** (kbell@cob.org or 360-778-8347)

Sunset Commons
512 E Sunset Drive

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A decision will be made on the project following the comment period. If you want to receive notification of the action, please complete and return this section to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Attn: Kathy Bell, Planner **Yes, I would like to know the action taken.**

Name _____
Address _____
 (including City, Zip) _____

