

VARIANCE Application

CITY OF ROY

216 McNaught Street POB 700 ♦ Roy, WA 98580
Phone (253) 843-1113 ♦ FAX (253) 843-0279

Please type or print clearly. Incomplete information may delay the project approval.

APPLICANT: Roy Meadows Development Group, LLC Attn: Camille Minogue		Phone: 206-829-9947	Fax:
Address (City, State, Zip): 1000 2 nd Ave., Ste. 3200 Seattle, WA 98104-1074		E-Mail Address: camille@truthandjustice.legal	
OWNER: same as Applicant		Phone:	Fax:
Address (City, State, Zip):		E-Mail Address:	
AGENT: Apex Engineering, LLC Attn: Tres Kirkebo		Phone: 253-473-4494	Fax: 253-473-0599
Address (City, State, Zip): 2601 S. 35 th St., Ste. 200 Tacoma, WA 98409		E-Mail Address: kirkebo@apexengineering.net	

PROJECT NAME & TYPE: Oakview Preliminary Plat				
Project Address: 29401 SR 507 S.		Parcel Number(s): 0217036009		
Zoning: SFR	Current Use: undeveloped vacant land			
Area/Acreage: 38.36 +/-	Township 17N	Range 2E	Section 3	Quarter Section NW, NE, SE, SW

Has this project been reviewed at a Technical Review Committee (TRC) Meeting? A Pre-Application Conference was held on December 12, 2019.

VARIANCE TYPE: Minor (≤ 20% of code standard) Major (> 20% of code standard)

Provide a detailed description of proposal & what requirements you are seeking relief from (may be attached).

See attached.

Before a Variance can be granted, certain criteria must be met. Please answer the following questions, in detail, so the City can understand the nature of your request. Attach additional sheets, if necessary.

What are the special circumstances that apply to your property, which makes it different from other properties in your neighborhood that have the same zoning? (Special circumstances may include size, shape, topography, location and surroundings, etc.)

See attached

Explain why this Variance will not be detrimental to the public welfare and your neighbors, or injurious to property or improvements in the vicinity. (Consider invasion of privacy, fire safety, future road or utility expansion, and impacts on the character of the neighborhood.)

See attached

Explain why your proposal cannot meet minimum development requirements without a Variance. Have you exhausted all reasonable design options (size, shape, and placement on the lot) in an effort to meet the minimum requirements (setbacks, height, etc.)?

See attached

What site-related hardship will result if the Variance is denied? What will your options be for the proposal if this Variance is not granted? Explain how you have or have not been responsible for the situation that would make a Variance necessary.

See attached

What conditions might be imposed which would keep your project on the same scale as similar uses in your neighborhood?

See attached

I hereby state that I am the applicant listed above; and that the forgoing statements and answers herein made and all information and evidence herein made, and all information and information herewith submitted are in all respects and to the best of my knowledge and belief, true and complete. I understand that the intake fee accompanying this application is not refundable, that the deposit fee may not be sufficient to cover all processing costs and therefore I may be billed additional fees per the City's planning services fee schedule, and that the payment of said fees does not result in automatic issuance of the permit requested in the application.

Dan R. Young, co-manager for RMDG

(Printed name)

(Signature)

Dan R. Young

8-31-2022

Date

ONSITE VARIANCE

Cul-De-Sac Turnaround

- 1. Provide a detailed description of proposal & what requirements you are seeking relief from (may be attached).**

The internal plat roadways within the Oakview Plat are classified as Neighborhood Streets that are to be owned and maintained by the City of Roy. Per Section 2.1.3 of the City of Roy Ordinance No.836 Exhibit D (Roy Design Standards and Guidelines – Streetscape Elements), hammerhead turnarounds are required to be installed at dead ends providing access to more than six dwelling units. The Oakview Plat is proposing to deviate from the Neighborhood Street requirements and utilize cul-de-sac turnarounds at two dead end locations instead of hammerheads.

- 2. What are the special circumstances that apply to your property, which makes it different from other properties in your neighborhood that have the same zoning? (Special circumstances may include size, shape, topography, location and surroundings, etc.)**

Adjacent developments to the south and east utilize cul-de-sacs as turnarounds. Constructing cul-de-sacs within the plat better matches the aesthetics of these surrounding developments.

The proposed plat is required to plant a large quantity of replacement trees. Hammerhead turnarounds generally are larger than cul-de-sacs. Turnarounds are proposed adjacent to the Oak Tree Preservation Area in lieu of a connecting road in order to save as many trees as possible. Constructing hammerhead turnarounds would require significant trees to be removed, whereas cul-de-sacs provide better opportunity for trees within the area to be retained as well as the potential to plant required trees.

- 3. Explain why this Variance will not be detrimental to the public welfare and your neighbors, or injurious to property or improvements in the vicinity. (Consider invasion of privacy, fire safety, future road or utility expansion, and impacts on the character of the neighborhood.)**

This variance is not expected to negatively affect the public welfare or neighbors in the area. The proposed cul-de-sac turnarounds satisfy emergency vehicle access requirements, were designed per Section 2.1.3 of the Roy Design Standards and Guidelines – Streetscape Elements, and provide access for lots located on dead ends in the same manner as hammerheads.

No improvements/expansion are anticipated in the future for the Oakview Plat roads.

- 4. Explain why your proposal cannot meet minimum development requirements without a Variance. Have you exhausted all reasonable design options (size, shape, and placement on the lot) in an effort to meet the minimum requirements (setbacks, height, etc.)?**

Without a variance, additional significant trees may need to be removed within the Oak Tree Preservation Area and replaced as hammerheads occupy a larger area than cul-de-sacs. The topography within the Oak Tree Preservation Area is very steep, which will require additional grading, walls, etc. to satisfy hammerhead design criteria. The Oakview Plat is proposing to save

as many existing trees as possible and decreasing the amount of turnaround area provides more opportunity to meet tree replacement requirements.

- 5. What site-related hardship will result if the Variance is denied? What will your options be for the proposal if this Variance is not granted? Explain how you have or have not been responsible for the situation that would make a Variance necessary.**

If the Variance is denied and hammerhead turnarounds are required to be constructed at dead ends, City maintenance costs will increase because the amount of impervious surfaces and runoff will increase. Residents' guests or the public may also try to park in these areas, which would affect emergency vehicle access.

Because the City requires tree replacement at ratios greater than 1:1, it is more practical to maintain as many existing trees as possible as available space for replacement trees is limited. The Oakview Plat is proposing to meet both the tree replacement and street requirements as much as possible with this alternate design.

- 6. What conditions might be imposed which would keep your project on the same scale as similar uses in your neighborhood?**

Adjacent developments to the south and east only utilize cul-de-sacs as turnarounds. Constructing cul-de-sacs within the plat better matches the aesthetics of these surrounding developments.