

Recommended Action: Staff recommends that City Council amend the decision of the Planning Commission and approve a modified request for Fairview Refinement Plan 12-01 subject to twelve conditions of approval: Condition 1: All development shall be in substantial conformance with Figure 1 of the refinement plan document (Attachment 4 of staff report, page 6). Condition 2: Commercial buildings shall achieve Earth Advantage Commercial certification, or an equivalent green building certification. Condition 3: A minimum of 20% of the driveway, parking, and private streets located on private property as illustrated in Figure 1 (Attachment 4 of staff report, page 6) shall be constructed of pervious-type pavement. Condition 4: Townhouse, duplex and multi-family residential buildings shall have their primary orientation either to a street identified in Exhibit A, or to a common or natural open space area. Natural open space areas include wetlands, streams and natural drainage ways. Multi-family residential buildings abutting a street may have their primary orientation to a side yard when a pedestrian walkway is provided between the building and the street, with at least one entrance located not more than twenty (20) feet from the sidewalk abutting the street. The 20-foot entrance setback does not apply to buildings separated from a street right-of-way by a wetland, drainage way, stormwater management features, protected trees or slopes exceeding 25 percent. Entrances to multi-family buildings may include entrances to individual units or breezeway/courtyard entrances (i.e. to a cluster of residential units). “Primary Orientation” means the side of the building with the majority of the residential unit entries. Condition 5: A minimum of 50% of the entry floor units in each multi-family residential building shall incorporate an individual pedestrian main entrance (e.g. ‘front door’) providing access to the units via a pedestrian walkway abutting a street or a pedestrian walkway network within a common or natural open space area. Natural open space areas include wetlands, streams and natural drainage ways. Condition 6: Residential buildings shall have no dimension greater than 150 feet. Condition 7: For the portion of Lindburg Road SE that it is the responsibility of Simpson Hills LLC to construct, provide “sharrows” striping and signage to accommodate and direct bicycles in the travel lane of the street. Condition 8: The applicant shall comply with all FAA requirements related to development of the property. Structures penetrating the FAR Part 77 Horizontal Surface are limited to a maximum height of 35 feet. Condition 9: At the time of construction plan approval the public right-of-way for ‘1st’ and ‘A’ Streets shall extend to the exterior property lines of the refinement plan. Condition 10: Figure 14, on page 25 of the Refinement Plan, shall be modified as follows to accommodate for street trees, street lights, street signs, and other appurtenances between the edge of pavement and right-of-way line: (a) The non-parking side of the street shall include a minimum 4 feet between the outside edge of pavement and the right-of-way line. (b) The parking side of the street shall have a variable right-of-way or easement based on final street configuration as determined at the time of subdivision approval. Condition 11: Street trees on public streets shall meet the requirements of SRC Chapter 86 Street Trees. Condition 12: All stormwater facilities serving public rights-of-way shall be public and maintained by the City.