

Building & Planning Department

P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
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(360) 225-1048 / FAX # (360) 225-7336

NOTICE OF APPLICATION

SITE PLAN REVIEW / CRITICAL AREA PERMIT

ISSUE DATE: April 18, 2014
Lead Agency: City of Woodland, WA
Project: Woodland Vet Clinic New Facility
Land Use Application No.: 214-912.SPR.CAP

Applicant:	Jeff Clark, Architectural Werks, Inc. Jennifer Phang, Architectural Werks, Inc.
Property Owner:	Dr. Brett Sharman, DVM
Site Location:	1840 Belmont Loop Woodland, WA 98674
Parcel Number:	504211603 Township 5N, Range 1W, Section 12, W.M.
Parcel Size:	67,667 square feet
Zoning Designation:	Highway Commercial (C-2)
Date Application Received:	April 8, 2014
Date Notice of Complete Application Issued:	April 15, 2014
Comment Due Date:	May 7, 2014

I. DESCRIPTION OF PROPOSAL

The applicant is proposing a new, single-story 3,997 square foot veterinary hospital on a vacant parcel in the Highway Commercial zone on Belmont Loop. Associated site improvements include adding 24 parking spaces, a sidewalk on Belmont Loop, and internal pedestrian walkways. Also included is an approximately 310 square foot outdoor animal enclosure, an approximately 240 square foot outdoor staff courtyard, and a monument sign near the driveway entrance.

The project will tie into the City's existing water and sewer systems, as well as the existing storm system. The site is generally flat with grassy vegetation and no trees. There is a Category IV wetland located on site, which requires a 50' buffer that will be maintained.

The proposed use is allowable in the Highway Commercial zoning district.

You are invited to comment on this proposed project.

II. LOCATION OF PROPOSED DEVELOPMENT

The project site is located at 1840 Belmont Loop in Woodland, Washington, parcel number 504211603.

The site is located in Township 5 North, Range 1 West, Section 12, Willamette Meridian.

III. CRITICAL AREAS PERMIT

The applicant submitted a Critical Areas Permit application as there is a Category IV wetland on site as shown in the Wetland Report/Critical Areas Determination submitted by Ecological Land Services, Inc. These wetlands require a 50' buffer as per Woodland Municipal Code. The proposed area of development is outside of this 50' buffer. According to the Wetland Report, provided the 50' buffer is maintained, there is no need for additional mitigation.

V. REVIEW AUTHORITY

Per WMC 19.08.030, Type II Site Plan Reviews shall be approved, approved with conditions, or denied by the Development Review Committee. Further, a Critical Area Permit shall be approved, approved with conditions, or denied by Public Works Department Staff.

Date: April 18, 2014

Signature: 

Published in the Reflector: April 23, 2014

Exhibit:
Site Plan/Vicinity Map

- CC: Applicant
- Owner
- Property Owners within 300 feet
- Hearing Examiner
- Department Heads
- Planning Commission
- Mayor
- Building Official
- File
- Counter Copy

CONTACT INFO:

APPLICANT
 ARCHITECTURAL WERKS, INC.
 19204 NORTH CREEK PARKWAY, SUITE 110
 BOTHELL, WA 98011
 PH: 425-823-2244
 CONTACT: JEFF CLARK, AIA
 EMAIL: JClark@awerks.com

PROPERTY OWNER
 DR. BRETT SHARMAN, DVM
 DBA WOODLAND VETERINARY HOSPITAL
 236 DAVIDSON AVENUE
 WOODLAND, WA 98674
 PH: 360-225-9469
 CONTACT: DR. BRETT SHARMAN, DVM
 EMAIL: woodlandvet@yahoo.com

CONTACT PERSON
 JENNIFER PHANG, AIA
 ARCHITECTURAL WERKS, INC.
 19204 NORTH CREEK PARKWAY, SUITE 110
 BOTHELL, WA 98011
 PH: 425-823-2244
 EMAIL: jennifer@awerks.com

LEGAL DESCRIPTION:

SUB-STRONG S DLC DESC: PACIFIC PARK CENTER PHASE II
 LOT L SECT, T1N, R12G-12-5N-1W PARCEL: 504211603

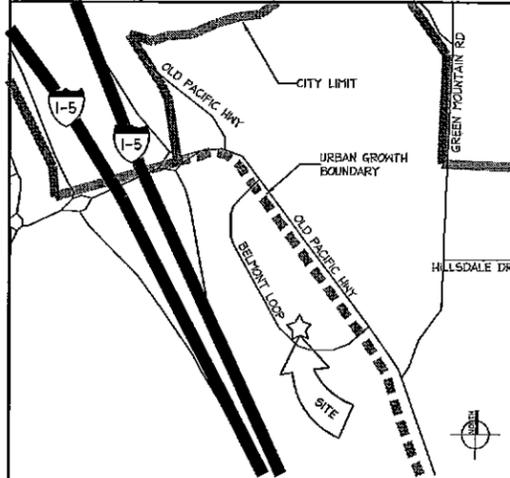
OFF-STREET PARKING CALC.

SINGLE STORY OFFICE - 3,997 GFA
 PARKING: 3,997/300 (HIGHWAY COMMERCIAL DISTRICT)
 = 13.32 = 14 STALLS
 TOTAL REQUIRED: 14 STALLS
 PROVIDED: 24 STANDARD STALLS (INCLUDING 1 HANDICAP STALL)
 COMPLIES
 BICYCLE PARKING: NONE REQUIRED

ZONING CODE

BUILDING SETBACKS: NONE REQUIRED

VICINITY MAP

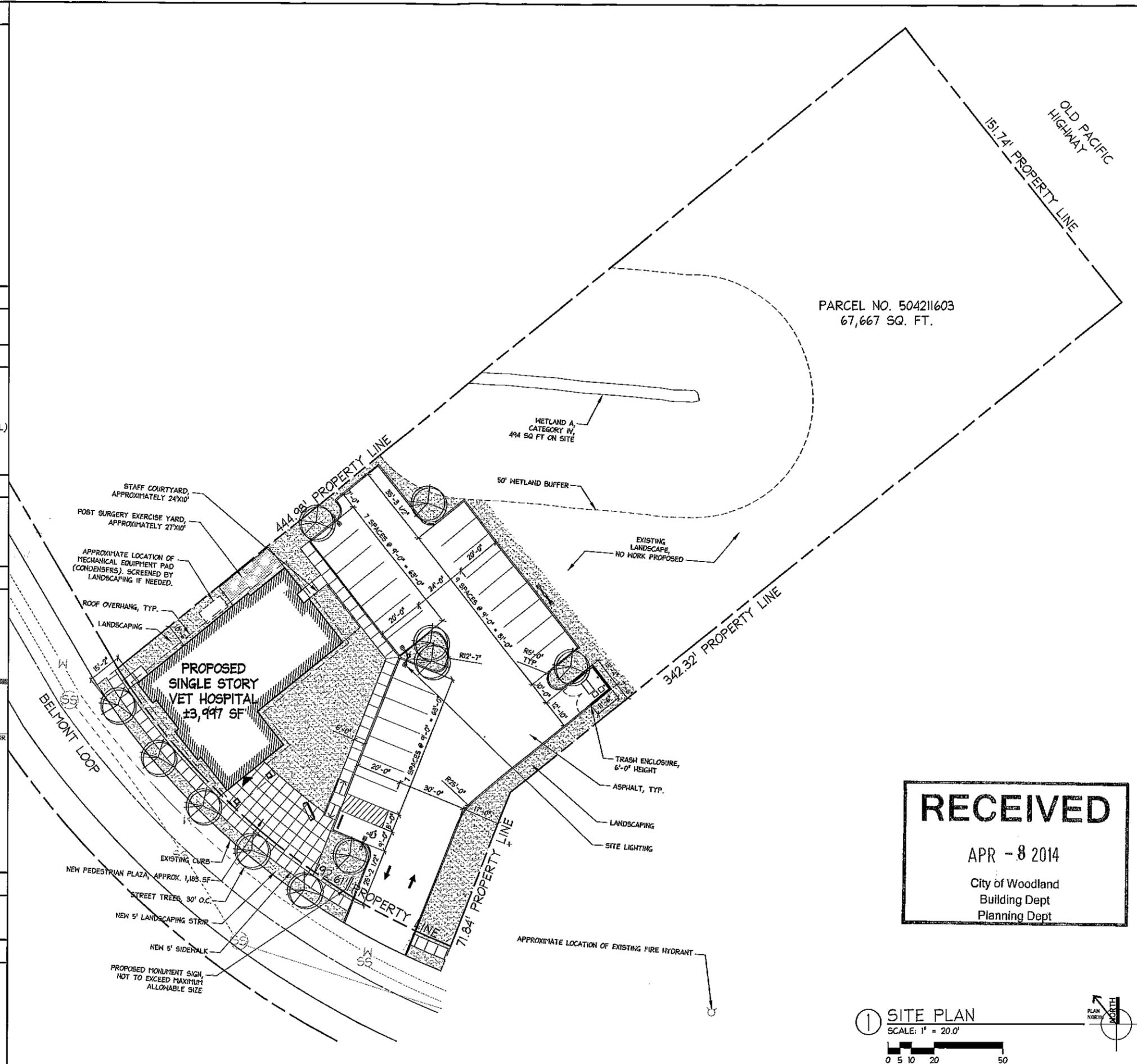


SITE PLAN GENERAL NOTES

- A. SEE FLOOR PLAN FOR ADDITIONAL WORK & DIMENSIONS
- B. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION

SITE PLAN LEGEND

LANDSCAPED AREA



PARCEL NO. 504211603
 67,667 SQ. FT.

RECEIVED
 APR - 8 2014
 City of Woodland
 Building Dept
 Planning Dept

① SITE PLAN
 SCALE: 1" = 20.0'



SEAL:
PRELIMINARY
 NOT FOR CONSTRUCTION

Woodland Vet Hospital
 New Construction
 1840 Belmont Loop
 Woodland, WA 98674

JOB NUMBER: 1323
 DRAWN: VO
 CHECKED:
 DATE: April 2, 2014
 REVISIONS:

SHEET TITLE:
 SITE PLAN
 SITE PLAN REVIEW
 SHEET NUMBER:
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