



Whipple Consulting Engineers, Inc.

Mc Carroll's East Addition 2nd Preliminary Long Plat Narrative-2025

July, 5 2018

This proposed 112 lot long plat is to develop lots along Strong Road, Seminole Court, S. Phoebe Court, S Belmont Drive, and S. Sorenson Drive.

The subject site totals over 31 acres with lots ranging from 4950 sf to 13,762 sf size averaging .19 acres.

The parcel consists of evergreen trees and field grasses throughout the site with slope up to 25%. This is undeveloped land with single family lots to the north, east, and west of the project. The property to the south is zoned residential multi-family and presently undeveloped.

Access will be provided to all the lots from Strong Road which connects to Indian Trail Road. Water, sewer and dry utilities will be part of the design. Secondary access through 6th addition to Barnes Road has been provided.

The Comprehensive Plan designation is Residential 4-10. The parcel is currently zoned RSF.

The following services will be provided by the utilities listed. Electricity will be supplied by Avista. Natural gas will be provided by Avista. Comcast will provide cableTV. And telephone will be provided by CenturyLink.

The project is planned to be constructed all at one time.

This request is consistent with the following Comprehensive Plan Goals and Policies.

A. Goal LU2. Encourage the enhancement of the public realm.

This project is consistent with this goal through the implementation of the policies as outlined below.

- a. LU- 2.1 Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

The addition of single family and duplex lots encourages social interaction with the neighbors throughout this project.

- b. LU-2.2 Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses.

The proposed single family and duplex lots are compatible with the lots in adjacent subdivisions.

B. Goal LU3. Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work and transportation systems.

- a. LU-3.1 Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

This project in an infill project which will extend Strong Road further up the hill.

C. Goal LU 3.7. Prescribe maximum, as well as minimum, lot size standards to achieve the desired residential density for all areas of the city.

The project follows these standards.

D. Goal LU4. Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.

- a. LU-4.1 Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.

This project is extending existing roads.

- E. Goal LU5. Promote development in a manner that is attractive, complementary, and compatible with other land uses.
 - a. LU-5.1 Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.
The project uses the natural environment for daylight basements.
 - b. LU-5.2 Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.
The frontage will have street trees to enhance the surrounding area.
 - c. LU-5.5 Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.
The project matches the surrounding single-family and duplex lots.
- F. Goal LU6.3. Work with the local school districts to identify school sites that are located to serve the service area and that are readily accessible for pedestrians and bicyclists.
The project is to be incorporated with the existing single-family lots.
 - a. LU-6.9 Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.
The single family lots are to be compatible with the existing neighborhood.
- G. Goal LU8. Maintain an Urban Growth Area that includes areas and densities sufficient to accommodate the city's allocated population, housing and employment growth for the succeeding twenty-year period, including the accommodation of the medical, governmental, educational, institutional, commercial, and industrial facilities related to such growth, but that does not exceed the area necessary to accommodate such growth.
 - a. Goal LU-8.1 Limit urban sprawl by encouraging development in urban areas where adequate public facilities already exist or where such facilities can be more efficiently provided.
This is an infill project.