



# Planned Unit Development Application

Rev.20180102

1. What standard does this proposal seek to alter through the plans-in-lieu of compliance procedure?

**This proposal seeks to alter Spokane Municipal Code (SMC) Section 17C.110.200 Development Standard Table 17C.110-3.**

**The items that will be modified are the following:**

- **Maximum building coverage:**
  - **Lots 5,000 sf or larger: 2,250 sf + 35% for portion of lot over 5,000 sf.**
  - **Lots 3,000-4,999 sf: 1,500 sf + 37.5% for portion of lot over 3,000 sf.**
- **Floor Area Ratio (FAR): 0.5**
- **Front Setback: 15 ft.**
- **Rear Setback: 25 ft.**

**Additionally, the proposal seeks to modify SMC 17C.230.145(C)(4)(a):**

- **Front yard hard surface coverage (vehicle parking): 40%**

**Our proposal requests to modify the above items to the following:**

- **Maximum building coverage: 60%**
- **Floor Area Ratio (FAR): No maximum**
- **Front setback: 10 feet house, 20 feet garage or car port.**
- **Rear setback: 20 ft.**
- **Front yard hard surface coverage (vehicle parking): 45%.**

**Please see the table on Sheet PP2.**

2. Does this proposal seek bonus density?

**No, this proposal does not seek bonus density.**

3. List the provisions of the land use code that allows the proposal.

- A. Per the City of Spokane Zoning map, the subject parcel is in the RSF Zone.**
- B. According to Spokane Municipal Code Section 17c.110.030- Characteristics of Residential Zones, the RSF zone is a low-density single-family residential zone. It allows a minimum of four and a maximum of ten dwelling units per acre. The RSF zone is applied to areas that are designated residential 4-10 on the land use plan map of the Comprehensive plan.**
- C. Section 17c.110.115 states the following uses are allowed: single family residence (attached and detached) traditional housing, zero lot line, accessory dwelling unit and manufactured homes.**
- D. Section 17G.070 allows for Planned Unit Developments.**

4. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

### **LU 3 – Efficient Land Use**

- **We believe that the proposed PUD will continue to promote the efficient use of land by placing these lots adjacent to existing development and public services. This development as proposed will implement the following policies:**
- *LU 3.1 Coordinated and efficient land use*
  - **This project is located along 21<sup>st</sup> Avenue, where existing services and facilities are in place that can be feasibly extended into the development. This development will additionally continue 21<sup>st</sup> Avenue through its current alignment and provide public roadway for existing properties and homes north of the roadway.**

### **LU 4 –Transportation**

- **We believe that the proposed PUD will provide public streets and lots that will utilize existing transportation infrastructure and thereby promote the efficient use of the proposed and built environment. This development as proposed will implement the following policy:**
- *LU 4.1 Land use and transportation*
  - **This project includes a trip generation and distribution letter, which forecasts the future transportation needs of the project. This project as required will participate in the city’s impact fee ordinance to mitigate transportation impacts from this development.**

### **LU 5 – Development Character**

- **We believe that the development of this PUD will continue to utilize geographic areas that will maintain both the existing and proposed built environments without placing undue burden on the area residents or services. This development as proposed will implement the following policy:**
- *LU 5.5 Compatible development*
  - **As a single-family detached infill development, this project is compatible with the single-family residences to the east and south. The PUD overlay allows for a diverse mix of detached single-family residences as seen on the PUD plans.**

### **LU 7 – Implementation**

- **We believe that the development of this PUD will ensure the implementation of the goals and policies of the City’s Comprehensive Plan by promoting infill development, thereby limiting sprawl opportunities.**

### **LU 8 – Urban Growth Area**

- **The development of this PUD within the UGA and within the City’s corporate limits meets the goals of this policy. This development as proposed will implement the following policy:**
- *LU 8.1 Role of Urban Growth Areas*
  - **This project is located within the UGA and the City of Spokane, where public facilities exist adjacent to or in the nearby vicinity.**

5. Please explain how the proposal meets the concurrency requirements of SMC 17D.010. Are the existing transportation systems, public facilities and services in the area adequate to support the proposed development? Are any of the improvements to transportation systems, public facilities and services necessary as a result of the proposed use funded in the City's capital improvement programs?
- A. As identified in this section, this project will meet concurrency as defined for all elements (A to I) listed under 17D.010.010 Applicability and will not affect overall levels of service.**
- i. Transportation: the project will not add any additional densities not considered in the comprehensive plan and is agreeable to pay the City of Spokane Traffic Impact Fees associated with the region.**
  - ii. Public Water: the additional water services will be reviewed by The City of Spokane Public Works and is in the Retail Water Service Area. A hydraulic model is included with this application as required by Spokane Water Department staff in the pre-development conference notes. Based upon preliminary calculations, the project expects to generate an average daily demand for water of 129,847.50 GPD, with a max day demand of 337,603.50 GPD and peak hour demand of 573,926 GPD. Please see the attached SEPA Checklist.**
  - iii. Fire Protection: The City of Spokane Capital Facilities Plan (Appendix C of the comprehensive plan) references the Washington Survey and Rating Bureau and states that areas greater than five road miles from a fire station receive a 9A rating and typically an increase of insurance rates. The project site is located 2.7 road miles from the nearest fire station, station 4 at 1515 W. 1st Avenue. The project will not add any additional densities not considered in the comprehensive plan.**
  - iv. Police Protection: The City of Spokane Capital Facilities Plan identifies that the city has funding to support an adequate level of service for police through 2023. The project will not add any additional densities not considered in the comprehensive plan.**
  - v. Parks and Recreation: This project will provide approximately 7.03 acres of tracts, of which 1.21 acres is a mitigated wetland, and the remainder is passive open space (a pervious trail).**
  - vi. Library: the project will not add any additional densities not considered in the comprehensive plan. The City of Spokane Capital Facilities Plan acknowledges that Library Levels of Service are currently inadequately maintained and further indicates that new facilities in the Qualchan area may be required; however, the lack of libraries in the area is an existing condition that will not be impacted by this project.**
  - vii. Solid Waste disposal and recycling: the project will not add any additional densities not considered in the comprehensive plan. Comments from City of Spokane Solid Waste staff in the pre-development meeting notes indicate that the plans would be approved as shown.**
  - viii. Schools: The project site is currently served by Windsor Elementary, Westwood Middle School, and Cheney High School.**
  - ix. Public wastewater (sewer and stormwater): Sewer and storm sewer for the vicinity of the project, with stormwater being handled via the SRSB under budget method with limited infiltration; however, the sewer from the project site passes by CSO 16, a combined sewer outfall that is considered controlled in the 2013 CSO plan amendment. The project will not add any additional densities not considered in the comprehensive plan. Based upon preliminary calculations, the project expects to**

generate a sewer capita flow (without peaking factor) of 49,750 GPD and a peak flow of 149,250 GPD.

- B. As required, it is understood that further concurrency tests will be made by staff and other affected agencies. If a concurrency test were to be marginal, appropriate provisions would be implemented to bring this plat back into level of service conformance such as the payment of traffic impact fees or other modifications that may be required to meet the appropriate and identified levels of services for the noted facilities and services, these changes may affect existing water and sewer facilities.**
6. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and existence of natural, historic or cultural features.
- A. A copy of the preliminary plat and PUD is attached utilizing topography obtained in the field and supplemented by Washington State LIDAR and the proposed lots are adequate for required density as proposed. Some grading should be expected to ensure the establishment of proper building pads, roads and utility extensions.**
- B. The lots proposed in the long plat are generally consistent with those existing homes in the nearby Grandview area, however all lots will be developed in accordance with section 17c.110, including 17c.110.200 lot sizes per table 17c.110-3, 17c.110.205 density.**
- C. Soils, slope and drainage features have been considered as a part of this project, please see the attached geohazard evaluation.**
- D. Public utilities including water and sewer are available to this project. This project will be required to provide extensive water and sewer extensions for service. Preliminary design reports for water and sewer have been prepared and are a part of this application.**
- E. A Geotechnical report has been or will be prepared for this proposal.**
- F. The site contains three wetlands which will be replaced, mitigated and/or enhanced per City of Spokane standards.**
- G. There is no apparent evidence of historic or cultural features on site and a cultural resource survey has been ordered to verify that no historic or cultural features are onsite.**
- H. As required by the SRSM, all storm water will be treated and disposed on site or as allowed.**
7. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.
- A. We believe that the SEPA checklist that was prepared for this project as well as the existing zoning and inclusion within the city limits would have contemplated the addition of these lots on this property and therefore, this project is not anticipated to have any substantial impact to the neighboring property or the surrounding area as whole; however, traffic impacts will be mitigated to maintain levels of service as necessary. It should be noted that the site contains three wetlands which will be mitigated, replaced and enhanced at levels required by SMC Chapter 17E.070: Wetlands Protection. Please see the attached conditional use permit for wetland mitigation.**

8. Demonstrate how each of the objectives in SMC 11.19.361 are satisfied in the proposal:  
**Please note that SMC 11.19.361 was repealed and is no longer in effect.**

- a. Encourage a more creative approach for land development, achieving a more efficient, aesthetic and desirable use of the land in harmony with and not adversely affecting the surrounding area, but remaining within desired population density ranges and land area coverage standards. Such land development must be consistent with the available land, transportation, utilities, public health and safety standards of the City and the goals and policies of the comprehensive plan.

**This Planned Unit Development is being applied for to increase building size and footprint, allowing more room for families on smaller lots that are becoming more popular due in part to the decrease in available land allowed under GMA and declared housing emergency in the Spokane region. Due to the existing wetlands onsite, the PUD contains significant amounts of permanent open space which brings the project into desired population density and land area coverage standards. As mentioned in other locations of this application, the development is consistent with available land, transportation, utilities, public health and safety standards of the City of Spokane. Please see the response to question 5 for more information regarding concurrency.**

- b. Best utilize and protect the potential of sites characterized by special features such as size, shape, geography, topography, or some environmentally sensitive feature.

**The proposed PUD best utilizes the potential of the site's size, shape, geography and topography through wetland mitigation and single-family residences. The site is encumbered by significant wetlands and has no surface drainage routes because the development to the east made no accommodations for drainage. The site will use an evaporation pond within the wetland buffer to prevent drainage offsite and retain the quality of the wetland.**

- c. Best preserve historical and cultural features.

**This item is not applicable as there are no known historical or cultural features onsite. A Cultural Resource Survey has been requested.**

- d. Make possible a variety of living, working and/or recreational environments.

**This PUD allows for larger residences for larger families which are contained on the smaller lots allowed by code. Residences of this floor area are typically used on larger lots; however, we are finding that as the price of land proportionately increases, smaller lot sizes become increasingly more affordable.**

- e. Maximize opportunities to conserve energy or utilize alternative energy sources.

**This project will follow all applicable energy codes.**

- f. Encourage economy and efficiency in the provision and maintenance of utilities and transportation routes and in the provision of quality housing at a reasonable price.

**This development as designed will provide quality housing in the RSF zone at a more affordable price than similar homes or larger lot sizes.**

- g. Permit a flexibility in design such as, for example, placement of buildings, common wall construction, use of open spaces, bicycle and pedestrian circulation facilities, off-street parking areas, street alignment, or other methods to achieve these objectives.

**Most subdivisions within the Residential Single-Family zone are by their very nature homogenous; however, building articulation and facades; trails; and other amenities will be used to provide variety between residences within the subdivision.**

9. For CBD-1 through CBD-6 zones, the additional criteria of SMC 11.19.198(c)(1) through (c)(8) must be met. Please demonstrate how the proposal, if located in a CBD zone, meets these criteria.

**The property is not located in a CBD zone, so this item is not applicable.**

10. Is design review required? If not, describe the design features of the proposed development that result in a need for flexibility in the application of zoning or subdivision standards and why are they necessary?

**Design review is no longer required for PUD applications, per Shaping Spokane Housing. Building elevations are included with this proposal to show housing type variety.**