



Whipple Consulting Engineers, Inc.

2119-Cotter Pocket Residential Preliminary Short Plat Type II Narrative

February 18, 2019

This project is an in-fill development for 8 single family homes found at the intersection of Buckeye Ave. and Miami Ct., at E. 4214 Buckeye Ave, one block west of Havana Street.

The subject site totals 0.86 acres with each lot large enough for a 1,200 SF House and attached garage.

The parcel consists of few deciduous trees and field grasses throughout the site with slope up to 3%. The property is generally undeveloped land with an existing garage, which is to be demolished with the project. These are 4 existing single family lots all zoned RSF.

Access will be provided to 1 lot on Buckeye Ave. with the remaining 7 lots being accessed by Miami Ct. Water and dry utilities will be installed into Miami Ct.

Miami Ct. currently has a sewer line. Service to the proposed lots will be tied into the existing line.

The Comprehensive Plan designation is Residential 4-10. The parcels are currently zoned RSF the proposed project has a density of 9.3 units/acre.

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 start construction the Spring of 2019 and be completed by 2020.

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PLANNING & DEVELOPMENT

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

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

This pocket residence 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 an infill development encourages social interaction with the neighbors throughout this project as well as the standard public sidewalks for neighborhood walking.

- 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 infill development is compatible with the single-family homes in this area.

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 is an infill project which has frontage improvements on Buckeye Ave. and Miami Ct. Miami Ct. will have water and dry utilities extended out for this project.

C. Goal LU 3.6 Allow more compact and affordable housing in all neighborhood's, in accordance with design guidelines.

This pocket infill project development increases density with standard size lots which should allow for more affordable housing in this neighborhood.

D. 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 the City standards.

E. 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

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Transportation Chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.

This is an in-fill development which allows for more homes within the undeveloped area of the existing community.

F. 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 layout for homes and driveways proposes to follow the City, County and State Regulations.

- b. LU-5.2 Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.

Street trees as part of the frontage improvements will enhance the area.

- c. LU-5.5 Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

The infill development will follow existing building code and are anticipated to match into the neighborhood.

G. Goal LU 6 Ensure the provision and distribution of adequate, public lands and facilities throughout the city.

- a. 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.

This is an in-fill project within an existing single-family neighborhood and served by School District 81.

- a. LU-6.9 Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.

This an in-fill development that lends itself to be compatible with the existing neighborhood of single family homes.

H. 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 using existing public utilities.