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PLANNING & DEVELOPMENT SERVICES

Five Mile Cottage Development
Application Narrative

GENERAL

This application proposes to create two new residential parcels from a single 2.16-acre, undeveloped parcel through the Short Plat process. Parcel 1 will be approximately 1.2 acres, while parcel 2 will be approximately 0.96-acres.

This proposal also includes developing 23 cottage housing units on the newly formed parcels. Parcel 1 will contain 12 cottage units and parcel 2 will contain 11 cottage units. The sites and cottage structures will be developed in accordance with applicable sections of SMC Title 17C, 17C.110.350 and other applicable codes and regulations.

The subject property is located in the City of Spokane in a portion of the SE ¼ of the NW ¼ of Section 25, T26N, R42E, W.M. It is currently zoned RSF and is designated as Residential 4-10 in the City's Comprehensive Plan. The subject property is bound by residential properties to the West and South, and by Five Mile Road to the East and North.

This application does not seek to alter the current zoning designation and no adverse impacts to surrounding properties are anticipated.

Public water and sewer are available within the Five Mile Road right-of-way and will be extended into the sites.

PURPOSE

This narrative has been prepared to summarize the intent of the proposed development of the newly created residential parcels. Segregating the existing property is being proposed to accommodate the density limitations of Cottage Housing sites per SMC 17C.110.350.

STORMWATER MANAGEMENT AND ANALYSIS METHODOLOGY

It is intended that stormwater runoff generated on each parcel will be collected, conveyed and disposed of onsite in accordance with the current stormwater guidelines adopted by the City. Based on current standards, drainage facilities will be designed to accommodate a 10-year design frequency storm event. This projects lies within the Aquifer Sensitive Area which requires the stormwater runoff from asphalt pavement to be treated by means of grassed infiltration areas commonly referred to as "208" swales whenever subsurface or surface discharge is expected.

For this project, surface storage and treatment will be provided by the use of '208' swales and stormwater runoff will be discharged through standard pre-cast drywells or gravel galleries based on adequate infiltration qualities of the onsite soils.

TOPOGRAPHY

The existing site topography generally consists of two low-slope benches that slope down from North to South. The upper bench at the North end of the site has a gentle slope of approximately 2%, while the lower bench at the South end of the site has a slope of approximately 7%. The existing ground transitions between the upper and lower benches near the middle of the site at a grade of about 21%.

SOILS

As can be seen from the accompanying soil boring logs, the site consists of a mixture of silt, silty sand and silty gravel overlaying fractured basalt at various depths. The soils at the South end of the site where the stormwater runoff will be collected appear to be most conducive for disposal through infiltration.

CONCEPTUAL SANITARY SEWER

The sites will be served by an existing 8-inch diameter sanitary sewer main in Five Mile Road.

CONCEPTUAL WATER

The sites will be served by an existing 18-inch diameter water main in Five Mile Road.

SITE ACCESS

Access to the new parcels will be provided by two private driveway approaches from Five Mile Road.