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Indian Trail and Barnes Replat

OCT 7 2013

Narrative

PLANNING & DEVELOPMENT SERVICES

Description of proposal

Replat of Lots 12-24 Block 3 and 1-3 Block 4 McCarroll Addition. Lots 1-13 of the proposed plat will remain single family lots and zoning. Lot 1 Block 2 will become an office site upon recording of the plat. Proposed use is a veterinary clinic as approved by City Council in 2012. Lot 2 Block 2 is under contract with the adjacent owner to purchase for additional lot area and rear yard improvements to his existing home site. Aggregation of that lot into his will be done by him upon purchase.

The proposed veterinary hospital will be constructed upon recording of the plat or a phase of the plat. Start of construction is approximately June, 2014 and occupancy in February, 2015.

Approval Criteria:

Pursuant to SMC 17G.060.170C, the following decision criteria shall be used for Type III applications:

- 1) The proposal is allowed under the provisions of the land use code: *This is a replat of an approved subdivision known as McCarroll Addition. The land Use code previously and currently allows for the subdivision of land within this location and zone.*
- 2) The proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property. *As stated above, the replat of this property is within the land use category of the comprehensive plan and zone that implements this category of the plan. In addition Ordinance No. C34031 states that the office use is also consistent with the comprehensive plan as amended in that Ordinance and as now proposed as Lot 1 Block 2 of the replat.*
- 3) The proposal meets the concurrency requirements of chapter 17D.010 SMC: *The proposed replat reduces the number of residential lots from 13 s/f lots and three duplex lots to 13 s/f lots, one "expansion lot" and one office site. In reviewing the proposed office amendment, both the Planning Commission and Council found the proposed change to be concurrent with applicable facilities and services. With the reduction in residential lots and the improvement of traffic circulation as proposed by the plat; (elimination of Woodridge Dr and Barnes Rd intersection); the proposed replat is meeting all applicable concurrency requirements.*
- 4) If approval of a site plan is required, the property is suitable for the proposed use and site plan considering the 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 the existence of natural, historic or cultural features. *The subject property is located within the nodal point of a Neighborhood Center, with the center point of that designation being the intersection of Indian Trail and Barnes Rd. The subject property is part of the NE quadrant of that intersection and is surrounded by high density apartments, retail office or other quasi-public facilities. Moreover, the city has already found this to be appropriate for 16 residential lots and/or a modification thereof with an office component. This proposed design reflects that adjustment and requires the review and approval of a revised plat design.*

- 5) The proposal will not have a significant adverse impact on the environment or the surrounding properties...: *The office amendment to accommodate a local neighborhood veterinary hospital has been found to be appropriate for the area within this proposal known as Lot 1 Block 2. In addition, Lot 2 Block 2 is an area referred to above as the "expansion lot" and will be sold to the adjacent neighbor on Lot 11. Block 3 of McCarroll Addition. It will be sold and aggregated into his current property and used as expansion of his residential lot for accessory uses. The Council also approved the amendment for office use subject to an approved Development Agreement which attends to the issues of hours of operation, landscape screening and other mitigations for compatibility. It should be noted too, that the adjacent neighbors to the proposed office use, have signed a statement consenting to the proposed fencing and landscape screening as it adjoins their common property line. (See attached Landscape Buffering Approval forms). All other proposed uses are single family lots that repeat what is currently in place in the original approved McCarroll Addition.*

Pursuant to 17G.060.170D (5) the proposed plat must be found to make adequate provisions for:

- a) Public health, safety and welfare; *the previous and current approved plat for more lots was found to be consistent with the public health safety and welfare. In addition, the approved comprehensive plan amendment was found to make adequate provisions for public health, safety and welfare.*
- b) Open space; *the existing plat did not provide for open space and neither does this one. Parks exist within 500 ft. of the plat boundary.*
- c) Drainage ways; *The plat and the office site will be required to accommodate their on site drainage in approved drainage containment areas.*
- d) Streets, roads, alleys, and other public ways; *The existing plat of McCarroll Addition did not make provisions for alleys, other public ways. However, this proposed road design improves upon the existing road plan by the elimination of the intersection of Woodridge Drive and Barnes Rd. This intersection was found to be too close to the controlled intersection of Barnes and Indian Trail and the modified proposal eliminates that issue.*
- e) Transit stops; *The proposed plat makes no provisions for transit stops as STA has bus pick up points serving this neighborhood. Route 23 Maple Ash serves this area.*

- f) Potable water supplies; *the site is served with public water.*
- g) Sanitary waste; *the site is served with public sewer service.*
- h) Parks, recreation and playgrounds; *the site is served with parks and schools within 500 ft. of the site. Library services are within the same distance.*
- i) Schools and school grounds; *see item "h" above.*
- j) Sidewalks, pathways and other features that assure safe walking conditions; *the site will be required to build sidewalks along all proposed streets and street frontages. This will enable sidewalk access to and from schools, library and playgrounds.*

END OF NARRATIVE