



# Planned Unit Development

## Application

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

*This proposal seeks to modify the use of Tract X in the existing Stone Crest PUD from storage area to four single family residential lots as well as incorporate a 50 foot wide area outside the PUD along the west boundary of Tract X into the four lots of the PUD. This proposal would maintain the PUD setbacks previously approved at zero side yard, zero backyard and 6 feet between houses (when approved by the fire department). The proposal seeks to modify front yard setback to 15 feet for side entry garages and increase lot coverage from 45% to 50%.*

2. Does this proposal seek bonus density?

No.

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

*SMC 17G.070 Planned Unit Developments  
SMC 17H.010.090 Private Streets and Private Access  
SMC 17C.230.140 Parking and Loading Development Standards*

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

*Tract X is designated as Residential 4-10 on the January 2012 Land Use Plan Map. This designation allows single family residences with a density minimum of four unit and a maximum of ten unit per acre. The Tract X density will be 6 units per acre.*

A. LU 1 – Citywide Land Use

- a. LU 1.3 Single-Family Residential Areas – Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers and corridors.
  1. *The site proposes to develop the lots to the same standards and style as the surrounding PUD. As single family lots of similar size to the rest of the PUD, the character of the neighborhood will be protected.*
- b. LU 1.12 Public Facilities and Services – Ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur.
  1. *The project proposes extending private water and sewer which are connected to City public water and sewer and will utilize public transportation, fire, police, schools, parks, and libraries.*

B. LU 3 – Efficient Land Use

- a. LU 3.12 Maximum and Minimum Lot Sizes – Prescribe maximum, as well as minimum, lot size standards to achieve the desired residential density for all areas of the city.
  1. *The addition of four lots to the PUD increases the efficient use of the land by increasing the overall housing density of the PUD.*

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C. LU 4 – Transportation

- a. LU 4.1 Land Use and Transportation – 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.
  1. *This project proposes extension of an existing private access as opposed to creating new streets. The Spokane Transit system provides transit stops within a mile of the site.*
- b. LU 4.3 Neighborhood Thru-Traffic – Create boundaries for new neighborhoods through which principal arterials should not pass.
  1. *Tract X is not conducive to having an arterial pass through as it is surrounded by residential lots. Pedestrian and vehicular access to the travel corridors (Crestline and 53rd) will be through the adjacent existing PUD.*
- c. LU 4.4 Connections – Design residential, commercial, and industrial development that takes into consideration the connections, both vehicular and pedestrian, to adjoining sites to reduce personal automobile trips.
  1. *Tract X is an infill and due to surrounding developments no other connections are feasible.*
- d. LU 4.5 Block Length – Create a network of streets that is generally laid out in a grid pattern that features more street intersections and shorter block lengths.
  1. *The proposed private access is a grid pattern and there is no need for intersections.*

D. LU 5 - Development Character

- a. LU 5.1 Built and Natural Environment – Ensure that developments are sensitive to and provide adequate impact mitigation so that they maintain and enhance the quality of the built and natural environment.
  1. *The project will develop according to all City policies and standards to ensure all quality is maintained.*
- b. LU 5.2 Environmental Quality Enhancement – Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.
  1. *The project will follow all landscaping requirements as required by City and PUD standards thus providing residential lots compatible with surrounding lots.*
- c. LU 5.5 Compatible Development – Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.
  1. *This project proposes to develop per the City's zoning code and existing PUD standards. The proposed housing will be compatible with surrounding existing development.*

E. H 2 - Housing Choice and Diversity

- a. H 2.1 Distribution of Housing Options - Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.
  1. *This project proposed single family layouts compatible with the surrounding development. Multiple floor plans will be available.*

5. Please explain how the proposal meets the concurrency requirements of SMC Chapter 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?

*The following facilities and services must be evaluated for concurrency:*

- a. *Transportation: Based on ITE standards, the PUD modification will add approximately 38 average daily trips to the transportation system.*

- b. *Public water: The project proposes to extend the current PUD private water system which is connected to City of Spokane water to provide water service to all proposed lots.*
- c. *Fire protection: This project proposes an access layout and fire hydrant locations per City of Spokane standards and proposes fire sprinklers in each unit, thus offering fire protection to all proposed lots. Fire Station 11 is located approximately 1.5 miles to the northwest.*
- d. *Police protection: This project proposes an access layout per City of Spokane standards, thus offering accessibility to all proposed lots.*
- e. *Parks and recreation: Hamblen Park is located approximately 0.9 miles north of the site.*
- f. *Library: Spokane Public library is located 1.3 miles to the northwest of the site.*
- g. *Solid waste disposal and recycling: City of Spokane offers these services to lots.*
- h. *Schools: The site is within School District #81 with Hamblen Elementary 0.7 miles, Sacajawea Middle School 1.8 miles and Ferris High School 1 mile from the site.*
- i. *Public wastewater (sewer and storm water): Private sewer is proposed to extend from public sewer in Stone Crest Lane to serve each lot. Storm water will be disposed of in existing drainage swales located at the east side of Tract X.*

*No improvements as currently proposed are funded by capital improvement programs.*

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 the existence of natural, historic or cultural features.

*A preliminary site plan is included in this submittal.*

- a. *Tract X is being maximized based on the shape, topography and size of the site.*
- b. *The developable areas of the lots are similar to others within the PUD.*
- c. *The site slopes from the west to the east. The drainage will run to the existing drainage swales along the east of the tract.*
- d. *There are no known natural surface water areas nor any natural, historic or cultural sites on the property. Due to high ground water the Stone Crest PUD plat contains a prohibition for basements/subsurface habitable area.*

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.

*This modification will not have a significant adverse impact on the environment or the surrounding properties. Tract X is currently approved for a paved storage area for the PUD residents. Allowing the conversion to four single family residential lots will reduce the imperious area and will reduce the heat island effect by having less asphalt.*

8. Demonstrate how each of the objectives in SMC 11.19.361 are satisfied in the proposal:

- 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.

*The proposal creates 4 additional single family lots within an existing PUD and the site is surrounded by existing residential houses. The houses will be constructed of a style compatible with the existing houses. The four lots are within the 4-10 density range of the zone.*

- 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 area of the PUD modification has no special features.*

- c. Best preserve historical and cultural features.

*Not applicable.*

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

*The PUD modification will add four more lots of the same character as that of the current PUD.*

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

*The PUD modification will use the same methods of conserving energy or utilizing alternative energy sources as that of the current PUD. These include insulation meeting the state energy code, energy efficient double-glazed windows, double wall construction for the front elevation of each home, gas fire places and high-efficiency forced-air furnaces.*

- 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.

*Tract X is surrounded on all sides by existing housing and there is no potential for new transportation routes. Access will be via the current private access stubbed to the tract. Utilities to the proposed lots will be by extension of existing utilities from Stone Crest Lane via the private access. The modification will result in the provision of 4 middle income units built to the same standards as used throughout the original PUD.*

- 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.

*The modification of Tract X with the private access allows infill housing within the existing PUD. The existing PUD has open spaces, circulation facilities and off-street parking areas, and setback standards that incorporated flexibility from standard residential layouts.*

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.

*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?

*No. The proposal is a modification to an existing PUD and therefore will follow the same criteria as originally approved with the following exceptions. Increase lot coverage to 50% to allow a footprint that affords an interior room sizing similar to the existing homes in Stone Crest PUD. Construct the east-west private access at 20 feet wide to connect Stone Crest Lane to the lot frontage private access. This width would prevent the disturbance of an existing and functioning drainage swale. This width would act as a traffic calming feature.*

**If a SEPA Environmental Checklist is NOT required as a part of this application, please complete the following questions:**

11. How much vehicular and pedestrian traffic will the proposed use generate?

*The PUD modification will generate 3 AM peak, 4 PM peak and 38 ADT additional trips.*

12. Describe the property's physical features (soils, slope, topography, ground or surface water) and the effect they will have on its development for the proposed use. What changes will need to be made to the property to accommodate the proposed use? Will any special measures need to be taken to account for the property's physical features? If yes, please describe.

*These questions were covered in the SEPA checklist for the original PUD. A letter detailing any changes to that checklist has been submitted with this application.*

13. Are there any significant historic or cultural features impacted by the proposed use? Will any special measures need to be taken to account for the historic or cultural features? If yes, please describe.

*No impacts and no special measures required.*