

Tangle Ridge Preliminary Long Plat Narrative

WCE 19-2394

January 20, 2020

This proposed 45 lot long plat is to utilize the public road W. Boulder Ridge Dr.

The subject site totals 12.15+/- acres with proposed lots ranging from 7,364.24 sf to 35,135.31 sf and averaging 21,249.78 sf.

The parcel consists of Evergreen trees and field grasses throughout the site with slope up to 60%. This is an undeveloped parcel (#34071.0040) with single family lots, undeveloped land and Urban Reserve surrounding the project. The parcel and surrounding parcels to the North, East and West are Residential Single Family 4-10 (RSF) in the City of Spokane. The parcel to the South is Urban Reserve (UR) in Spokane County.

Access will be provided to all of these lots from W. Boulder Ridge Dr. which connects to S. Tangle Heights Dr. Water, sewer and dry utilities will be part of the design, access to the utilities is via W. Boulder Ridge Dr.

The Comprehensive Plan designation is Residential Single Family.

Electricity and natural gas will be supplied by Avista, Comcast will provide cable TV, and telephone will be provided by Centurylink.

The project is planned to be constructed all at one time, phasing will only be weather related.

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

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

This 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 single family lots encourages social interaction with the neighbors throughout this project.

- 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 single family and duplex lots are compatible with the lots in adjacent subdivisions.

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.

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This project is an infill project.

- C. 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 these standards.

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

This project is extending existing roads.

- E. 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

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

The frontage will have street trees to enhance the surrounding area.

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

The project matches the surrounding single-family lots.

- F. Goal 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.

The project is to be incorporated with the existing single-family lots.

- a. LU6.9 Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.

The single-family lots are to be compatible with the existing neighborhood.

- G. 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 medial, 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. Although the project as proposed does not fulfill minimum density requirements, we believe that due to the terrain of the site this is the most appropriate use of this parcel.