

Woodridge South Project Narrative

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INTRODUCTION

The Woodridge South development is located in northwest Spokane on approximately 9.5 acres north and east of Wieber Drive north of Shawnee Avenue.

PLANNING & DEVELOPMENT SERVICES

PROJECT DESCRIPTION

The current proposal is a long plat subdividing the existing parcel into 18 residential lots, a drainage tract, a water supply facilities tract and street right-of-way. The site is bordered by residential and undeveloped properties. The street layout extends two streets off of Wieber Drive to the east terminating in a cul-de-sac and a hammerhead turn-around. The project will be served by public water and sewer. Storm drainage will be disposed of onsite. The site is zoned single family residential which allows 4-10 units per acre. Allowing for street right-of-way, tracts and critical areas (slopes exceeding 30%), this project results in a net density of 4.11 units per acre. Adjoining development street/lot patterns don't allow for a through street connection. Camryn Drive could be extended to the east in the future provided the area within the County is brought into the Urban Growth Area.

DEVELOPMENT STANDARDS

The following provisions of the land use code allows for the proposal:

- A. Per the City of Spokane Zoning Map, the subject parcel is located in a RSF zone.
- B. According to Spokane Municipal Code Section 17C.110.030 Characteristics of Residential Zones, the RSF zone is a low-density single-family residential zone. It allows a minimum of four and a maximum of ten dwelling units per acre. One- and two-story buildings characterize the allowed housing. The major type of new development will be attached and detached single-family residences. The RSF zone is applied to areas that are designated residential 4-10 on the land use plan map of the comprehensive plan.
- C. Section 17C.110.115 states the following uses are allowed: single family residence (attached and detached), traditional housing, zero lot line, accessory dwelling unit and manufactured homes.

The following explanations show how the project is consistent with the comprehensive plan:

- 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. This project proposes to develop 9.5 acres into 18 lots. The project is located within the Indian Trail neighborhood within an existing residential area.
 - 2. The site proposes to develop the buildable area of the lots similar to adjacent developments located near the subject property.

- 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 using City public water and sewer and will utilize public transportation, fire, police, schools, parks, and libraries.

- B. 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.*
 - b.
 - 1. This project proposes a street layout of two streets running to the southeast, one terminating in a cul-de-sac at the City limits and the other terminating in a hammerhead near existing developed lots.
 - 2. The Spokane Transit system runs up and down Indian Trail Road.
 - b. LU 4.3 Neighborhood Thru-Traffic – *Create boundaries for new neighborhoods through which principal arterials should not pass.*
 - 1. This project proposes infilling within the City limits with two local access streets. Existing development, topography and area street layouts do not support arterials in this area. Pedestrian and vehicular access to the travel corridors (Indian Trail Road) will be through adjacent existing neighborhoods.
 - 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. The project is an infill at the edge of City limits. Due to surrounding land use and topography, no other connections are proposed.
 - 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. Lot layout, topography and surrounding existing land use preclude a grid pattern and there is no need for intersections.

- C. 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 directed by the City.

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. The proposed housing will be compatible with surrounding existing development.

D. 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 proposes single family layouts. Multiple floor plans will be available.