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 2014
 02307

Terrene Preliminary Plat

LAND 2014-02307 &
 SEPA - 2015-00974

Hearing Examiner

PUBLIC HEARING -
 August 3rd, 2015

Vicinity Map

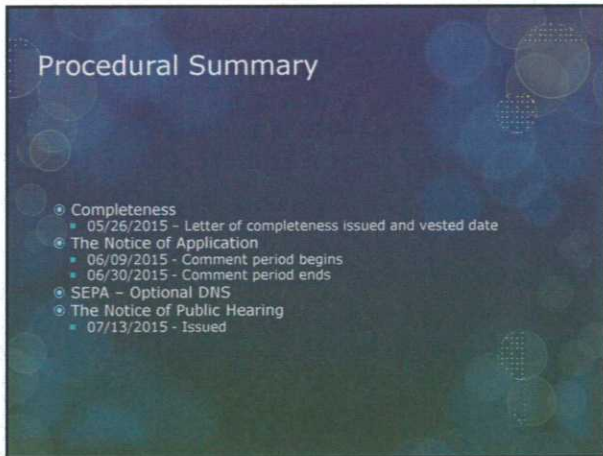
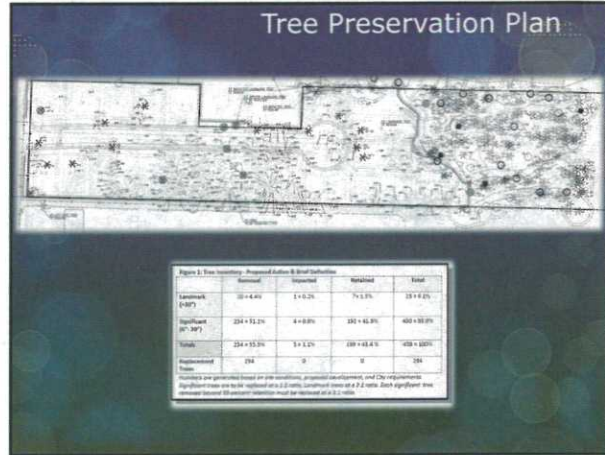
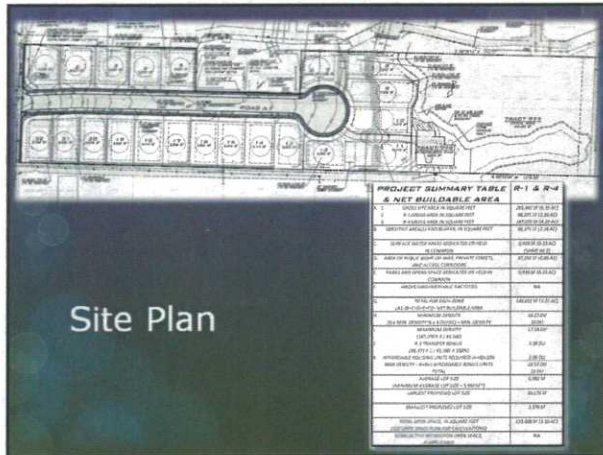
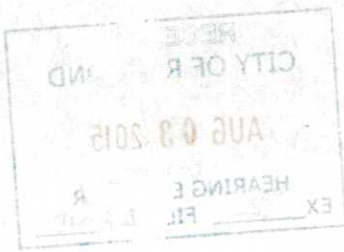
The map shows a street grid with several streets labeled: NE 118th Ct, NE 119th Ct, NE 120th Ct, NE 121st Ct, NE 122nd Ct, NE 123rd Ct, NE 124th Ct, NE 125th Ct, NE 126th Ct, NE 127th Ct, NE 128th Ct, NE 129th Ct, NE 130th Ct, NE 131st Ct, NE 132nd Ct, NE 133rd Ct, NE 134th Ct, NE 135th Ct, NE 136th Ct, NE 137th Ct, NE 138th Ct, NE 139th Ct, NE 140th Ct, NE 141st Ct, NE 142nd Ct, NE 143rd Ct, NE 144th Ct, NE 145th Ct, NE 146th Ct, NE 147th Ct, NE 148th Ct, NE 149th Ct, NE 150th Ct, NE 151st Ct, NE 152nd Ct, NE 153rd Ct, NE 154th Ct, NE 155th Ct, NE 156th Ct, NE 157th Ct, NE 158th Ct, NE 159th Ct, NE 160th Ct, NE 161st Ct, NE 162nd Ct, NE 163rd Ct, NE 164th Ct, NE 165th Ct, NE 166th Ct, NE 167th Ct, NE 168th Ct, NE 169th Ct, NE 170th Ct, NE 171st Ct, NE 172nd Ct, NE 173rd Ct, NE 174th Ct, NE 175th Ct, NE 176th Ct, NE 177th Ct, NE 178th Ct, NE 179th Ct, NE 180th Ct, NE 181st Ct, NE 182nd Ct, NE 183rd Ct, NE 184th Ct, NE 185th Ct, NE 186th Ct, NE 187th Ct, NE 188th Ct, NE 189th Ct, NE 190th Ct, NE 191st Ct, NE 192nd Ct, NE 193rd Ct, NE 194th Ct, NE 195th Ct, NE 196th Ct, NE 197th Ct, NE 198th Ct, NE 199th Ct, NE 200th Ct. A yellow highlighted area is labeled 'Project location'.

Property Description

- Property zoned R-4
- North Willows-Rosehill Neighborhood
- Critical Areas:
 - Steep Slope

Project Description

- Subdivide an 6.55 acre site into 22 lots, 20 single detached homes and one duplex
- Preliminary Plat - Type III Process
- Open Space - approx. 52% with the inclusion of the protected tract.
- Affordable Housing -two affordable duplex housing units.
- Project utilizes the Green Building and Green Infrastructure Incentive program to reduce the minimum required lot size from 7,000 square feet by 15%, which would allow an average lot size of 5,950.



Neighborhood Comments

- ▶ Neighborhood meeting held on **April 2nd, 2015**
- ▶ Comments and concerns related to location of the proposed sewer connection.
- ▶ Notice of Application comments:
 - 6 comments received during comment period
 - 1. That the public utility easement for a sewer connection that the Terrene 132nd Subdivision is proposing, cannot and was not intended to support the capacity of more than three additional homes.
 - 2. The disruption during construction to connect the sewer line. Specifically that adjacent cottage owner's yards and driveways that are within the easement may be dug up in-order to complete the sewer connection.
 - 3. Additional traffic congestion along 132nd Avenue due to the new subdivision.
 - 4. The removal of a large quantity of mature trees that will be replaced with significantly smaller and younger trees. Additional, comments reference concerns for the displacement of birds and animals during construction due to noise and tree removal.

Plat - Decision Criteria

- Conformance with the goals, policies and plans in the Redmond Comprehensive Plan.
 - Meets the goals and policies of the Comprehensive Plan
 - City-wide policies
 - Neighborhood specific policies for Willows Rosehill Redmond
- Site Requirements for the residential zone
 - Base density allows 20.51 units
 - Density bonus for affordable housing is two units
 - Proposed density is 22 dwelling units
- Submittal requirements
 - Meets the submittal requirements on file and deemed complete on 05/26/2015
- Providing housing types that effectively serve the affordable housing needs of the community.
 - Project meets this criteria - 10% or equal to two affordable units are provided
- Streets and Sidewalks. The proposed street system conforms to the City of Redmond's Arrenal Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic.
 - Five foot sidewalks and planter strips to be provided along all new internal frontage
 - Sidewalks connect and continue onto 132nd (Kirkland street)
 - An easement is provided on the flag of lot 8 for possible future pedestrian connection to the Conover Commons.

Plat - Decision Criteria (Continued)

- The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the short subdivision
 - Adequate public facilities - streets, fire protection, utilities and pedestrian access
 - New stormwater detention facility proposed
- The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the short subdivision
 - Informal recreational opportunities available throughout the site
 - Minimum open space required is 20%
 - Proposal provides approx. 52% in open space with common open space areas, protected growth tract, individual lot open space and recreational amenities
- The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the short subdivision.
 - The proposed plat has been conditioned to pay school impact fees upon issuance of building permits for each single-family lot
- The proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school appropriate to the nature of the short subdivision.

There is currently a safe walk route provided to schools within a one mile radius from the proposed preliminary subdivision. The proposed preliminary subdivision is within one mile from a school located within the Redmond city limits. While the project will be completing drainage improvements on the Kirkland side of 132nd, city Council require the applicant to construct additional improvements along the city limits of Kirkland. No schools within the city limits of Redmond are located within one mile of the proposed subdivision.

Plat - Decision Criteria (Continued)

- The layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots.
 - Development has been designed to take into account topography and vegetation and consider least disruption of the site
- Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.
 - Proposal makes provision for considerations of hazards and limitations
 - Steep Slope area and buffer will remain undisturbed in protected tract

Willows Rosehill Neighborhood Regulations

Neighborhood: Willows/Rosehill				
Code Citation	RZC 21.09.180	Complies	Complies as conditioned	Applies at Building Permit
Arterial Setbacks		X		X
Building Height				X
Low Impact Development				X
Tree Preservation			X	
Vegetation for Common Areas			X	
Street Trees			X	
Vegetated Treatments			X	
Access to Wedge Subarea			N/A	
Multiplex Housing			N/A	
Applicability: Proposal includes two; unit attached dwelling units.			N/A	
Density		X		
Minimum lot size and lot division		X		
Design			X	
Affordable housing exception		X		
Location Criteria		X		

Conditions of Approval

Staff recommends approval subject to conditions of approval contained in the Technical Committee Report with modifications as outlined in memo to the Hearing Examiner.