

MEMORANDUM

TO: Pullman Planning Commission

FROM: Pete Dickinson, Planning Director
Heidi Sowell, Assistant City Planner

FOR: Meeting of December 14, 2005

SUBJECT: Sunnyside Heights Addition No. 6 Preliminary Plat

DATE: December 5, 2005

Staff Report No. 05-27

BACKGROUND DATA

Applicant: Itani Development, L.L.C.

Property Location: Southeast of the intersection of Itani Drive and Center Street on Sunnyside Hill. (See Attachment A, Location and Zoning Map).

Property Size: 11.6 acres.

Applicants' Request: Divide the subject property into 38 lots and public streets (See Attachment B, Preliminary Plat Application; and Attachment C, Preliminary Plat).

Property Zoning: R1 Single Family Residential and R2 Low Density Multi-Family Residential.

District Description: **R1 District:** Provides for detached single-family residences developed to a maximum density of seven (7) dwelling units per net acre.

R2 District: Provides for single family residences, duplexes, townhouses, manufactured homes, and apartment complexes developed to a maximum density of fifteen (15) dwelling units per net acre.

Property Features:

Current Land Use: vacant land.

Utilities: City water and sanitary sewer lines exist in the locality for service of the subject lots.

Topography: slopes downhill from south and southeast to north.

Adjacent Zoning and Land Use:

North: R2 district; several single-family residences in the preliminary stages of construction and undeveloped lots.

South: R1 district; single-family residences; city park property (Itani Park).

East: R1 and R2 district; single-family and multi-family residences.

West: R1 and R2 district; single-family residences.

Access:

Center Street, or Itani Drive; Center Street and Itani Drive are classified as local access streets on the Comprehensive Plan Arterial Street Plan Map.

Environmental Review:

Environmental Checklist submitted 9/9/05 (See Attachment D); Determination of Nonsignificance issued 11/18/05 (See Attachment E).

Hearing Notification:

Notice of Public Hearing published 12/2/05; Notice of Public Hearing mailed 12/1/05.

Comments of Affected Departments/Agencies:

Copies of the proposed preliminary plat were distributed to a number of agencies within Whitman County. These agencies, and their responses regarding the proposed plat, are as follows:

- a. **Adelphia:** *No response.*
- b. **Avista:** *No response.*
- c. **Verizon:** *No response.*
- d. **Pullman School District:** *No response.*
- e. **Whitman County Health Department:** *No response.*
- f. **Whitman County Planning Department:** *No response.*
- g. **Palouse Conservation District:** *No response.*
- h. **WSU Capital Planning and Development Department:**
No comment.

- i. **Pullman Public Services:** Commented that thought should be given to a walkway connection from Alcora Drive to Itani Park.
- j. **Pullman Fire Department:** Stated that cul-de-sac road width is required to be 90 feet in diameter by the Fire Protection Development Standards and noted that fire hydrant spacing is required at 600 feet for residential neighborhoods; this development will require an additional hydrant between the Center Street connection and Blue Heron Court on Finch Way.
- k. **Pullman Police Department:** Memorandum submitted by police chief William T. Weatherly (See Attachment F).
- l. **Pullman Public Works Department:** Suggested the following conditions: 1) all infrastructure shall be designed and constructed in conformance with the City of Pullman Design Standards and Standard Construction Specifications; and 2) cul-de-sacs shall have a minimum right-of-way radius of 50 feet.
- m. **Pullman Planning Department:** Comments included in "Staff Analysis and Recommendation" section below.

PERTINENT PLANNING PROVISIONS

There are a number of provisions contained within the Subdivision Ordinance, Zoning Code, Comprehensive Plan, and Pedestrian/Bicycle Circulation Plan which need to be considered when reviewing a proposed preliminary plat. These provisions are referenced below.

Subdivision Ordinance Sections 13.80.050, 13.80.110, 13.80.120, and 13.80.130, 13.80.170

Zoning Code Sections 17.01.050, 17.75.010, 17.75.080

Comprehensive Plan Land Use Goals LU1, LU3, LU4, LU8, LU9, and LU11 and their respective policies

Comprehensive Plan Housing Goal H2 and its respective policies

Comprehensive Plan Transportation Goal T1 and T2, and their respective policies

Comprehensive Plan Capital Facilities and Utilities Element Goal CF1 and CF5, and their respective policies

Pedestrian/Bicycle Circulation Plan Policies 2A, and 2B, and their respective implementation strategies

STAFF ANALYSIS AND RECOMMENDATION

Planning staff believes that the public use and interest would be served by the establishment of the proposed subdivision and the dedications requested. The proposed subdivision appears to be consistent with the pertinent goals and policies of the Comprehensive Plan. There is a small area of land located just west of Lot 19 that does not meet the city's lot size requirements. Planning staff suggests a condition that requires this area of land be attached to Lot 19. Planning staff feels, with the addition of this condition, that this proposal would be consistent with the city's planning standards and specifications. Aside from the area adjacent to Lot 19, the smallest lot in this subdivision is proposed to be 7,835 square feet. The narrowest lot is proposed to be 76 feet wide. The minimum lot size and lot width for the R1 and R2 zoning districts is 6,000 square feet and 60 feet, respectively. Thus, the planned lots conform to the design requirements of the zoning code.

Staff finds that the proposed plat generally complies with the pertinent subdivision ordinance standards involving street design. The ordinance suggests that block lengths should not exceed 1,000 feet, but allows for variations due to land contours or other factors. In this case, the block length on the north side of Finch Way would be about 1,150 feet, but the topography of the site limits the opportunity for a shorter block distance.

Public Works staff believes the requested subdivision could be adequately served by public services. The water main and sewer lines are proposed to be extended from the existing water and sewer systems in Center Street and Itani Drive. The storm water drainage collection system designed for the Sunnyside Heights Addition No. 5 subdivision included stormwater conveyance for this proposed preliminary plat. Staff believes that the conditions suggested by the public works and fire departments in the "Comments of Affected Departments/Agencies" section of this report would ensure that all of the necessary utilities are constructed in an appropriate manner.

With regard to city transit, the nearest stop is located at the intersection of Center Street and Fountain Street. As with other developments, the city's transit staff would evaluate the need to extend transit service closer to the subject lots as development in this area continues. There are two future parks located in the area; Itani Park is located directly south of the proposed subdivision and Itani Linear Park is located north of the proposed subdivision. Itani Park will be approximately 7.4 acres in size, and Itani Linear Park will be about 7.1 acres in area; these parks will provide a connection to Sunnyside Park (via a short stretch of sidewalks between Itani Park and Itani Linear Park). The city has scheduled for these parks to be developed by the city within the next five years to provide passive recreational opportunities for residents in the area. Regarding educational facilities, planning staff has been provided no evidence from the Pullman School District that the development of housing units in this subdivision would place excessive demands on Pullman's local school system. Based on the above information, it appears that appropriate provisions have been made for public transit, schools, and parks and recreation.

The applicants estimate in their Environmental Checklist (Attachment D) that the proposed subdivision would establish 38 dwelling units. It is estimated that this number of dwelling units

would generate approximately 380 vehicular trips per day. Staff believes the street system in this area, which includes local access streets Center Street and Itani Drive, has the capacity to accommodate the traffic volumes specified above. The proposed subdivision is also provided with two access points, which is often a condition to allow for emergency vehicle response.

It should be noted that the zoning boundary between the R1 and R2 zoning districts cuts through several of the proposed lots. Two zoning districts dividing one lot can cause difficulties in determining compliance with the zoning code. This is something that the city should consider altering in the near future in order to create a more orderly zoning boundary.

Based on the above discussion, planning staff finds that, with the application of suitable conditions, the proposed preliminary plat would make appropriate provisions for the public health, safety, and general welfare. Consequently, staff recommends approval of the preliminary plat, subject to the following conditions:

1. All infrastructure shall be designed and constructed in conformance with the City of Pullman Design Standards and Standard Construction Specifications.
2. An additional fire hydrant shall be located between the Center Street connection and Blue Heron Court on Finch Way.
3. Cul-de-sacs shall have a minimum right-of-way radius of 50 feet.
4. The proposed area of land located west of Lot 19 shall be included as part of Lot 19 on the final plat.
5. The final plat shall be produced in a 1"= 40' scale.

FINDINGS OF FACT AND CONCLUSIONS

Staff has prepared findings of fact and conclusions for consideration at the public hearing. These findings and conclusions have been included as Draft Resolution No. PC-2005-18 for the Commission's consideration (See Attachment F, Draft Resolution No. PC-2005-18).

Prior to making a recommendation to the City Council to approve or deny the proposed preliminary plat, the Commission must adopt findings of fact and conclusions which specify the basis for its decision. The Commission may abstract findings and conclusions from the applicant, staff, public, or Planning Commission members.

ACTION REQUESTED

- A. Establish rules of procedure and ask Appearance of Fairness questions.
- B. Accept staff report.
- C. Take testimony on the proposal.
- D. Adopt, by motion, Findings of Fact.
- E. Adopt, by motion, Conclusions.
- F. Move to approve or deny the proposed preliminary plat. If the motion is to approve, the same motion should include any conditions the Commission wishes to apply.

ATTACHMENTS

- “A” Location and Zoning Map
- “B” Preliminary Plat Application
- “C” Preliminary Plat
- “D” Environmental Checklist
- “E” Determination of Nonsignificance
- “F” Memorandum from police chief William T. Weatherly
- “G” Draft Resolution No. PC-2005-18