

MEMORANDUM

TO: Pullman Planning Commission

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

FOR: Meeting of September 28, 2005

SUBJECT: SEL Residential Phase I Preliminary Plat

DATE: September 19, 2005

Staff Report No. 05-20

BACKGROUND DATA

Applicant: Schweitzer Engineering Laboratories, Inc.

Property Location: North terminus of NE Eastgate Boulevard on College Hill (See Attachment A, Location and Zoning Map).

Property Size: 9.6 acres.

Applicants' Request: Divide the subject property into 30 lots and public streets (See Attachment B, Preliminary Plat Application; and Attachment C, Preliminary Plat).

Current Property Zoning: I2 Heavy Industrial District.

Current District Description: **I2 District:** provides for manufacturing uses, warehousing establishments, wholesale businesses, offices, and limited retail and service uses.

Proposed Property Zoning: R2 Low Density Multi-Family Residential.

- Proposed District Description: **R2 District:** Provides for single family residences, duplexes, townhouses, manufactured homes, and apartment complexes developed to a maximum density of one dwelling unit per 3,000 square feet of lot area.
- Property Features: **Current Land Use:** Farmland.
Utilities: City water and sanitary sewer lines exist in the locality for service of the subject lots.
Topography: slight slope uphill from south to north.
- Adjacent Zoning and Land Use: **North:** I2 district; farmland.
South: IRP district; Washington State University Research and Technology Park.
East: R4 district; farmland.
West: I2 district; farmland.
- Access: Eastgate Boulevard; Eastgate Boulevard is classified as local access streets on the Comprehensive Plan Arterial Street Plan Map.
- Environmental Review: Environmental Checklist submitted 6/27/05 (See Attachment D); Determination of Nonsignificance issued 8/29/05 (See Attachment E).
- Hearing Notification: Notice of Public Hearing published 9/17/05; Notice of Public Hearing mailed 9/16/05.
- 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 Facilities Planning Department:** *No response.*
 - i. **Pullman Public Services:** Commented in support of the sidewalk access from the new development that would feed into the Terre View Drive path.
 - j. **Pullman Fire Department:** Noted several suggested

conditions: 1) The road grades should not exceed 10%; 2) The first hydrant for the project shall start 600 feet from the closest existing hydrant, and each successive hydrant shall be no more than 600 feet apart; and 3) fire flow for the project shall be 1,500 gallons per minute.

- k. **Pullman Police Department:** Commented that the impact on service workload is not anticipated to be significant, however some increase in calls for service and traffic enforcement issues are anticipated; a need for additional officers and related equipment could result from the increase in population; recommended that sidewalks be required on both sides of Eastgate Boulevard; asked that that applicant consider curb numbering in addition to adequate street signage; and stated that proper lighting should occur at intersections and on walkways.
- l. **Pullman Public Works Department:** Suggested the following conditions: 1) all public works improvements shall be designed and constructed in conformance with the City of Pullman Design Standards and Standard Construction Specifications; and 2) the water line from Eastgate Boulevard east to the subdivision boundary near the northeast corner of the plat needs to be upsized to 12-inch and should be realigned to the street instead of along the back property line, with appropriate maintenance and access easements provided.
- 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

The current zoning for the subject property is I2 Heavy Industrial District; this zoning district would not allow for the establishment of the subdivision under consideration because the proposed lots do not meet the I2 minimum lot size and street frontage requirements of 10,000 square feet and 75 feet, respectively. However, the applicant submitted a zone change application concurrently with the subdivision preliminary plat application requesting a change in zone district for the site from I2 to R2 Low Density Multi-Family Residential. Planning staff is reviewing the plat application subsequent to the regulations of the R2 zoning district, pending approval of the zone change application. In order to comply with the city zoning code, planning staff recommends a condition that requires a zone change to R2 or another zoning district that can accommodate the proposed lots be approved prior to acceptance of the preliminary plat.

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 and the city's planning standards and specifications if a zone change to the R2 zoning district were approved. The smallest lot in this subdivision is proposed to be 6,505 square feet. The narrowest lot is proposed to be 65 feet wide. The minimum lot size and lot width for the R2 zoning district is 6,000 square feet and 60 feet, respectively. Thus, the planned lots conform to the design requirements of the zoning code. In addition, staff finds that the proposed plat complies with the pertinent subdivision ordinance standards involving street design.

Public Works staff believes the requested subdivision could be adequately served by public services. The water lines will connect to the existing water system in Eastgate Boulevard. Sewer lines would connect to the existing sewer system in Eastgate Boulevard and a storm water drainage collection system will be constructed on the southern portion of the property for conveyance. Staff suggests a condition that the lot on which the drainage basin is located be identified by a lot number for identification purposes. Staff believes that the conditions suggested by the public works department and fire department in the "Comments of Affected Departments/Agencies" section of this report would ensure that fire protection is provided and 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 NE Terre View Drive and Merman Drive. 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. The closest public recreational facility in the area is Terre View Park, located approximately 0.6 miles to the west; this park is approximately 3.25 acres in size. 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 generate approximately 300 vehicular trips per day. Staff believes Eastgate Boulevard could accommodate this volume of traffic. Vehicular access to the site is considered by staff to be good. The applicant has provided a conceptual master plan (See Attachment F, Concept Master Plan) that identifies a future connection to Hickman Court and an additional connection to NE Terre View Drive, providing multiple accesses for the future.

Based on the above discussion, planning staff finds that, with the application of the previously described 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. A zone change to R2 or another zoning district that can accommodate the proposed lots shall be enacted prior to approval of the preliminary plat.
2. All public works improvements shall be designed and constructed in conformance with the City of Pullman Design Standards and Standard Construction Specifications.
3. The water line from Eastgate Boulevard east to the subdivision boundary near the northeast corner of the plat shall be upsized to 12-inch and realigned to the street instead of along the back property line, with appropriate maintenance and access easements provided.
4. The road grades within the subdivision shall not exceed 10%.
5. The first hydrant for the project shall start 600 feet from the closest existing hydrant, and each successive hydrant shall be no more than 600 feet apart.
6. Minimum fire flow for the project shall be 1,500 gallons per minute.
7. A lot number shall be assigned on the final plat to the lot on which the drainage basin is located.
8. The final plat shall be produced at 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-2005-14 for the Commission's consideration (See Attachment G, Draft Resolution No. PC-2005-14).

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” Concept Master Plan
- “G” Draft Resolution No. PC-2005-14