

# The Views PD

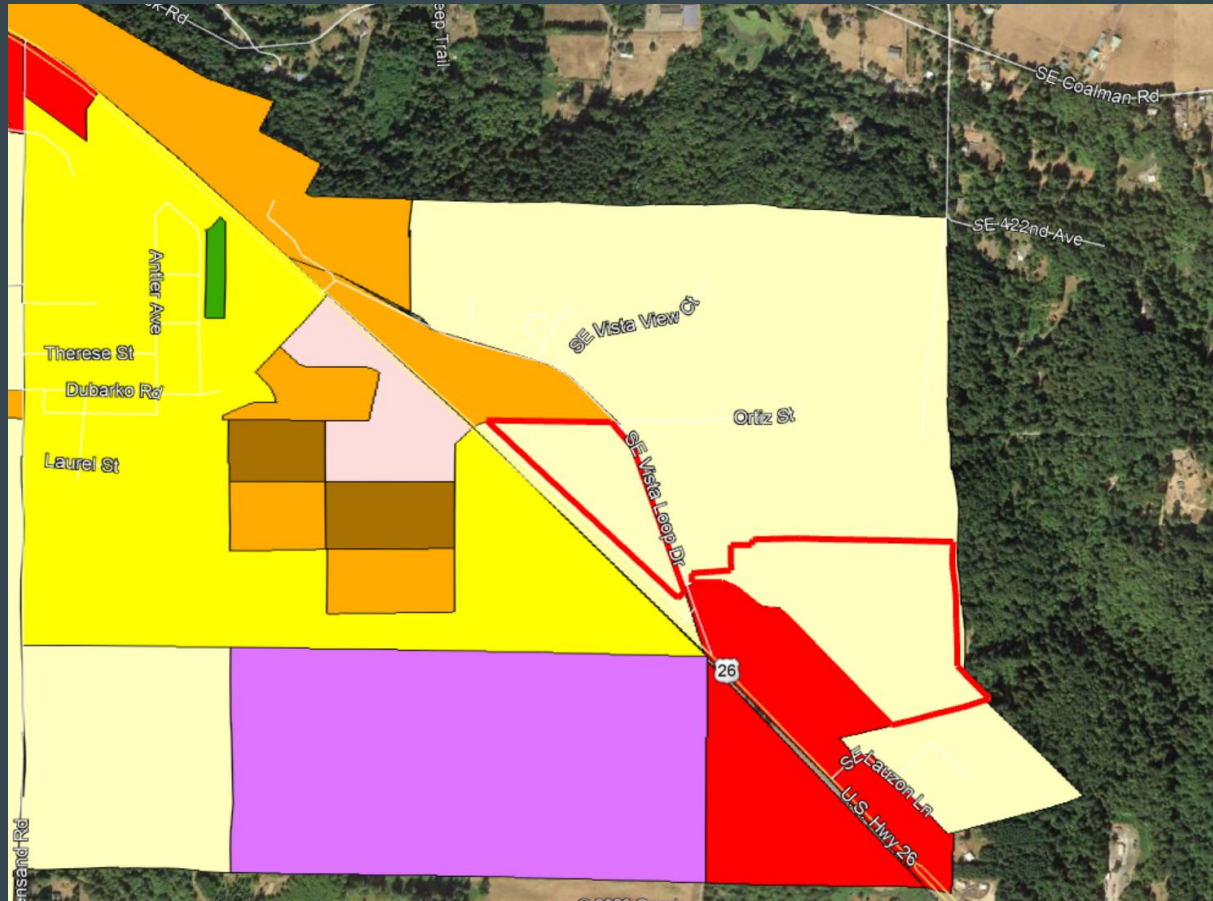


City Council 2/16/2021

# Vicinity Map



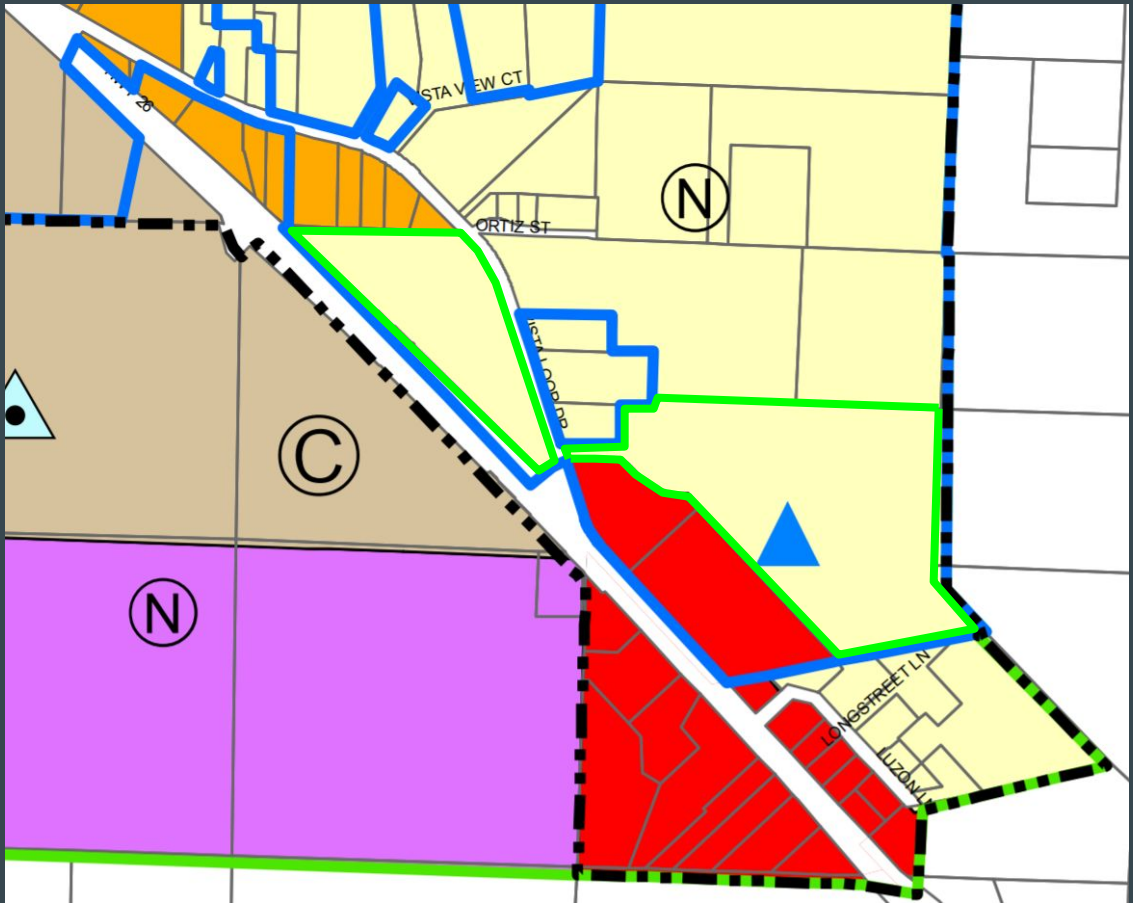
# Zoning Map



■ SFR



# Comprehensive Plan Map



■ LDR





# Request

The applicant is requesting the following:

- Planned Development
- Zone map amendment
- Subdivision
- Special Variances
- FSH Overlay
- Tree removal

# History

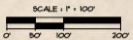
- January 2019: Applicant begins discussion with City staff
- May 29, 2019: Pre-application conference
- June/July 2020: Application materials submitted and application deemed complete
- September 2020: Parks and Trails Advisory Board meeting
- November 23, 2020: First Planning Commission hearing
- December 16, 2020: Second Planning Commission hearing
- February 16, 2021: City Council hearing

# Background on a Planned Development

- Both a development type and a legal process
- Intent:
  - Mixture of housing types and densities
  - Flexibility in site planning and land use
  - Encourage environmental conservation
  - Coordination of building form
  - Provide common recreation areas
- Applicant is allowed to modify quantitative code requirements as part of the PD process

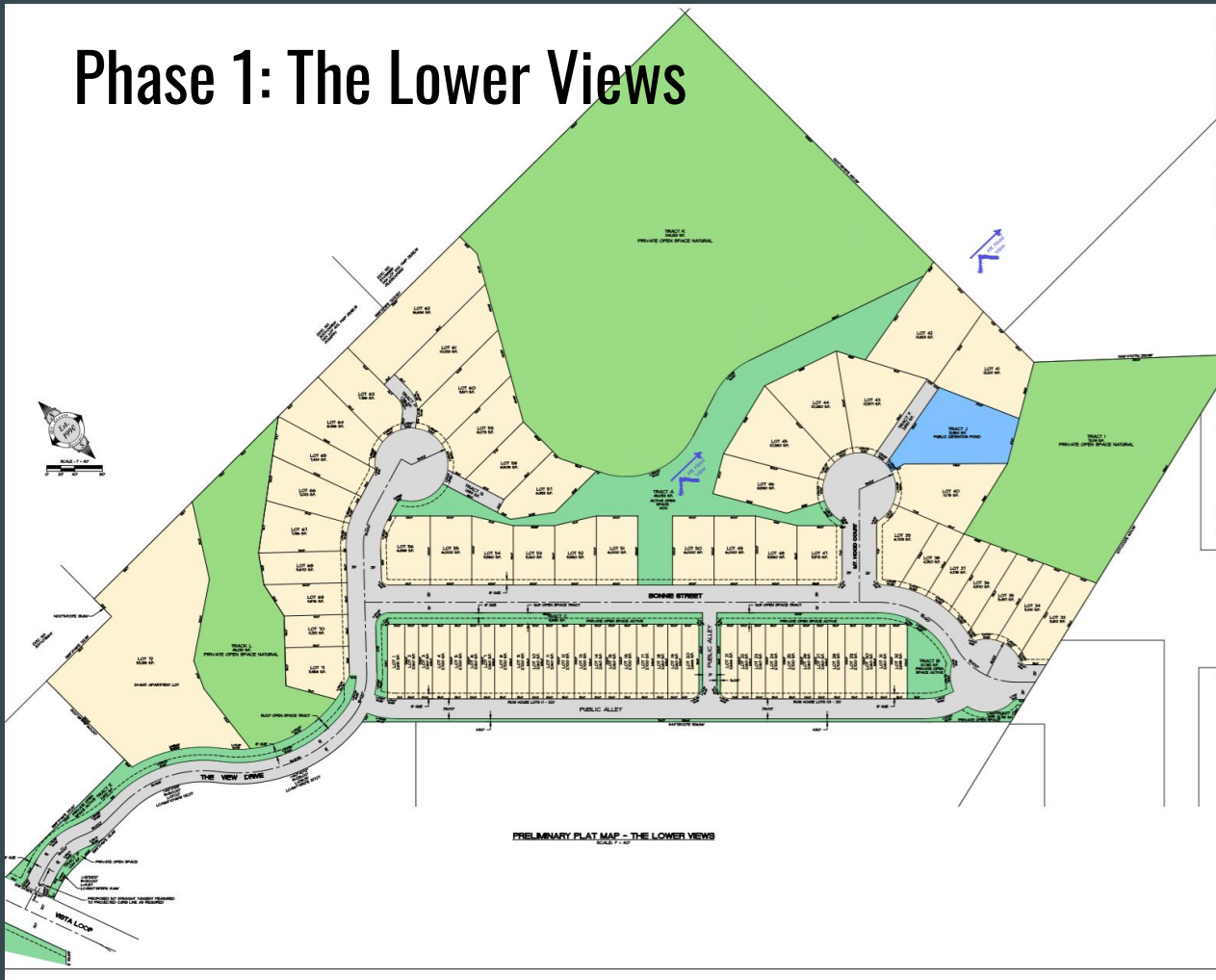
LOWER VIEWS  
PHASE 1

UPPER VIEWS  
PHASE 2



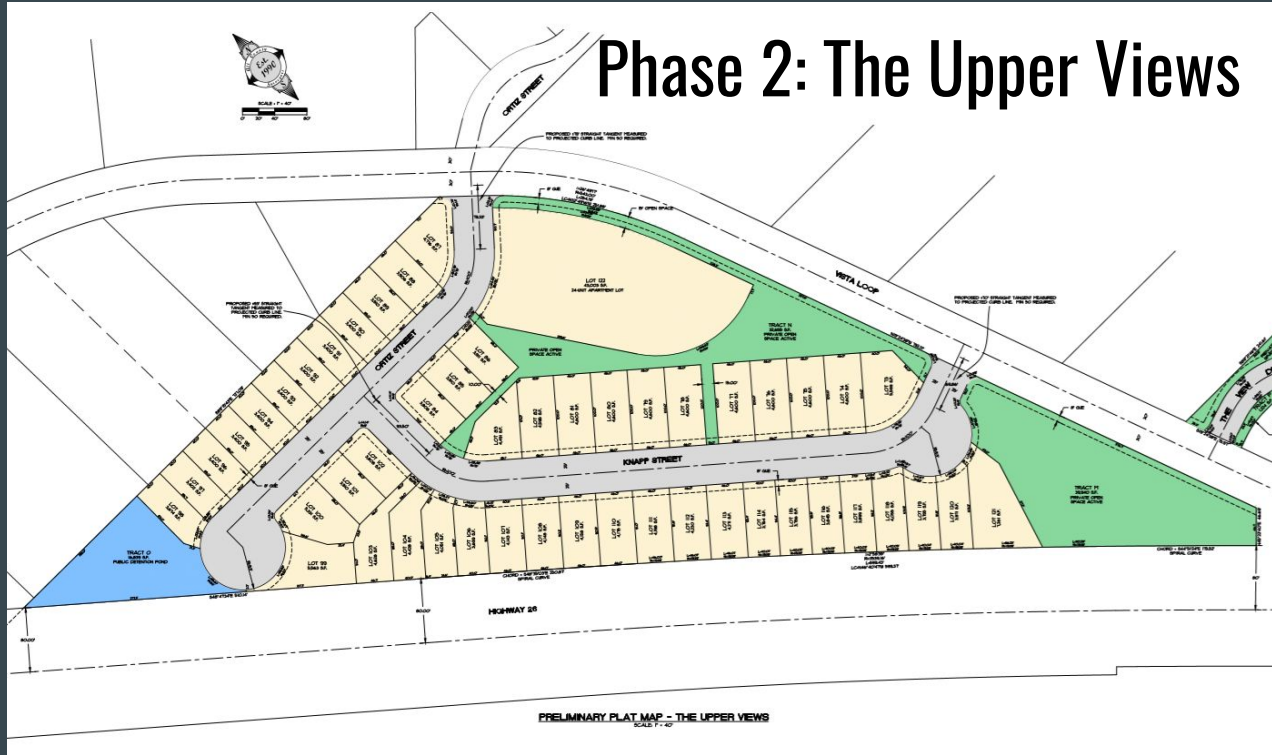


# Phase 1: The Lower Views



- 39 single family detached homes
- 32 single family attached homes
- 15 multi-family homes

# Phase 2: The Upper Views



- 49 single family detached homes
- 24 multi-family homes

122 Lots

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graph TD; A[122 Lots] --> B[120 Single Family]; A --> C[2 Multi Family]; B --> D[32 attached]; B --> E[88 detached]; C --> F[24 units]; C --> G[15 units];
```

120 Single Family

2 Multi Family

32 attached

88 detached

24 units

15 units

**= 159 total dwelling units**

# Zone Map Amendment

- 17.64.70: “When a Planned Development project has been approved, the official Zoning Map shall be amended by ordinance to denote the new ‘PD’ Planned Development overlay designation.”
- Note: This is not a change to the underlying zoning designation.



# Additional PD Code Deviation Requests

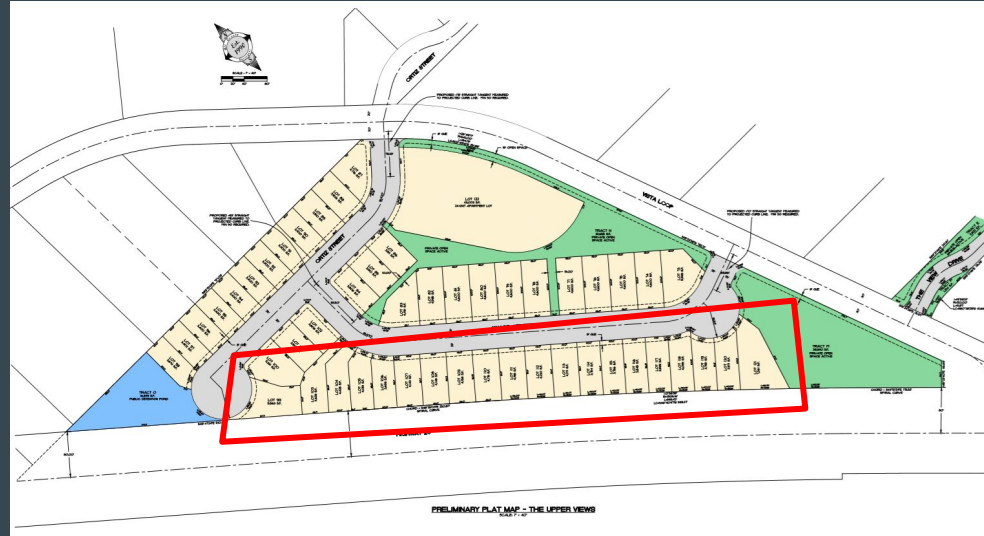
- Rowhouses and multi-family housing
- Smaller lot sizes
- Smaller minimum average lot width
- Smaller interior side yard setbacks
- Smaller rear yard setbacks
- Longer block lengths

# Special Variances

- Required for qualitative code deviations:
  - Front doors on SW side of The Upper Views facing internal streets rather than Highway 26.
  - Removing sidewalk from various street frontages.

# Special Variances

- SDC Section 17.82.20 says that homes abutting a transit street must face the transit street.
- Lots 99 and 103-121 in The Upper Views abut Highway 26
- Applicant is requesting that these homes face the internal streets.



# Special Variances

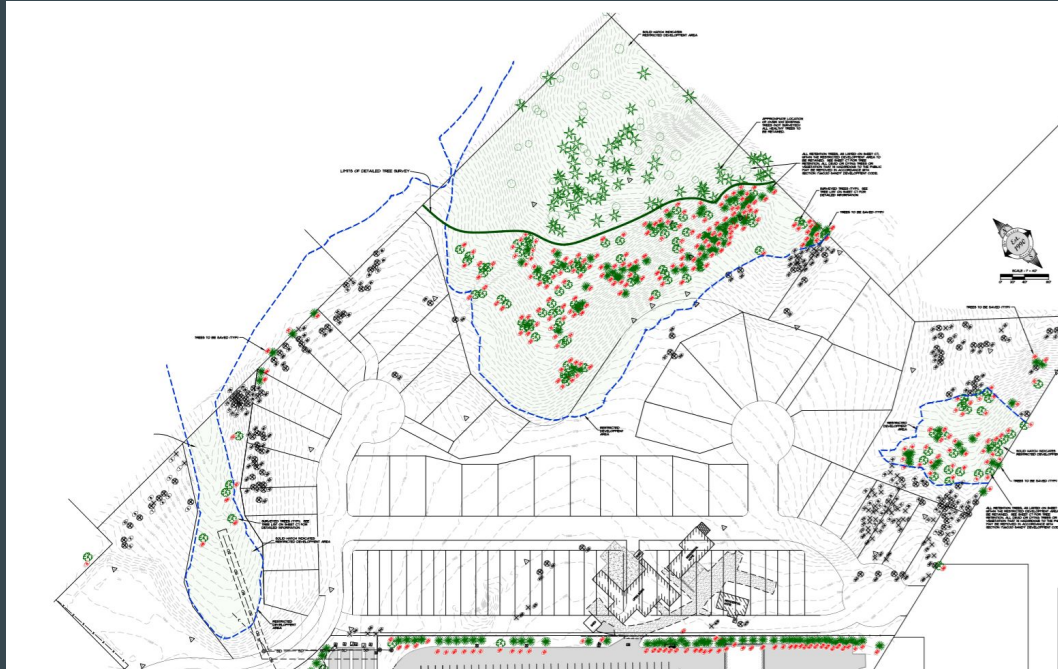


- SDC Section 17.84 requires sidewalks and planter strips along streets.
- The applicant is requesting to waive this requirement along the south side of The View Drive.
- The applicant is requesting to install a meandering walkway along Bonnie Street, The View Drive, and Vista Loop in lieu of sidewalks.



# Flood & Slope Hazard Overlay

- Sections of the subject property overlap with the FSH overlay, but no development in the FSH is being proposed.



# Phasing

- Phase 1: The Lower Views
- Phase 2: The Upper Views
- Parks fee-in-lieu:
  - Planning Commission recommends the parks fee in-lieu are paid prior to each phase being recorded. The parks fee in-lieu for phase one would be the calculation for Lots 1-72 (The Lower Views). The parks fee in-lieu for phase two would be the calculation for Lot 73 – 122 (The Upper Views).
- Expiration dates:
  - Planning Commission recommends each phase is allowed two years to complete plating requirements, with the two-year clock starting for the second phase at the recording date of phase one.

# Homeowners' Association

- Applicant is proposing that an HOA be responsible for upkeep and maintenance of open space tracts and meandering sidewalk.
- In the event that the HOA dissolves, responsibility will be transferred to adjacent property owners.
- If maintenance of these areas is not sufficiently performed, the City can maintain them and charge the appropriate party.

# Sound Wall

- 6 feet tall, made from Verti-Crete
- Planning Commission recommends planting additional vegetation between sound wall and Highway 26 sidewalk





# Conceptual Home Designs



# Public Comments

- **32 public comments as of February 8, 2021**
- Exhibits UU through ZZZ
- Common concerns:
  - Encroaching development in FSH
  - Capacity of fire, police, and public utilities
  - Increased traffic on already busy streets
  - Removal of wild animal habitat
  - Significant increase in housing density
  - Changing the character of the area
  - Lowering value of land
  - Lack of amenities for future residents
  - Safety walking along streets

# City Council Review

- Base decision on all available information
- Possible motions are available at the end of the staff report
- Review criteria for conceptual Planned Development (17.64.100.C):
  - Assure consistency with the Intent of this chapter;
  - Assure compliance with the General Provisions, Development Standards and Application provisions of this chapter; and
  - When located in a Village, assure consistency with the appropriate Comprehensive Plan policies for Village designations