



Community Development Department
Planning, Building, Historic Preservation
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STAFF REPORT & RECOMMENDATION to the CITY COUNCIL

Date: May 8, 2019

Staff Planner: Brett Lucas, 498-9221

Application: LUA2019-007-FP – Golden Hills Final Plat – Phase 5

Applicant: Mark Murphy
Jamm Development, LLC
6522 S. Regal Rd.
Spokane, WA 99223

Location: Southeast of the intersection of Washington Street and Mike McKeehan Way, bordered on the south by Golden Hills Drive and Crunks Hill Sports Fields on the east. Approximately 11.08 acres.

County Parcel #: 13122.2002

Comprehensive Plan Designation: General Residential

Zoning Designation: R-1 (Single-family Residential) and R-2 (Two-family Residential)

Proposal: The applicant proposes to final plat the 41 residential lots that were preliminarily approved in review LUA2017-007.

BACKGROUND

Proposal: The applicant is proposing to modify an existing preliminary plat/Plan Unit Development (PUD) by subdividing two large existing lots with separate ownership and zoning (R-1 & R-2) in to 43 Single-Family Residential lots, and 23 Two-Family Residential lots that would be served by new and existing public roads and utilities. The existing PUD to be modified based on road layout, lot width and lot layout changes.

Site and Vicinity: The site is an 11.08 acre parcel; consisting of rolling hills and until recently, has been cultivated for growing wheat.

The overall site fronts on Mike McKeehan Way which is fully improved with a 60 foot roadway and sidewalks.

The site to the north is developed with apartments (Eagle Point). Further to the south over the hill are medium sized lots developed with single-family residences. To the east are the Crunks Hill sports-fields and to the northeast is Cheney Middle School.

Comprehensive Plan Land Use Designations: The Comprehensive Plan designates the subject site Low Density Residential. A Comprehensive Plan Amendment is not required as both the R-1 and R-2 uses are permitted in the Low Density Residential designation within the Comprehensive Plan.

Zoning: The subject site is zoned with a mix of R-1 (Single Family Residential) and R-2 (Two-Family Residential).

	Maximum Density	Acres	Potential Number of Units
R-1	6.2 units per acre	8.86	19
R-2	10 units per acre	2.22	22

Standard	R-1	R-1 (PUD)	R-2	R-2 (PUD)
Building Coverage Ratio	45%	45%	45%	45%
Minimum Lot Width	50'	50'	40'	50'
Minimum Lot Depth	100'	135'	90'	135'
Minimum Setbacks				
— Front	20'	20'	20'	20'
— Rear and Through Lots	20'	20'	15'	15'
— Side	5'/0'	5'	5'/0'	5'
— Street Side	10'	10'	10'	10'

DESIGN STANDARDS

Street and Block Layout (CMC 22.24.020, a-n), Street Right-of-Way Requirements (CMC 22.24.030), Lots (CMC 22.24.040), Utilities (CMC 22.24.060), Fire Code (CMC 22.24.070), and Easements (CMC 22.24.080)

Finding: All of the requirements and design standards outlined in the CMC sections listed above have been met by the applicant.

REQUIREMENTS FOR APPROVAL

Preliminary Plat Approval Criteria (CMC 22.12.090):

1. Appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water suppliers, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other

planning features that assure safe walking conditions for students who only walk to and from school.

2. The public interest will be served by the subdivision and dedication.
3. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and the proposed uses of these areas are compatible with such condition.
4. The proposed subdivision would not result in the scattered land division that leaves undeveloped parcels of land lacking urban services between developed parcels.
5. The subdivider has made every effort to mitigate the impact of the proposed subdivision regarding public health, safety, and welfare.
6. Improvements have been provided to protect future development from flood, inundation, or swamp conditions.
7. The property to be subdivided has frontage on and access to an existing street right-of-way that is fully improved.
8. The proposal, at full occupancy, will not create a level of traffic that decreases the level of service for any street below the minimums set in the Comprehensive Plan.
9. The proposed street names are sufficiently different in sound and spelling from other street names in the city so as not to cause confusion. Those streets which are (or are planned as) a continuation of an existing street shall bear the same name.
10. Appropriate provisions have been made to accommodate drainage facilities, pedestrian traffic, and utilities where streets do not continue to the boundary of the land division.
11. The proposed streets are properly integrated with the existing transportation system established in the Comprehensive Plan.

Finding: Provisions have been made for public health, safety, general welfare, open spaces, drainage ways, streets, water, sanitary sewer, and parks and recreation. All of the requirements of the preliminary plat approval criteria as outlined above have been met by the applicant or meet the adjusted standards of PP-01-08.

RECOMMENDATION

(May be revised upon receipt of new information at any time prior to the City Council Meeting.)

Approval of Final Plat for Golden Hills Phase 5, a 41 lot subdivision as depicted in Exhibit A.1

EXHIBITS (not attached unless indicated)

- A. Plans and Drawings:
 1. Plat with Addresses