



<b>Meeting Date:</b>	January 28, 2021
<b>Name of Agenda Item:</b>	Public Hearing for Kode Kamp Vista Long Plat
<b>Type of Hearing:</b>	Quasi-Judicial
<b>Attachments:</b>	TRC Report, Long Plat Application 20-01, Lot Layout and Site Plan, Critical Areas Study, Traffic Study, Public Comment (received through SEPA review)
<b>Summary Statement:</b>	<p>Jeff Palmer, on behalf of Northwood Partners LLC, has applied for the subdivision of approximately 28 acres located at the northeast corner of Kamm Road and Northwood Road. The proposed long plat is dependent on a corresponding application to rezone the property from RS-100 to Residential – Mixed Density (RMD). This is a zoning category that calls for a variety of lot sizes and is meant to accommodate detached single-family homes, attached (or paired) single-family homes, and duplexes.</p> <p>Plat design includes a curvilinear street which loops through the 28 acres, connects to the North Prairie Phase 7 plat to the north and accesses Northwood Road. The plat also includes two areas of wetlands near the Kamm Road corridor. These wetlands have been described and delineated in a corresponding critical area report. As required by LMC 16 the plat provides buffers to these areas.</p> <p>The plat application initially requested 94 lots but after revision this was reduced to 92 lots. Lot sizes range from those which are over 10,000 square feet to those which are in the 6,000 square foot range. As required by code, the plat will designate housing types per lot. The applicant has indicated a desire to maintain all the lots for single family detached homes except for 5 lots near the Northwood entrance of the plat (see the lot layout legend for specifics). Two of the lots selected for duplexes (lot 91 and 92) will require modification to reach the minimum 8,000 sf size needed to accommodate duplexes.</p> <p>Pedestrian accommodations will be made interior to the plat in the form of sidewalks. As the property is somewhat isolated from other pedestrian networks and as Northwood Road will not be improved for some time the SEPA determination included the requirement for the developer to participate in facilitating pedestrian / bicycle movement along Northwood Road. The Technical Review Committee determined that the most reasonable way to accommodate this under the current road conditions is to provide a widened roadway shoulder on Northwood Road that is delineated by a curb and flexible lane markers (similar to the treatment done on a portion of Line Road). The TRC further concluded that the west side of Northwood Road would provide the most opportunity for this widened shoulder and connection to other properties and the Brome Street intersection.</p> <p>Staff’s review comments are found in the attached TRC report along with applicant responses to each. Recent revisions to the plat have included the lots which would accommodate duplexes. This includes somewhat of a ‘pod’ of duplexes on lots 1, 2, and 3 and well as two lots across the street. Locating duplexes here an all in one location and utilizing an access easement is somewhat concerning as duplex residents will have little opportunity to utilize on-street parking. Parking pressure in this area may</p>

lead to residents parking on Northwood Road – which is not encouraged due to the substandard nature of this roadway. If duplexes are to be located in this area staff would recommend a plat condition that the developer create paved and striped on-street parallel parking areas along the east side of Northwood along the lot frontage of 1, 2, 3, and 92. Or, that the duplex lots be located elsewhere in the plat.

Staff has concluded review with a recommendation to approve the long plat however with the following conditions:

1. Lot sizes be adjusted to ensure lots 91 and 92 reach the minimum of 8,000 sf to accommodate duplex construction; and
2. Paved and striped on-street parking areas be created on Northwood Road to accommodate on-street parking needs of the duplex pod located at the entrance to the plat.  
Or,
3. Duplex lots be disbursed throughout the plat (on lots at least 8,000 sf or greater) in areas where on-street parking is more readily available.

**Recommended Action:**

Motion to recommend to the City Council the approval of Kode Kamp Vista Long Plat consistent with TRC report dated January 6, 2021 and staff conditions 1 and 2 or condition 3 as described above.