

ACTION ITEMS

3. Public Hearing for Ringneck Place Subdivision (H-2023-0009) by RiveRidge Engineering Company, located at 2315 E. Ustick Rd. (Parcel No. S1105212448 and Parcel No. S1105212449)

- A. Request: Annexation of 1.73 acres of land with an R-8 zoning district.
- B. Request: Preliminary Plat consisting of 9 residential single-family attached building lots and 2 common lots.

Seal: So, at this time I would like to open the public hearing for Item No. H-2023-0009 for Ringneck Place Subdivision. We will begin with the staff report.

Hersh: Good evening, Mr. Chair and Commissioners. The applicant is here to discuss their project proposal for Ringneck Place Subdivision. The applications submitted were annexation and zoning and preliminary plat. This site consists of 1.539 acres of land, zoned R-1 in Ada county, located at 2315 East Ustick Road and consists of two parcels. There is no history on the property. The Comprehensive Plan FLUM designation is medium density residential and the applicant proposes to annex in 1.73 acres of land within an R-8 zoning district. This property is within the city's area of impact boundary. A preliminary plat and conceptual building elevations were submitted showing how the property is proposed to be subdivided and developed with nine single family attached and detached dwelling units and two common lots at a gross density of 5.84 acres or units per acre. Proposed lots range -- range in size from 4,237 to 5,332 square feet. The proposed use and density of the development is consistent with the medium density residential FLUM designation. Single family detached and attached dwellings are listed as a principally permitted use in the R-8 zoning district for -- in the UDC. Future development is subject to the dimensional standards listed in the UDC for the R-8 zoning district. The proposed plat and subsequent development are required to comply with the dimensional standards and it appears that they do so. Access is proposed from East Ringneck Street from North Verado Avenue and East Ustick Road. Direct lot access from East Ustick Road is prohibited. The applicant is proposing to remove the existing curb cut to East Ustick Road on this site, as depicted on the preliminary plat. An emergency vehicle turnaround is depicted on the plat over Lot 3, Block 2. The attempt is to remove the turnaround to accommodate a single family residential home once North -- North Lapis Road is extended in the future. The applicant has proposed to landscape this parcel to be used as a common open space for the development until such time that Lapis Road is extended. Off-street parking is required to be provided in accord with the standards listed in the UDC for single family dwellings based on the number of bedroom units. Staff will confirm compliance with these standards at the time of building permit submittal for each residence. A 25 foot landscape buffer is required along East Ustick Road in accordance with the UDC. The landscape plan submitted depicts a 35 foot landscape buffer along East Ustick Road due to the Milk Lateral easement. Staff finds that the landscape plan should depict less lawn and a wider planter bed, with an additional mix of

variety of shrubs, mulch and other vegetative ground cover per the UDC. East Ustick Road is already approved with an existing five foot wide detached concrete sidewalk abutting the site in accordance with the UDC standards. Staff is not recommending that the sidewalk be replaced with a five foot detached sidewalk. The applicant is proposing five foot attached sidewalks on both sides of East Ringneck Street and North Lapis Avenue. Staff recommends that the applicant replace the gravel area in the parkway area with vegetation in accordance with the UDC and remove the driveway and replaced with curb, gutter and sidewalk per ACHD standards. There is an underground pressurized irrigation water required to be provided to each lot within the subdivision per the UDC. The second common lot proposed on the east side of the site is planned to serve the pump station for the proposed subdivision's pressure irrigation as depicted on the preliminary plat. The corridor for the southern user ditch is to be piped from the southeast corner of the existing exit location into the Verado Subdivision to the west. Conceptual building elevations were submitted that demonstrate what future homes in this development will look like. There are variations of single story homes with a two car garage that are proposed. The submitted elevations depict a number of different architectural and design styles with materials of lap siding, stucco, differing coloring accents and roof profiles. Staff recommends the applicant add additional stone or brick accents to the front of the homes to provide more of a variation in materials and a combination of various colors for each unit. The applicant shall submit elevations for the future single family detached home with the design review application. The final design of the structure is required to comply with the design standards in the architectural standards manual. Written testimony. There was Christie Mangel. Concerns regarding increased traffic safety and need for noise mitigation. And staff does recommend approval of the annexation and preliminary plat with the conditions listed in the staff report and the requirement of a development agreement and that concludes staff's presentation and I stand for any questions.

Seal: Thank you very much. Would the applicant like to come forward? You can say no. We did have that the other night. It was the first time in my time of doing this, so it kind of caught me off guard.

Gallagher: My name is Chip Gallagher. I'm sorry. My name is Chip Gallagher. I live at 3020 North Wingate Lane. And Stacy's done a fine job of explaining the project, so I will stand for any questions.

Seal: Commissioners, do we have any questions specifically for the staff or for the applicant?

Smith: Mr. Chair?

Seal: Commissioner Mr. Smith, go ahead.

Smith: Just a quick question. Do you -- is there anything in the staff report -- any of the recommendations from staff that you have any objections to or any concerns about?

Gallagher: No. Our engineers worked with Stacy and we have got it drilled down on all the details. We are fine with that.

Seal: The houses won't all be gray; right?

Gallagher: Pardon me?

Seal: The houses won't all be gray.

Gallagher: No. That's --

Seal: Sorry. Somebody who has lived on base housing I don't think --

Gallagher: Glancey Rockwell is the architect.

Seal: Okay. I figured that, but, you know, you got to ask. No more questions for the applicant? Real quick. Do we have anybody out here that has signed up to testify on this application?

Hall: There is no one, Mr. Chair.

Seal: Anybody in the audience want to come up and testify for this application? No. We are all holding out. Okay. With that, if the applicant has nothing further to add, I need a motion to close the public hearing for File No. H-2023-0009.

Smith: So moved.

Grace: Second.

Seal: It's been moved that we close the public hearing for File No. H-2023-0009 for Ringneck Place Subdivision. All in favor say aye. Any opposed? Motion passes.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Seal: All right. Who would like to go first?

Lorcher: Mr. Chair?

Seal: Go right ahead.

Lorcher: So, addressing the written comment that -- concerns regard increased traffic safety and the need for -- need for noise mitigation, if there are nine single family houses and each house has an average of two cars we are looking at about 20 extra cars in this particular area with no access to Ustick, which should keep the flow of traffic moving pretty steadily and it looks like everything's kind of internal streets. I don't think, you know, nine to ten to 15 car trips that -- you know, a day are really going to increase traffic too much. In regard to noise mitigation, I think the actually building of the houses will probably buffer

some of the noise from Ustick as well. So, hopefully, that neighbor will actually hear less noise from Ustick, because there will be a buffer from the houses. And since they are all internal safety streets -- I'm not an expert, but I would think that there is no busy street to cross, since they are all internal streets. So, I'm in support of this project.

Seal: Other comments, Commissioners?

Smith: Mr. Chair?

Seal: Go right ahead.

Smith: I echo Commissioner Lorcher's thoughts. I think this is a very straightforward, well thought out, I think well-fitting project for the area. So, I have no objection to it. I strongly support it.

Seal: Anyone else?

Grace: Mr. Chairman?

Seal: Commissioner Grace.

Grace: If I could just get clarification. There was a statement in the -- in the summary that indicated an emergency turnaround was being removed in favor of a single family home and I was just wondering, given the -- what appears to be the location and the smaller parcel there, does that create any -- maybe this is a question for staff. Does that create any issues? Or was that originally there maybe and why is it being taken out?

Hersh: Mr. Chair, Commissioner Grace, so that is added in. So -- because of North Lapis running east-west is not fully developed for fire, for a turnaround for people coming into the subdivision.

Grace: So, it's being added then?

Hersh: Yes.

Grace: Okay.

Hersh: And, then, it will be removed eventually once the road extends.

Grace: Thank you for that clarification.

Seal: Anybody else? I will take a motion if anybody would like to take a stab at one.

Lorcher: Mr. Chair?

Seal: Go right ahead.

Lorcher: After considering all staff, applicant and public testimony, I move to recommend approval to City Council for the File No. H-2023-0009 as presented in the staff report for the hearing date of May 18th, 2023.

Wheeler: I think we need to add on there -- if we -- if you want to, Commissioners, about the annexation -- staff recommendations in the DA. If you want to add that in there on your recommendation -- on your motion.

Seal: I think that's included in the staff report already. The conditions are there.

Wheeler: Okay. All right. I just wanted to double check that that was included on that. Sorry, I didn't mean to interrupt you there. I apologize. And with that I will say second.

Seal: It's been moved and seconded to approve File No. H-2023-0009 for Ringneck Place Subdivision. All in favor say aye. Opposed nay? Motion carries. Thank you, sir.

MOTION CARRIED: FIVE AYES. TWO ABSENT.