



Ridley Village Court PUD Final Development Plan & Preliminary Plat

Affinity Real Estate Management, Inc.

Prepared For:

City of Sandpoint, ID

Application File #PPUD24-0002



Prepared By:

SCJ Alliance Consulting Services

North Root Architecture

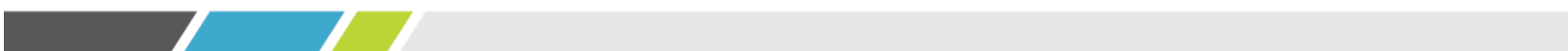
James A. Sewell & Associates



November 2025



SCJ ALLIANCE
CONSULTING SERVICES



PUD Final Development Plan & Preliminary Plat

Applicant

Company: *Affinity Real Estate Management, Inc*

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Site

Parcel: *Lot 2, Valerie Acres*

Size: *4.1 Acres*

Location: *Between Ridley Village Road and Madison Ave.*

Property Owner

Owner/Contacts: *Valerie A. Smith Trust / Daniel C. Rueckert & Roxanne M. Rueckert*

Engineering & Surveying

Company: *James A. Sewell & Associates*

Surveyor: *Russell Badgley*

Engineer: *Scott Brown, PE*

Architecture

Company: *North Root Architecture*

Contact: *Reid Weber, AIA*

Landscape Architecture

Company: *SCJ Alliance Consulting Services*

Contact: *Mark Garff, PLA, ASLA*

Project Narrative (Supplement to File #PPUD24-0002)

Following the March 4, 2025, Planning Commission public hearing and the City Council public hearing on April 16, 2025, the conditions below were required for final approval of Ridley Village Court. A preliminary plat application and exhibit have also been submitted, aligning with all other exhibits and the City Council's preliminary approval. Draft CC&Rs for the development are provided, which address maintenance of all common areas, including sidewalks, the public pathway, private pathways, common facilities, private storm facilities, and private storm lines. Additionally, a final Traffic Impact Analysis (TIA) is provided consistent with the final development plan, along with revised preliminary floor plans and elevations, a final landscape plan, a proposed development schedule, and a proposed set of development standards to govern the PUD in perpetuity (in concert with Sandpoint Code, Idaho Code, and CC&Rs).

City Council Conditions of Final Approval:

- 1. Construct the planned open space area toward the center of the development, as provided in the initial plan.**

The common open space has been reverted to the original location and narrowed slightly to better address turn radius concerns expressed by IHD, and in accordance with AASHTO guidelines (Road E has been widened to 22' per Improvement plans and Landscape plans). To accommodate the extra width, one unit on the north end of the central common area was removed. Total unit count is now 56.

- 2. Incorporate traffic calming into street extension design between Ridley Village Rd. and the Maplewood neighborhood.**

A speed table has been provided on River Rock Road as a traffic calming measure, which also serves as a raised, mid-block crossing.

- 3. Setbacks along Cattail Ct. will be 15 feet, and the home design needs to include privacy windows and porches on the front for abutting properties.**

15' setbacks have been provided along with privacy windows and porches that are oriented away from Cattail Ct. Please see the included revised elevations, improvement plans, landscaping plans, and PUD development standards.

- 4. Installation of street lights as provided in the initial plan.**

A new Street light is shown on the improvement plans at the corner of Ridley Village Road and River Rock Rd.

- 5. Driveway setback in the southwest corner should be 35 feet from Ridley Village Rd.**

Driveway setback is 35' away from Ridley Village Rd., per the final improvement plans.

- 6. Ensure planning for adequate and proper snow storage as required by City Code.**

Snow storage is primarily accommodated within the central common area. Additionally, the garage of the northwesternmost unit has been reoriented to better accommodate snow removal equipment.

- 7. Installation of a 6 ft - 8 ft wide path on the north side of Autumn Ln. adjacent to the parking lot north of Road B.**

An 8' wide concrete path has been provided for with an easement dedication shown on the improvement plans and the preliminary plat. The concrete pathway is continuous across Road C to better delineate the non-motorized public way and to better signal to drivers the same.

List of Exhibits

Exhibit A-1	<i>Preliminary Plat Application</i>
Exhibit B-1	<i>Owner Authorization Form</i>
Exhibit C-1	<i>Final Improvement Plans</i>
Exhibit D-1	<i>Landscaping Plans</i>
Exhibit E-1	<i>Preliminary Building Elevations</i>
Exhibit F-1	<i>Preliminary Floor Plans</i>
Exhibit G-1	<i>Revised Traffic Impact Study</i>
Exhibit O	<i>Preliminary Plat</i>
Exhibit P	<i>Codes, Covenants, and Restrictions</i>
Exhibit Q	<i>Development Schedule</i>
Exhibit R	<i>Performance Standards</i>
