



PLANNED RESIDENTIAL DEVELOPMENT

SVMC 19.50

Community Development – Planning Division
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STAFF USE ONLY

Date Submitted: <u>7-24-15</u>	Received by: <u>CJ</u>	Fee: _____
SMARTGOV #: _____	PROJECT NAME: <u>PRD-2015-0001</u>	

PART I – REQUIRED MATERIAL

THE PLANNING DIVISION WILL NOT ACCEPT YOUR APPLICATION IF THE REQUIRED MATERIALS ARE NOT PROVIDED

- Pre-application Meeting Request *(include copy of staff worksheet from meeting)*
- Completed PRD Supplemental Form
- Site Plan
- LANDSCAPE PLAN FOR ALL COMMON OPEN SPACE AREAS
- Application Fee
- Other Related Applications or Permits, if Applicable: _____

SPokane Valley
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PART II – APPLICATION INFORMATION

- Subdivision;
 Zone Change; or
 Zero Lot Line

SITE ADDRESS: 4403 S Dishman_Mica Rd	45336.9191, 45334.0106, .0108, .0109, PARCEL NO: .0110, .0113, .0114, .9135, 44041.9144		
COMPREHENSIVE PLAN DESIGNATION: LDR			
EXISTING ZONING DESIGNATION: R-3	PROPOSED ZONING DESIGNATION: PRD		
SIZE OF SUBJECT PROPERTY (SQUARE FEET): 4,334,220			
NUMBER OF PROPOSED LOTS: 303			
RANGE OF LOT SIZES: 1690 SF - 1440 SF			
MINIMUM/MAXIMUM SETBACKS:			
FRONT: 15 / 20	FLANKING: 15 / 15	SIDE: 0 / 5	REAR: 20 / 20
PERCENTAGE OF OPEN SPACE PROVIDED: 30 %			



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DESCRIBE PROPOSED RESIDENTIAL USE(S): Estate type lots in the 1/4 acre range, standard single family lots in the 6000 sf range, cottage or townhouse type units in the 1800-3600 sf range, multi-family units and mixed use residential units in the commercial areas.

TYPE(S) OF OPEN SPACE PROPOSED: 10-acre passive park, existing Chester Creek stream bed and levee area, varying width space between commercial and residential, three hole chip and putt recreation area and buffers with trails between housing types

DESCRIBE ANY COMMERCIAL USE(S) PROPOSED: The existing golf course clubhouse to remain and is currently leased as a restaurant. Commercial uses as yet to be determined but will be aimed at neighborhood uses such as restaurants, coffee shops, hair salons, laundry services, convenience store, day care, etc.

BRIEF PROPERTY DESCRIPTION (E.G. ROLLING, VACANT, STRUCTURES, SEPTIC, WELL, ETC.): _____
The property is flat, with a seasonal creek, an abandoned golf course with three existing structures (clubhouse, maintenance, starter shack), cart path bridges over Chester Creek, existing paved parking areas. Serviced by public sewer and water.



PART III – PRD SUPPLEMENTAL FORM

In any planned unit development, the number of dwelling units per acre of land shall not exceed that which is permitted by the underlying zone(s), except as approved for density bonus by the Hearing Examiner. The maximum gross floor area of commercial use is based on the number of dwelling units proposed and limited to those uses that primarily serve the residents. Dedicated common open space shall be equal to or greater than 30 percent of the PRD gross land area. The following formulas should be used for calculations..

A. RESIDENTIAL DENSITY SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

$$\begin{array}{rclclcl}
 \text{Gross acreage of} & & \text{Maximum number of units} & & \text{Density} & & \\
 \text{entire development} & \times & \text{per acre allowed in} & + & \text{Bonus} & = & \text{Total Units} \\
 & & \text{underlying zone} & & (20\%) & & \text{Permitted} \\
 \hline
 99.5 & \times & 5 & + & 20\% & = & 597
 \end{array}$$

B. COMMERCIAL USE GROSS FLOOR AREA SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

$$\begin{array}{rclclcl}
 \text{Number of} & & & & \text{Maximum} & & \\
 \text{Dwelling} & \times & 50(\text{square feet}) & = & \text{gross floor area} & & \\
 \text{Units} & & & & \text{of commercial} & & \\
 \text{Provided} & & & & \text{use(s) allowed} & & \\
 \hline
 580 & \times & 50 & = & 29,000
 \end{array}$$

C. OPEN SPACE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

$$\begin{array}{rclclcl}
 \text{Gross} & & & & \text{Minimum open} & & \\
 \text{acreage of} & \times & 30 \text{ percent} & = & \text{space area} & & \\
 \text{entire} & & & & \text{required (in} & & \\
 \text{development} & & & & \text{acres)} & & \\
 \hline
 99.5 & \times & .30 & = & 29.9
 \end{array}$$

Note: Land required for open space shall not include:

1. Accessory buildings, climate-controlled improvements, and areas reserved for the exclusive use and benefit of an individual tenant or owner;
2. Dedicated streets, alleys or public rights-of-way, required landscaped areas, areas required for yard depth or building setback or separation;
3. Vehicular driveways, private streets, parking areas, loading or storage areas; or
4. Floodplain (100-year), flood prone areas, drainage easements, natural drainage areas or creeks unless maintained as an amenity and specifically approved as being suitable for open space.

D. TYPES OF OPEN SPACE PROPOSED AND/OR REQUIRED:

1. GREENBELTS

$$\begin{array}{rclclcl}
 \text{Greenbelt area} & / & \text{Open space area} & (100) & = & \text{Amount of greenbelt area provided} \\
 \text{provided} & & \text{provided} & & & \text{(in percent)} \\
 \hline
 (15.1 / 30.4) 100 & = & 49.7
 \end{array}$$



2. ACTIVE RECREATIONAL AREAS

$$\begin{array}{rclclcl} \text{Active Recreational Areas} & & \text{Open space area} & & & & \\ \text{provided} & / & \text{provided} & (100) & = & \text{Amount of Active area} & \\ & & & & & \text{provided (in percent)} & \\ \hline (\underline{10.1} & / & \underline{30.4} &) 100 & = & \underline{33.2} & \end{array}$$

3. ENVIRONMENTALLY SENSITIVE AREAS

$$\begin{array}{rclclcl} \text{Environmentally} & & \text{Open space area} & & & & \\ \text{Sensitive Areas} & / & \text{provided} & (100) & = & \text{Amount of Environmentally} & \\ & & & & & \text{Sensitive area (in percent)} & \\ \hline (\underline{5.2} & / & \underline{30.4} &) 100 & = & \underline{17.1} & \end{array}$$