

PLANNING COMMISSION AGENDA
COEUR D'ALENE PUBLIC LIBRARY
LOWER LEVEL, COMMUNITY ROOM
702 E. FRONT AVENUE

MAY 22, 2012

THE PLANNING COMMISSION'S VISION OF ITS ROLE IN THE COMMUNITY

The Planning Commission sees its role as the preparation and implementation of the Comprehensive Plan through which the Commission seeks to promote orderly growth, preserve the quality of Coeur d'Alene, protect the environment, promote economic prosperity and foster the safety of its residents.

5:30 P.M. CALL TO ORDER:

ROLL CALL: Jordan, Bowlby, Evans, Luttrupp, Messina, Soumas, Haneline, Garringer, (Student Rep)

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE:

1, Applicant: Riverstone West, LLC
Location: Between Riverstone Drive and W. Tilford Lane, west of Beebe Blvd
Request: A request for a four (4) lot commercial subdivision "Riverstone West 4th Addition SHORT PLAT (SS-6-12)

PUBLIC HEARINGS:

1, Applicant: Greenstone-Kootenai Inc.
Location: W. of Ramsey W. of Kathleen Avenue

A. A proposed modification to CDA Place PUD"
QUASI-JUDICIAL, (PUD-2-94m.5)

B. An amended 325-lot prelim plat "CDA Place"
QUASI-JUDICIAL, (S-3-12)

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____,
to continue meeting to _____, at ___ p.m.; motion carried unanimously.
Motion by _____, seconded by _____, to adjourn meeting; motion carried unanimously.

**** The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



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TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: May 22, 2012
SUBJECT: **SS-6-12, Riverstone West 4th Addition**

DECISION POINT

Approve or deny the applicant's request for a four (4) lot commercial subdivision.

GENERAL INFORMATION

1. Applicant: Riverstone West, LLC
111 N. Post Street
Suite 200
Spokane, WA 99201

2. Request: Approval of a four (4) lot commercial subdivision.
 - a. Lot 1 – 0.70 acres
 - b. Lot 2 – 0.92 acres
 - c. Lot 3 - 0.89 acres
 - d. Lot 4 - 1.03 acres

3. Location: Between Riverstone Drive and W. Tilford Lane, west of Beebe Blvd.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is C-17 (commercial), which is intended to be a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential at a density not to exceed 17 units/acre.

2. Land Use: The subject property is vacant.

3. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

There is a sanitary sewer main situated in an easement at that adjoins the boundaries of proposed Lots 2, 3, & 4, that has lateral services for those lots. Available information does not indicate the presence of a sanitary lateral for proposed Lot 1, therefore, Lot 1 will be required to connect to the sanitary main located in Beebe Blvd. The applicant will be required to make that connection prior to final plat approval.

All of the proposed lots have water lines adjoining their boundaries, however only proposed Lot 4 currently has a lateral service extended to it. The applicant will be required to provide water service lateral connections to proposed Lots 1, 2 & 3 prior to final plat approval.

All service lateral connections must be approved by City inspection personnel. Any service lateral that requires a "street cut" must contact the City Engineering

Inspector and provide a traffic control plan for approval, and, obtain all requisite permits prior to the commencement of any construction activity. All street cuts must be paved back with asphalt "hot mix" within twenty-four hours (24 hrs.) per approved policy.

Streets: The proposed lots are bordered by Riverstone Drive and Beebe Blvd. which are "public" streets, and, Tilford Lane which is "private". All of the noted streets are built to current City standards and no alterations will be required.

Street Access: Access points to the subject lots will be addressed at the time of building permit submittal on the prospective lots.

Fire: Fire suppression facilities are installed and of sufficient nature to serve the proposed lots. No new hydrants will be required with the proposed subdivision, however, hydrant installation may be required at the time of development due the type and nature of the construction.

Storm Water: Any development on the subject lots will be required to adhere to all requirements of the City Stormwater Ordinance, and, the approved Best Management Practices (BMP's) that have been adopted by the City. The lots are undeveloped and will be required to install stormwater facilities at the time of development.

Proposed Conditions:

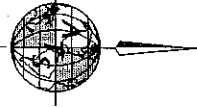
1. Installation of a sanitary sewer service lateral to Lot 1 will be required prior to final plat approval.
2. Installation of water service laterals will be required to Lots 1, 2, & 3, prior to final plat approval.
3. All service laterals and pavement cuts are required to be approved and inspected by the appropriate City departments, and, any pavement cuts that are made will be required to be "paved back" within 24 hours per City policy.

DECISION POINT RECOMMENDATION

Approve the proposed subdivision plat in its submitted configuration with the attached conditions.

RIVERSTONE WEST 4th ADDITION

A REPLAT OF LOTS 2, 3 & 13, BLOCK 1 OF RIVERSTONE WEST FIRST ADDITION. LOCATED IN A PORTION OF THE NE ¼ OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



RIVERSTONE WEST FIRST ADDITION
BLOCK 1

CURVE DATA

LINE	BEARING	CHORD BEARING	CHORD DIST.
1	12.35°	3.82°	11.74
2	23.76°	23.76°	5.31
3	23.76°	23.76°	5.31

LINE DATA

LINE	BEARING	CHORD BEARING	CHORD DIST.
1	12.35°	3.82°	11.74
2	23.76°	23.76°	5.31
3	23.76°	23.76°	5.31

REFERENCES

- 1. PLAT OF RIVERSTONE WEST FIRST ADDITION, BY RICHARD A. WARDEN, REGISTERED PROFESSIONAL SURVEYOR, BOOK 27 OF PLATS AT PAGE 426, MAY 2007, FILED 4565, RECORDED IN BOOK 27 OF PLATS AT PAGE 426, MAY 2007.
- 2. SURVEY BY MATTHEW B. MANDER, PLS 8962, RECORDED IN BOOK 27 OF SURVEYS AT PAGE 071, AUGUST 2011.
- 3. ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO COEUR D'ALENE COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

NOTES

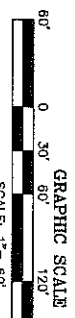
- 1. THERE WAS NO ATTEMPT MADE TO SHOW ALL PHYSICAL FEATURES OF THIS PROPERTY OR SHOW ANY NON-RECORDED EASEMENTS, TRIPS SUCH AS BUILDINGS AND FENCES WHICH MAY BE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.
- 2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF RESERVATION, EASEMENT DEPICTED ON THIS PAGE ARE SUBMITTED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
- 3. ALL LOTS IN THIS PLAT ARE SUBJECT TO RESPECTIVE COVENANTS PER INSTRUMENT NO. 22294 (150500), NO. 2150055000, NO. 1917641 AND NO. 2177169500.

BASIS OF BEARINGS

BASIS OF BEARING FOR THIS PLAT IS NORTH 01°10'57" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, 3/4 M. ACCORDING TO THE COEUR D'ALENE/KOOTENAI COUNTY RECORDS FOR INSTRUMENT NO. 031, 10490 WEST 200E, 1992 (MODIFIED). THE NORTHWEST CORNER OF SAID SECTION 10, TO CORNER GEODETIC BEARINGS, SUGGEST THE "CA" RADIUS ALL THE HORNER/GEODETIC BEARINGS AND ADO THE "CA" TO ALL THE NORTHWEST/SOUTHWEST BEARINGS AND ADO

LEGEND

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- 99" WIDENED REFERENCE
- 100" WIDENED REFERENCE



55-6-12



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING

P.O. BOX 345, HAVERDEN IDAHO, 83835
PH: (208) 773-2715 • FAX: (208) 762-7731

CHECKED BY: MBM
DATE: 05-17-2012
DRAWN BY: KBN
DATE: 04-23-2012
DWG. PLAT
PROJ: 12-021

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI A. STROUD, PLANNER
DATE: MAY 22, 2012
SUBJECT: PUD-2-94 M5 – MODIFICATION OF COEUR D'ALENE PLACE PUD
S-3-12 MODIFICATION OF COEUR D'ALNE PLACE PRELIMINARY PLAT.
LOCATION: +/- 706 ACRES KNOWN AS THE COEUR D'ALENE PLACE PUD

**Applicant/
Greenstone-Kootenai
1421 Meadowood Ln
Liberty Lake, WA**

**Owner:
Schneidmiller Land Company
N 1551 Chase Rd
Post Falls, ID**

DECISION POINT:

Kootenai-Greenstone is requesting approval of a modification of the Coeur d'Alene Place Planned Unit Development (PUD) and Preliminary Plat.



- A. Preliminary Plat approval of "Amended Coeur d' Alene Place" a 334 lot subdivision in 12 phases in the R-8PUD (Residential at 8 units/acre) zoning district and modification to the existing "Coeur d'Alene Place PUD" to modify the development regulations and subdivision to be

consistent with overall Coeur d'Alene Place regulations. The updated regulations also incorporate past interpretations of the Planning Commission.

The proposed development includes:

1. 275 single-family lots on public streets.
2. A "cluster housing" area. (59 Lots fronting on private streets - Bernoulli Loop and Gassendi Drive). Built on lots as small as approximately 3,560 s.f. with generally 40 feet of frontage. (Lot frontages for corner lots are less.)
3. Open space and an internal pathway system that will connect with the overall trail system in the "Coeur d'Alene Place development.

B. Additional modification to the following provisions of the zoning and subdivision ordinances through the existing "Coeur d'Alene Place PUD" are requested. The approval of this request will combine the existing Sorbone PUD regulations with the Coeur d'Alene Place PUD regulations:

Zoning Ordinance:

1. Reduce minimum lot size 1,600 sf. for attached cluster housing areas.
2. Reduce lot frontage to 20-feet for area identified as cluster housing areas.
3. Zero foot rear yard setbacks for cluster housing lots.
4. In the identified " Single Family Housing areas" (R-8 Zone) a minimum lot frontage of 40 feet is requested and will be retained for either attached or detached.
5. In the identified " Single Family Housing areas" (R-8 Zone) a minimum lot frontage of 4,000 feet is requested.

Setbacks and other development standards:

Throughout the P.U.D. site plan (R-8 and R-17 zones), the following standards would apply. The applicant wishes to combine what is now two sets of site standards -the Coeur d' Alene Place site standards and the Sorbonne PUD site standards which were approved in 2007. See attached "Coeur d'Alene Place PUD Site Standards" for change detail.

Front Yard: 12 feet from back of sidewalk to the front porch structure.
15 feet from back of sidewalk to the face of the house.
18 feet from back of the sidewalk to the face of garage.

Side Yard: Zero setback. Minimum building separation as required by the Uniform Building Code Standards.

Rear Yard: For Front Loaded - 20 feet from rear property line.
For Alley Loaded – 4 foot minimum setback from edge of alley.
18 foot minimum driveway approach to face of garage
Zero (0) feet from rear property line if backs to private alley or public or Private open space.

Flanking Street:
15 feet from back of sidewalk or curb if no sidewalk is required.

Public Sidewalks:

Streets: Sidewalks shall be waived along street frontage where lot has access to rear Yard or side yard pathway on community open space.

Private Streets: Internal pathway system shall substitute for street frontage sidewalks.

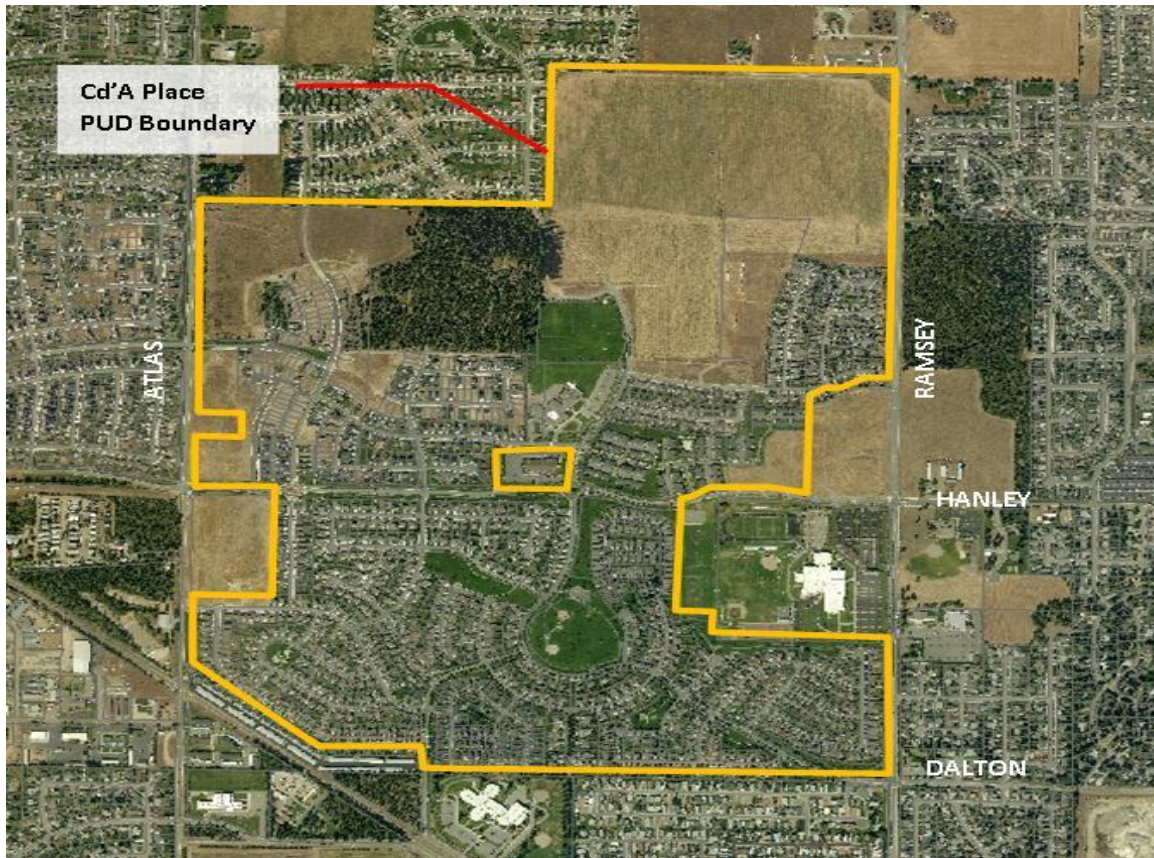
Roadways: Title 16.24.010

Public road width of 30 feet is approved for minor “urban residential streets.” The Use of 28 foot private roads are approved for all roadways within designated “cluster housing areas.”

GENERAL INFORMATION:

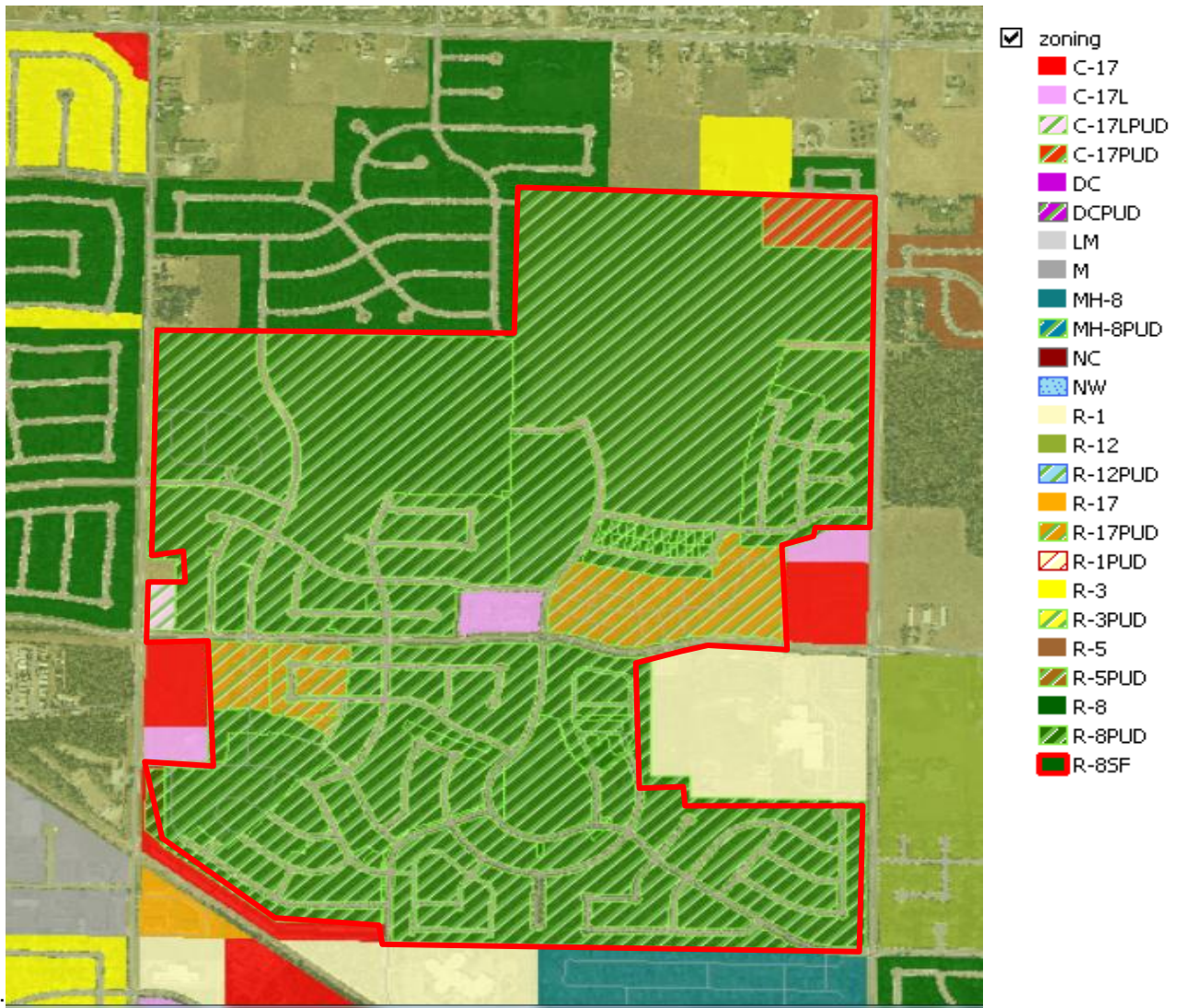
The original Coeur d’Alene Place PUD and subdivision was approved in 1994 and updated in 1998, 2000, 2005. The Sorbonne Addition to Coeur d’Alene Place was approved in 2007.

The purpose of the request is to modify the development’s setback regulations and subdivision to be consistent with current market expectations. The updated regulations also incorporate past interpretations of the Planning Commission. Please see attached applicant narrative.



Aerial photo:

Existing zoning:

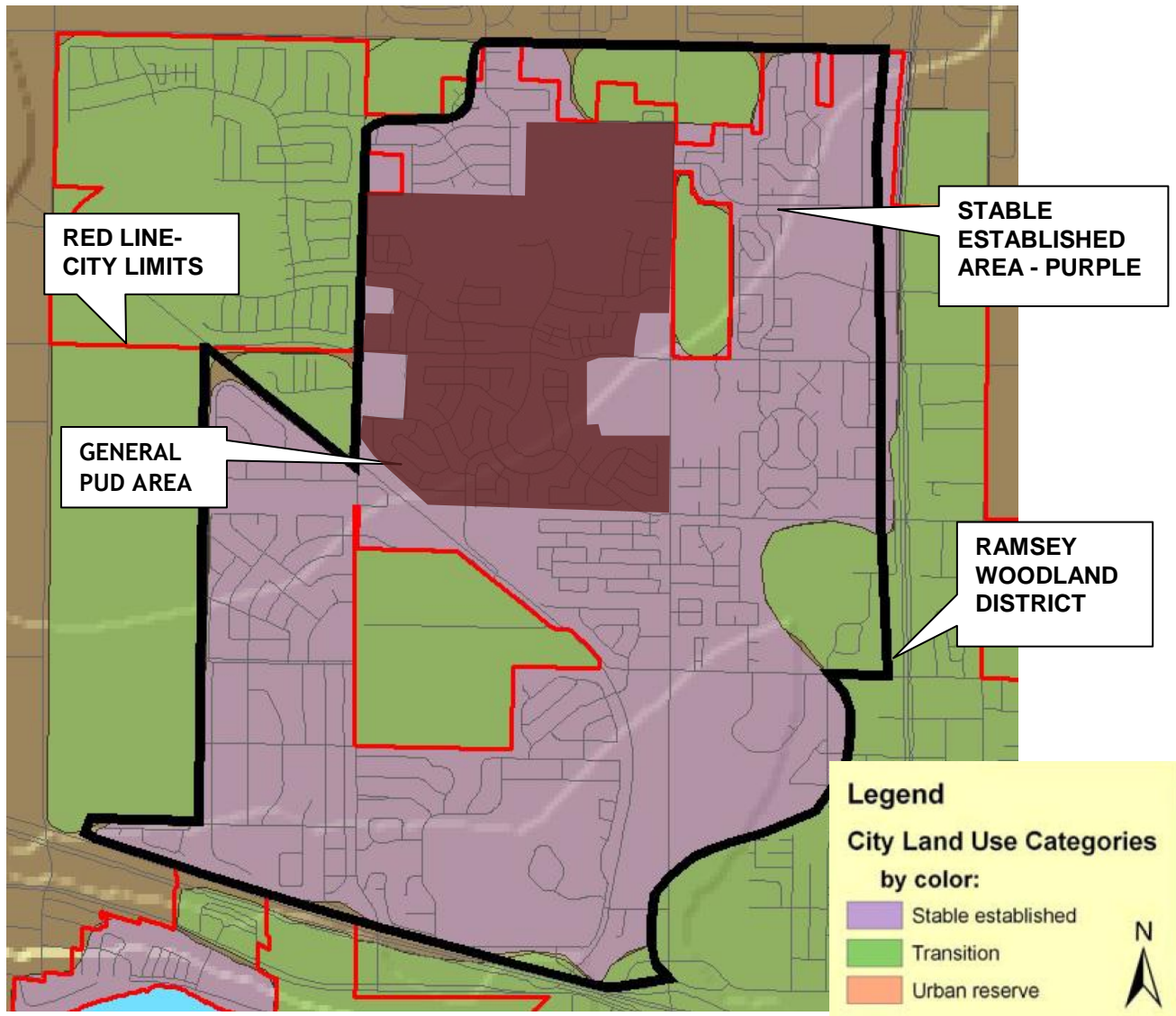


The zoning pattern (see zoning map) in the surrounding area shows R-1, R-8, R-17, C-17L, C-17 and PUD overlay zoning.

PUD FINDING ANALYSIS:

Finding #B8: The proposal is in conformance with the comprehensive plan.

2007 Comprehensive Plan designation - Stable Established – Ramsey-Woodland District



Stable Established Areas

These areas are where the character of neighborhoods has largely been established and, in general, should be maintained. The street network, the number of building lots and general land use are not expected to change greatly within the planning period.

Ramsey - Woodland Tomorrow

Characteristics of the neighborhoods have, for the most part, been established and should be maintained. Development in this area will continue to grow in a stable manner. Lower density zoning districts will intermingle with the existing Coeur d'Alene Place Planned Unit Development (PUD) providing a variety of

housing types. The northern boundary is the edge of the community, offering opportunities for infill.

The characteristics of Ramsey – Woodland neighborhoods will be:

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.
- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.

Significant policies:

- Objective 1.06- Urban Forests:
Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.
- Objective 1.08 –Forests & Natural Habitats:
Preserve native tree cover and natural vegetative cover as the city’s dominant characteristic.
- Objective 1.09-Parks:
Provide an ample supply of urbanized open space in the form of squares, beaches, greens, and parks whose frequent use is encouraged by placement, design, and access.
- Objective 1.11 - Community Design:
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
- Objective 1.12 - Community Design:
Support the enhancement of existing urbanized areas and discourage sprawl.
- Objective 1.13 - Open Space:
Encourage all participants to make open space a priority with every development and annexation.
- Objective 1.14 - Efficiency:
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- Objective 1.15 –Natural Terrain:
Whenever possible, the natural terrain, drainage, and vegetation should be preserved with superior examples featured within parks and open spaces.
- Objective 1.16 –Connectivity:
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.
- Objective 2.02 - Economic & Workforce Development:
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- Objective 2.05 –Pedestrian & Bicycle Environment:
Plan for multiple choices to live, work, and recreate within comfortable

walking/biking distances.

- Objective 3.01 –Managed Growth:
Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.
- Objective 3.02 –Managed Growth:
Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.
- Objective 3.04 -Neighborhoods:
Encourage the formation of active neighborhood associations and advocate their participation in the public process.
- Objective 3.05 - Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.06 - Neighborhoods:
Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.
- Objective 3.12 - Education:
Support quality educational facilities throughout the city, from the pre-school through the university level
- Objective 3.16 - Capital Improvements:
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- Objective 4.01 - City Services:
Make decisions based on the needs and desires of the citizenry.
- Objective 4.02 - City Services:
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).
- Objective 4.06 - Public Participation:
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision- making process.

Coeur d’Alene Bikeways Plan:

MISSION:

The essence of the City bicycle plan is to provide bike lanes on arterial and major collector streets to provide direct, continuous, and convenient transportation access to all parts of the community.

GOAL:

The plan should be used to require dedication of right-of-way with land partitions or street construction with all new subdivisions, roadway improvement projects and wherever possible with land use applications.

This practical solution will provide bicycles and pedestrians with access into all residential, commercial and industrial areas of the community thereby encouraging use of bicycles for all type of trips, to decrease reliance on the automobile and to provide low cost transportation options for people

without cars – the young, the elderly, the poor and the disabled. To coordinate the City of Coeur d'Alene Bicycle Plan with other cities, districts and state agencies to develop a regional network of bicycle transportation facilities.

The applicant has provided a trail map that provides connectivity throughout the development.

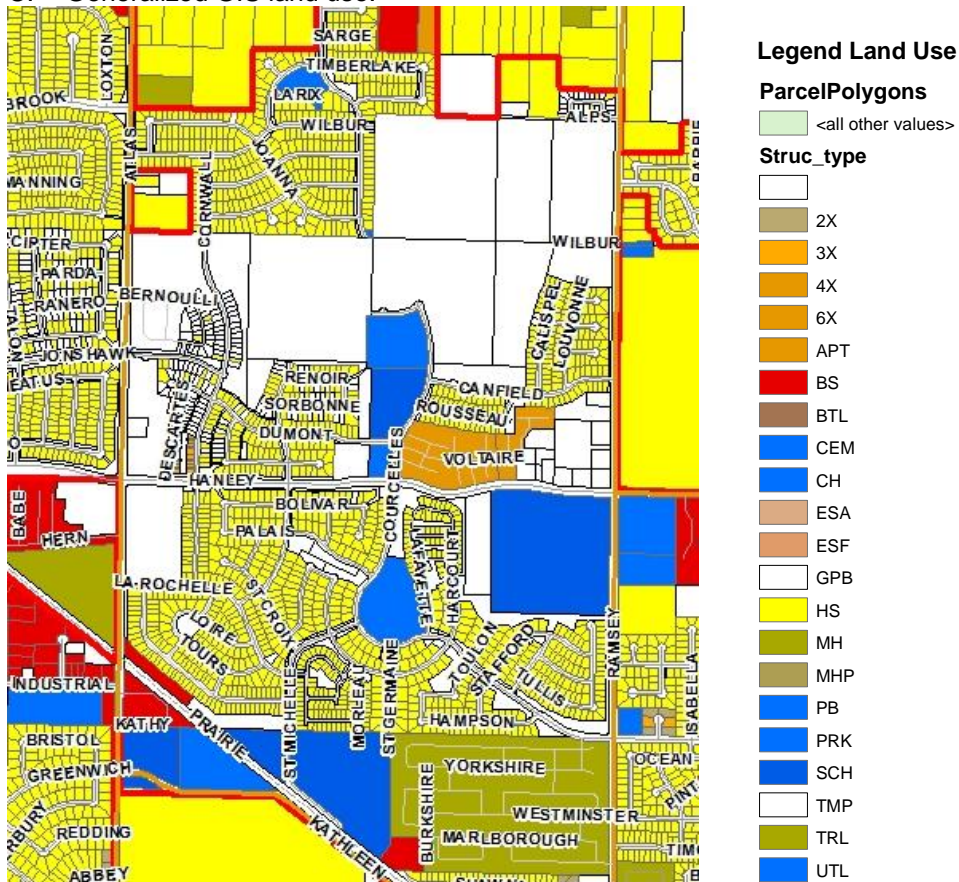
Evaluation: The Planning Commission must determine, based on the evidence before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

Finding #B9: The design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.

The Coeur d'Alene Place development was designed and has been developed as a mix of housing types, civic and commercial uses interconnected with trails and opens spaces.

The applicant states: "This proposal is consistent with and enhances the existing character of Coeur d'Alene Place neighborhood and strengthens the overall neighborhood design that was originally proposed."

C. Generalized GIS land use.



Finding #B10: C. The proposal is compatible with natural features of the site and adjoining properties

The subject property is relatively flat and has no physical features that need to be preserved or that would minimize development. In the northwest quadrant of the development there is, however, a large area of native conifers that should be preserved, wherever possible.

Evaluation: The Planning Commission must determine, based on the evidence before them, whether the physical characteristics of the site make it suitable for request at this time.

Finding #B11: D. The location, design, and size of the proposal are such that the development will be adequately served by existing streets, public facilities and services.

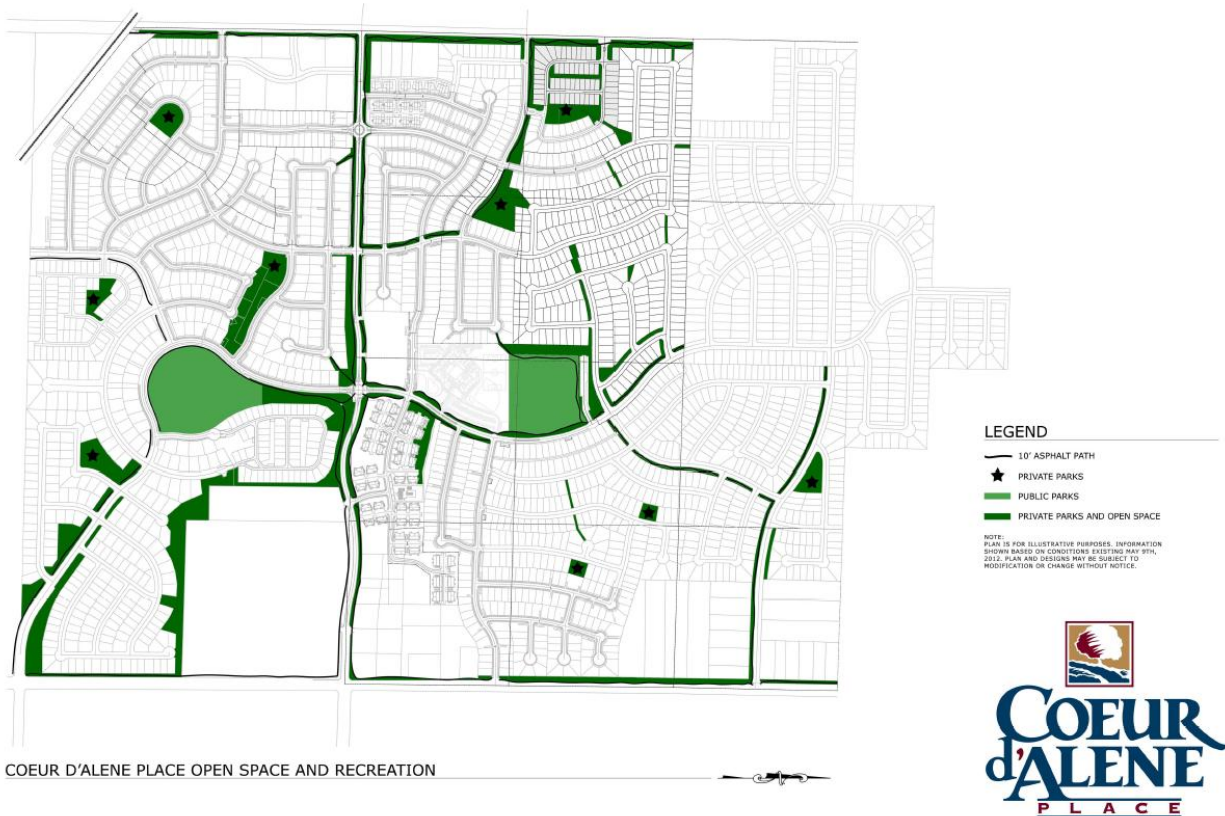
1. In "cluster" areas that have lot frontages reduced to twenty feet (20'), no frontal vehicular access will be allowed. All access to reduced frontage lots must be rear entry.
2. SEWER- Public sewer is available and of adequate capacity to support this PUD modification
EVALUATION- Sewer utility review finds that this application follows the 2005 Northwest Quadrant Sewer Master Plan.

See detailed analysis of services under the Subdivision Findings section

Evaluation: The Planning Commission must determine, based on the evidence before them, that public facilities and utilities are or are not available and adequate for the proposed use.

E. The proposal provides adequate private common open space area, as determined by the commission, no less than ten percent (10%) of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.

OPEN SPACE MAP:



**Open Space Original
Coeur d' Alene Place PUD**

70.1 acres
14.54%

**At Build out of
Proposed Amended Preliminary
Plat**

62.17 Acres
14.8 %

Evaluation: The Planning Commission must determine that the open space is accessible to all users of the development and usable for open space and recreational purposes.

Finding #B8F: Off street parking provides parking sufficient for users of the development.

All uses within Coeur d'Alene Place meet on-site parking requirements and this will continue as further development occurs.

Evaluation: All uses within the development have complied with on-site parking requirements.

Finding #B8G: That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property.

A Homeowner's Association was created with the original PUD to maintain all common property and this has not changed.

Subdivision Finding Analysis



PHASING PLAN :



B8A. That all of the general preliminary plat requirements (have) (have not) been met as attested to by the City Engineer.

All of the general plat requirements have been met. – Gordon Dobler, City Engineer

B8B. That the provisions for streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, and utilities (are) (are not) adequate where applicable.

Streets, alleys, rights-of-way, easements, street lighting & drainage:

1. The subdivision is bordered by Atlas Road on the west, and, Sorbonne Drive on the south, and, the plat submittal details the ultimate configuration of the proposed streets within the development.

Evaluation:

The proposed street layout is acceptable in regard to the connectivity of the plan, and, the proposed street right's-of-way are in conformance with the previously approved PUD modification that was approved in July 2005. Complete construction of some of the streets may be required out of the proposed phasing sequence due to the fire safety requirement of having two (2) points of access to any are of thirty (30) lots or more.

2. The Courcelles Pkwy. connection to the adjoining development to the north, was originally required to have been built with Phase 3, or, within three (3) years of the previously approved PUD revision in 2005. That connection was required for connectivity to other developments and therefore should have been made no later than 2008, however it was never made.

Evaluation:

The proposed phasing plan only shows a portion of Courcelles Pkwy being constructed w/ Phase 2, however, since this was previously required to have been constructed by a date certain (2008)

and not completed, the full Courcelles roadway connection will be required with the new Phase 2.

3. The proposed “cluster” area of the amended PUD is divided into two (2) phases, 3 and 10. This portion of the development requires a second point of access, and, one is proposed with the Phase 10 construction.

Evaluation:

Due to the number of lots that are proposed, the secondary access off of Atlas Road will be required to be constructed with initial phase of development in the “cluster” area. The proposed access is planned to be gated, and that gate will need to meet all of the ingress/egress requirements of the City Fire Department.

4. The proposed Phase 6 of the plan connects the existing Cornwall Street to the adjoining development to the north. This connection was previously required to have been completed with the previous modification in Phase 3, and therefore would have been existing at this date.

Evaluation:

Due to the uncertainty of the phasing completion, the Cornwall Street connection to the adjoining development to the north will be required to be completed with the proposed Phase 6, or, within five (5) years of the date of approval of this PUD modification.

5. The proposed revision includes tracts that are intended to serve as pedestrian access for connectivity across blocks that do not have cross street connections.

Evaluation:

Per City Code 16.20.210, Tracts “I” and “J” that cross the lengthy Block 9, will be required to have an eight foot (8.0’) impervious walkway of either asphalt or Portland cement installed in the tracts to allow for pedestrian circulation. Tract “E” that adjoins Atlas Road will be required to have an impervious walkway providing a connection from Rimbaud Avenue to Atlas Road. Tract “F” that adjoins the “cluster” area will be required to have an impervious walkway providing a connection from Bernoulli Loop to Cornwall Street. Tract “M” that adjoins Block 10 will be required to have an impervious walkway providing a connection from Verlaine Drive to the school and open space to the east.

Stormwater:

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

Evaluation:

The CdA Place development constructs and manages all of their stormwater containment facilities in a manner that does not utilize curbside drainage facilities. The development makes use of centralized swale areas and utilizes piping systems to convey the storm drainage. All plans are subject to, and, submitted for, approval by the City Engineer prior to construction.

Fire Protection

A fire hydrant(s) shall be installed at all locations designated by the City Fire Department. The Fire Department has no issues with the proposed preliminary plat. Greenstone has provided two ways out from Bernoulli Loop to Atlas Road, changed some street names, and is aware of private gates and road width requirements.

Submitted by Bryan Keating, Fire Inspector

Wastewater:

The sewer shown will adequately serve this proposed subdivision.

EVALUATION- The provisions shown for sewer will serve all lots and will adequately extend sewer for each phase shown.

Submitted by Don Keil, Assistant Superintendent

Water:

There are currently 8" and 12" mains extended to the plat boundary. As it is assumed that construction will take place in planned phases, the applicable 8" and 12" mains, domestic services, any desired irrigation services and fire hydrants will be required to be installed and accepted by the city prior to issuance of any building permits per each phase. The phases should be planned to minimize any long dead end mains for an extended period of time. If it is determined during phased construction that adequate flow cannot be maintained to meet peak demands, looping may be required outside of the phase to supply adequate flow. Any water main installation that is not in public right of way will require a 20' public utility easement inclusive of the fire hydrants.

Comments submitted by Terry Pickel, Assistant Superintendent

B8C. That the preliminary plat (is) (is not) in conformance with the Comprehensive
(See information under PUD Finding Analysis above)

B8D. That the public interest (will) (will not) be served.

The request would implement another phase of the Coeur d'Alene Place Master Plan and is intended to provide a variety of housing options for the community.

B8E. That all of the required engineering elements of the preliminary plat (have) (have not) been met, as attested to by the City Engineer.

- 1. Pedestrian access will need to be provided as noted in the "Streets" section.

All of the required engineering elements of the preliminary plat have been met – Gordon Dobler, City Engineer

B8F That the lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district for the following reasons

The applicant has requested a set of design standards with the PUD that if approved do meet the requirements.

B9. That the proposal (would) (would not) adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses because

Traffic:

The area subject to the replat consists of +/- 80 acres, with 325 proposed lots, 2.7 miles of roads, and an extensive interconnected network of roadways. ITE Trip Generation Manual estimates the project may generate approximately 328 A.M. ADT's, and, 250 P.M. ADT's (average daily trips) during the respective peak hour periods.

Evaluation

The fact that there are multiple points of access, and, being situated between two north/south arterial roadways that have signalized intersections, the adjacent and/or connecting streets will accommodate the traffic volumes at an acceptable level of service.

Existing Land Use & Neighborhood character:

: (See Generalized GIS Land Use Map and PUD Finding B9 narrative above)

CONDITIONS:

PUD:

1. In “cluster” areas that have lot frontages reduced to twenty feet (20’), no frontal vehicular access will be allowed. All access to these lots must be rear entry.

2. Preserve the native conifer trees wherever reasonably possible

Subdivision:

1. The full Courcelles roadway connection to the adjoining development to the north will be required to be constructed with Phase 2.

2. The secondary access to the “cluster” area on Bernoulli Loop will be required to be built with the Phase 3 construction in the “cluster” area. If the access is to be gated, the gate will be required to meet all of the ingress/egress requirements of the City Fire Department.

3. Tracts “I” and “J” that cross the lengthy Block 9, will be required to have an eight foot (8.0’) impervious walkway of either asphalt or Portland cement installed in the tracts to allow for pedestrian circulation. Tract “E” that adjoins Atlas Road will be required to have an impervious walkway providing a connection from Rimbaud Avenue to Atlas Road. Tract “F” that adjoins the “cluster” area will be required to have an impervious walkway providing a connection from Bernoulli Loop to Cornwall Street. Tract “M” that adjoins Block 10 will be required to have an impervious walkway providing a connection from Verlaine Drive to the school and open space to the east.

4. Any phase of the construction, or, continuation of any phase, that results in the total number of platted lots equaling thirty (30) or more, will require the construction of a secondary access. Any secondary access that is constructed must be built to City road standards and be maintained in a manner that is acceptable to the City and meets all life safety requirements. This would include snow removal in the winter months if the secondary access is not a City street.

Ordinances and Standards Used In Evaluation:

- Comprehensive Plan - 2007.
- Municipal Code.
- Idaho Code.
- Wastewater Treatment Facility Plan.
- Water and Sewer Service Policies.
- Urban Forestry Standards.
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices.

ACTION ALTERNATIVES:

The Planning Commission must consider these requests and make appropriate findings to approve, deny or deny without prejudice. The findings worksheets are attached.

PROJECT

Narrative

Introduction

The Coeur d' Alene Place PUD originally came before the Planning and Zoning Commission and City Council in 1994. This is the third revision since the original approval.

This proposal is consistent with and enhances the existing character of Coeur d' Alene Place neighborhood and strengthens the overall neighborhood design that was originally proposed.

Overall Concept:

Since the last revision in 2005 market condition have undergone significant change. Demographics are also changing in the local market, which will require the need for different product type.

The most significant changes being proposed center around a shift back to homes which have access from the street. In the 2005 submittal a large percentage of homes were accessed from alleys, with local access streets and alleys running predominately east west. Lot sizes will continue to be consistent with the 2005 proposal with lot frontage for single family detached continuing to range in size from 50' of frontage to 70' with a large percentage in the 50' range. An "Empty Nester Neighborhood" is also part of this proposal located in an areas designated as cluster housing. This neighborhood will have smaller lot sizes.

Open Space continues to be a main focus of Coeur d' Alene Place. The extension of the trail system and the inclusion of neighborhood parks keeps with the original plan of making Coeur d' Alene Place a pedestrian friendly community. The proposed Amended Coeur d' Alene Place Preliminary Plat will add and additional 8.97 Acres of open space. The following shows acreages and percentage comparisons.

Open Space Original Coeur d' Alene Place PUD

70.1 acres
14.54%

At Build out of Proposed Amended Preliminary Plat

62.17 Acres
14.8 %

PROJECT

Narrative

Changes to the Coeur d' Alene Place standards are minimal and center around a change to rear yard set backs in "cluster housing areas". In addition to this change we are proposing to combine what is now two sets of site standards. The Coeur d' Alene Place site standards and the Sorbonne PUD site standards which were approved in 2007. The combining of these two set of standards into one should help alleviate future confusion regarding the development of Coeur d' Alene Place

PROPERTY INFORMATION

- 1. Gross area: (all land involved): 79.37 acres, and/or 3,457,357 sq.ft.
- 2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 62.62 acres, and/or 2,727,727 sq. ft.
- 3. Total length of street frontage: 14,124 ft., and/or 2.7 miles.
- 4. Total number of lots included: 325
- 5. Average lot size included: 7,100
minimum lot size: 1600
maximum lot size: 12,500
- 6. Existing land use: Agriculture, Forest Land and Residential

SEWER AND WATER REIMBURSEMENT POLICY

Over sizing of utilities will not be eligible for reimbursement from the city unless a request is approved in writing by the City Council prior to issuance of Building Permits or the start of construction, whichever comes first.

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision:

This is a revision to the 2005 submittal for Coeur d' Alene Place Master Planned Community.
The amended Preliminary Plat being submitted is focused on what is generally described as
northwest portion of Coeur d' Alene Place. This area was previously defined by alley entry
homes accessed from streets that predominately ran east and west. This proposal is defined
by homes that are accessed from the street, with local access streets running in a more
north south configuration. The open space comprised trails and a neighborhood park have
changed slightly with the park being moved further south.

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**COEUR D'ALENE PLANNING COMMISSION
FINDINGS AND ORDER**

A. INTRODUCTION

This matter having come before the Planning Commission on May 22, 2012, and there being present a person requesting approval of: PUD-2-94m.5 a request for a modification of Coeur d'Alene Place PUD.

APPLICANT: GREENSTONE-KOOTENAI

LOCATION: +/- 706 ACRES KNOWN AS THE COEUR D'ALENE PLACE PUD

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are residential - single-family, multi-family, civic and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-1, R-8, R-17, C-17L, C-17.
- B4. That the notice of public hearing was published on, May 5, 2012, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on May 9, 2012, which fulfills the proper legal requirement.
- B6. That 291 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on May 4, 2012.
- B7. That public testimony was heard on May 22, 2012.
- B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the Comprehensive Plan. This is based upon the following policies:

B8B. The design and planning of the site **(is) (is not)** compatible with the location, setting and existing uses on adjacent properties. This is based on

Criteria to consider for B8B:			
1.	Density	6.	Open space
2.	Architectural style	7.	Landscaping
3.	Layout of buildings		
4.	Building heights & bulk		
5.	Off-street parking		

B8C. The proposal **(is) (is not)** compatible with natural features of the site and adjoining properties. In the case of property located within the hillside overlay zone, does not create soil erosion, sedimentation of lower slopes, slide damage, or flooding problems; prevents surface water degradation or severe cutting or scarring; reduces the risk of catastrophic wildfire in the wildland urban interface; and complements the visual character and nature of the city. This is based on

Criteria to consider for B8C:			
1.	Topography	3.	Native vegetation
2.	Wildlife habitats	4.	Streams & other water areas

B8D The location, design, and size of the proposal are such that the development **(will)** **(will not)** be adequately served by existing streets, public facilities and services. This is based on

Criteria to consider for B8D:

1. **Is there water available to meet the minimum requirements for domestic consumption & fire flow?**
2. **Can sewer service be provided to meet minimum requirements?**
3. **Can the existing street system accommodate the anticipated traffic to be generated by this development?**
4. **Can police and fire provide reasonable service to the property?**

B8E The proposal **(does)** **(does not)** provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes. This is based on

B8F Off-street parking **(does)****(does not)** provide parking sufficient for users of the development. This is based on

B8G That the proposal **(does)** **(does not)** provide for an acceptable method for the perpetual maintenance of all common property. This is based on

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **GREENSTONE-KOOTENAI** for approval of the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

1. In "cluster" areas that have lot frontages reduced to twenty feet (20'), no frontal vehicular access will be allowed. All access to these lots must be rear entry.
2. Preserve the native conifer trees wherever reasonably possible

Motion by _____ seconded by _____ to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____
Commissioner Haneline	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

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**COEUR D'ALENE PLANNING COMMISSION
FINDINGS AND ORDER**

A. INTRODUCTION

This matter having come before the Planning Commission on, May 22, 2012, and there being present a person requesting approval of ITEM: S-3-12 a request for a modification of Coeur d'Alene Place preliminary plat.

APPLICANT: GREENSTONE-KOOTENAI

LOCATION: +/- 706 ACRES KNOWN AS THE COEUR D'ALENE PLACE PUD

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are residential - single-family, multi-family, civic and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-1, R-8, R-17, C-17L, C-17.
- B4. That the notice of public hearing was published on, May 5, 2012, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 291 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on May 4, 2012.
- B7. That public testimony was heard on May 22, 2012.
- B8. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

B8A. That all of the general preliminary plat requirements **(have) (have not)** been met as attested to by the City Engineer. This is based on

B8B. That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities **(are) (are not)** adequate. This is based on

B8C. That the preliminary plat **(is) (is not)** in conformance with the Comprehensive Plan as follows:

B8D. That the public interest **(will) (will not)** be served based on

Criteria to consider for B8D:

1. Does this request achieve the goals and policies of the comp plan?
2. Does it provide for orderly growth and development that is compatible with uses in the surrounding area?
3. Does it protect the public safety by providing adequate public utilities and facilities to mitigate any development impacts?
4. Does the it protect and preserve the natural beauty of Coeur d'Alene?
5. Does this have a positive impact on Coeur d'Alene's economy?
6. Does it protect property rights and enhance property values?

B8E. That all of the required engineering elements of the preliminary plat **(have) (have not)** been met, as attested to by the City Engineer. This is based on

B8F That the lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district for the following reasons:

Criteria to consider for B8F:

1. Do all lots meet the required minimum lot size?
2. Do all lots meet the required minimum street frontage?
3. Is the gross density within the maximum allowed for the applicable zone?

B9. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses because

Criteria to consider for B10:

1. Can the existing street system support traffic generated by this request?
2. Does the density or intensity of the project "fit" the surrounding area?
3. Is the proposed development compatible with the existing land use pattern? i.e. residential, commercial, residential w churches & schools etc.
4. Is the design and appearance of the project compatible with the surrounding neighborhood?

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **GREENSTONE-KOOTENAI** for preliminary plat of approval as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied to the motion are:

1. The full Courcelles roadway connection to the adjoining development to the north will be required to be constructed with Phase 2.
2. The secondary access to the "cluster" area on Bernoulli Loop will be required to be built with the Phase 3 construction in the "cluster" area. If the access is to be gated, the gate will be required to meet all of the ingress/egress requirements of the City Fire Department.

3. Tracts "I" and "J" that cross the lengthy Block 9, will be required to have an eight foot (8.0') impervious walkway of either asphalt or Portland cement installed in the tracts to allow for pedestrian circulation. Tract "E" that adjoins Atlas Road will be required to have an impervious walkway providing a connection from Rimbaud Avenue to Atlas Road. Tract "F" that adjoins the "cluster" area will be required to have an impervious walkway providing a connection from Bernoulli Loop to Cornwall Street. Tract "M" that adjoins Block 10 will be required to have an impervious walkway providing a connection from Verlaine Drive to the school and open space to the east.

4. Any phase of the construction, or, continuation of any phase, that results in the total number of platted lots equaling thirty (30) or more, will require the construction of a secondary access. Any secondary access that is constructed must be built to City road standards and be maintained in a manner that s acceptable to the City and meets all life safety requirements. This would include snow removal in the winter months if the secondary access is not a City street.

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttropp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____
Commissioner Haneline	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN