



Crestview Village Phase II Preliminary Plat Public Hearing

November 18, 2019

Overview

- Preliminary Plat.
- Subdividing 3.2 acres into 25 residential lots.
- Includes tracts for open space, roadway buffer and stormwater detention.



Vicinity Map / Aerial Photo



Public Notice Requirements

MDNS Issued 10/21/19, Appeal period expired 11/5/19, no appeals filed.

Hearing Noticed:

- Published 11/7/19
- Mailed to surrounding property owners 11/5/19 (contact Phase I HOA)
- Property Posted 11/6/19



Background

- Currently developed with 2 SFD and several outbuildings.
- Remainder of the site is lawn with a grouping of trees in the southeast corner.
- Topography of the site generally falls to the north and east.



The site plan for Tract 998 is a detailed layout of a residential development. It features a central row of 15 lots, numbered 1 through 15 from right to left. Each lot is 29.95 SF. To the left of these lots is a row of 10 lots, numbered 16 through 25 from right to left. These lots are 32.85 SF, 29.80 SF, 29.80 SF, 29.80 SF, 29.80 SF, 29.80 SF, 29.80 SF, 29.80 SF, 29.80 SF, and 43.35 SF respectively. To the right of the central row is a row of 10 lots, numbered 1 through 10 from left to right. These lots are 31.82 SF, 30.06 SF, 29.95 SF, 29.95 SF, 29.95 SF, 29.95 SF, 29.95 SF, 29.95 SF, 29.95 SF, and 29.95 SF respectively. The plan also shows various setbacks, easements, and surrounding infrastructure. Key features include:

- Setbacks:** 5' Side Setback (Typ), 25' Rear Setback (Typ), 15' Front Setback (Typ), 20' Garage Setback, 10' Utility Easement (Typ), and 20' Access Easement.
- Easements:** 20' Access Easement, 10' Utility Easement (Typ), and 50' Wetland Buffer.
- Infrastructure:** 133RD PL SE, 23RD LN SE, 32ND ST SE, and 18400.
- Other Features:** Existing Temporary Cul-de-sac to be removed, 133RD PL SE to be restored as shown, Crestview Village (constructed under permit no. CG2014-0006), and Tract 997 Open Space.

Existing Conditions Site Photos



Consistency with Development Regulations

- Development regulations require minimum density of 5 DU/acre and a maximum of 12 DU/acre – the applicant is proposing 10.
- Landscaping of ROW/roadway buffer and streetscape required – approved by DRB.
- Utilities will be underground.
- Proposing to meet setback requirements.



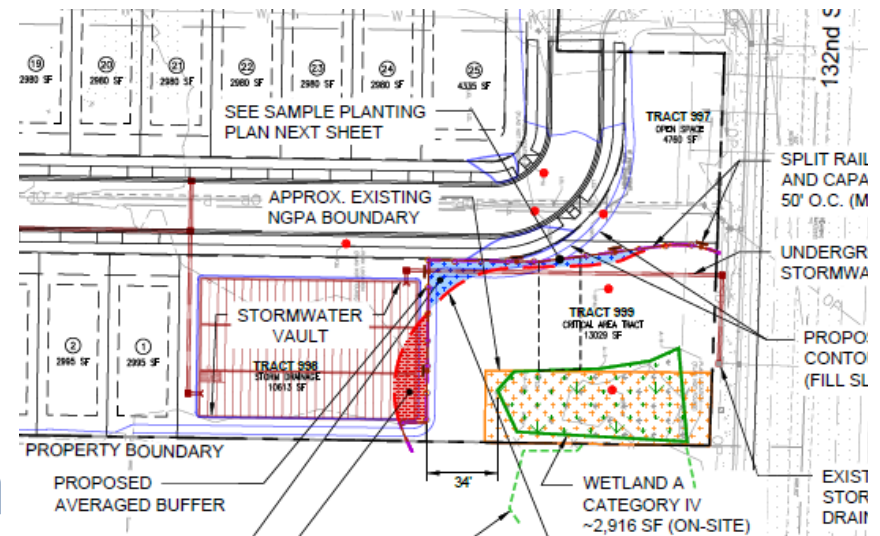
Stormwater Facilities

- Existing site stormwater flows to the north and east into Wetland A.
- New drainage system will meet 2014 DOE SMMWW regulations.
- Project drainage will be routed to a stormwater vault in Tract 998 prior to release from the site.



Wetland Buffer Averaging

- Category IV wetland – 50 foot buffer required.
- Buffer averaging allowed per 18.06.930.
- 641 sq. ft. reduction on south and addition on the west.
- 9,800 sq. ft. of buffer enhancement proposed – net gain in function.



SEPA Mitigation

- Traffic impacts (Mitigation not required for County).
- Impacts to neighborhood parks and community parks (mini-park).
- Impacts to school district facilities.
- To be paid prior to Final Plat Approval or issuance of the first building permit, whichever comes first.



Fire District Conditions

- Internal roadway – Fire Apparatus Access road with a single entry.
- No on-street parking – signs as specified in the IFC are required on both sides of the internal roadway in both phases.
- Fire sprinklers are required for all new construction.



Staff Recommendation

Staff finds that the proposed Preliminary Plat as conditioned is consistent with:

- The Land Use Map and Comprehensive Plan.
- Applicable Development Regulations.

Thus, staff is recommending approval of the Preliminary Plat.



Questions?



