

## MILL CREEK MASTER PLAN NARRATIVE

### Background

The Master Plan for the Mill Creek Planned Unit Development consists of Parcels #181466-000, 181581-000, 181548-000, 181701-000, 181702-000 and 181580-000 and is located in the general vicinity of NE 179<sup>th</sup> Street and NE 50<sup>th</sup> Avenue. All of the master Plan's parcels are zoned R1-7.5. The total area of the Master Plan is approximately 144 acres. A mix of home types and lot sizes are proposed. The proposed residences include attached and detached homes with lot sizes primarily in three categories: 2,000 to 5,000 square feet; 6000 – 8,000 square feet; and 8,001 to 12,000 square feet.

The proposed Master Plan contains approximately 28 acres of active and passive recreational areas, which comprise approximately 23% of the net site area. The open space areas will be owned and maintained by a Home Owner's Association. Street trees, street lighting, trails and parks will be present throughout the project. The above project design elements were incorporated into the project by the Applicant to further the goals of the County's PUD ordinance and to demonstrate compliance with it.

The Master Plan property is well over six acres in size and zoned R1-7.5; thus eligible to utilize the County's PUD provisions. The proposed residential uses for the Master Plan are uses permitted in the R1-7.5 zone. No structures in the Master Plan will exceed the building heights allowed in the R1-7.5 zone and the Master Plan proposes approximately twenty-eight acres of open space. This exceeds the minimum open space requirement of twelve percent by several percent.

The open spaces is comprised of both active and passive recreational areas. While storm water facilities will be generally located along the wetland areas, they will not be used to count toward the open space requirements of the PUD, unless they are incorporated into the overall PUD design and not fenced. The active park areas will include many of the features identified in the PUD code. All open spaces will be conveyed to a home owners association that will be created prior to the recording of the first final plat approval. All streets within the Master Plan will provide street trees and street lighting as required by the PUD code.

The following demonstrates in more detail how the proposed Master Plan attendant to the Development Agreement satisfies the PUD approval criteria. Reference to the Master Plan and its tables and pod locations in conjunction with this narrative is essential to understanding how the proposed project complies with the applicable PUD criteria. The Master Plan does not seek a density bonus even though allowed under the County's PUD code.

### Analysis

*Prior to preliminary approval of the proposed PUD, the Hearing Examiner or the responsible official must find that the following three (3) conditions exist:*

- 1. Alternate designs proposed will provide a plan equal or superior to the standard being varied.*

All of the parcels in the master Plan are zoned R1-7.5. If the property is developed under its current zoning, without the use of a PUD, the project would consist of several hundred units with a fairly uniform lot size of approximately 7500 square feet. The proposed Master Plan, utilizing the PUD standards, allows for a variety of housing types; including attached and detached homes. If the project utilizes the County's PUD standards as depicted in the Master Plan, the project will include a broad range of densities, home styles, home sizes and lot sizes. Development of the project as a PUD, consistent with the Master Plan, will provide homes to a larger demographic and create a more socially and architecturally diverse neighborhood. The critical areas will be preserved in open space tracts which will contain trails, viewing, and seating areas.

The parks and open spaces will be a combination of active and passive recreation opportunities that will be constructed concurrently within phases of the PUD as it is developed. The PUD's total open space and park area will exceed twenty (20) acres in size. This minimum amount of open space far exceeds the County's PUD requirement of twelve percent (12%) open space.

The active park areas will include a broad range of elements designed to support use and enjoyment by people of all ages. These elements will include nature play, picnic areas and other elements that provide multiple active recreational opportunities. Features such as Bocce Ball, active soft and hard scape play areas and other recreational amenities will be included in the PUD. Passive recreation areas will include trails and pathways that connect the residents with the natural resources, way points, interpretative features, benches and viewing locations throughout the PUD. Parks and open spaces will be connected by trails, paths and multi-modal routes and will strive to achieve connectivity to future routes outside of the community. Holt will engage and seek input to its final parks and open space plan with the Clark County Parks department as part of the PUD approval process. The timing of parks and open space development and dedication shall be determined at the time of PUD approval.

Park areas with typical improvements are proposed in the interior of the project. Sidewalks and trails will link the open space and park areas to the various neighborhoods within the community.

2. *Through lot size, setbacks, building orientation, and screening, the proposed PUD shall provide a gradual transition adjacent to lower density neighborhoods or nonresidential uses.*

The Master Plan was designed to preserve critical areas and be compatible with the adjacent parcels' zoning. The lower density portions of the Master Plan are located along the perimeter of the site. The Master Plan generally transitions from lower density on the perimeter to higher density in the interior and along the critical areas and arterials. In general, the density standards on the Master Plan's perimeter are consistent with the adjoining parcels' zoning or there is a major roadway (50<sup>th</sup> Avenue or 179<sup>th</sup> Street) located between the Master Plan and neighboring parcels. A more detailed description of how the Master Plan furthers the goals and complies with the approval criteria of the PUD ordinance is contained below. A minimum ten foot (10') rear yard setback will apply to all lots on the perimeter of the PUD. Again, viewing the Master Plan concurrently with review of this narrative is essential to understanding how the Master Plan complies with the PUD criteria.

The Master Plan has frontage on both NE 179<sup>th</sup> Street and NE 50<sup>th</sup> Avenue. The parcels south of NE 179<sup>th</sup> Street are surrounded by R1-7.5 zoning which requires a minimum lot size of 7500 square feet. Under the R1-7.5 zoning standards, if critical areas exist within a proposed subdivision, the density transfer

provisions of Clark County's Code allows lot sizes in the 6000 square foot range. B pod standards are proposed for these southern parcels, which are equivalent to the surrounding parcels zoning and could be achieved without the use of a PUD.

Some of the Master Plan is located to the north of NE 179<sup>th</sup> St. and is adjacent to NE 179 Street and NE 50<sup>th</sup> Avenue. There are 10 parcels (all zoned R1-7.5) that are not part of the Master Plan and which are located between the Master Plan and the surrounding roads. B and C pods are proposed for the portions of the Master Plan that abut these parcels; thus this portion of the Master Plan will be equivalent or slightly less dense than the surrounding parcels and will serve as a transition to the higher densities in the interior of the Master Plan.

The existing zoning on the west side of the Master Plan is R1-7.5, except for the R1-10 zoned property on the northwest side of the Master Plan. B pods are proposed along the entire west side of the proposed Master Plan. As discussed earlier, the B pod densities are equivalent to R1-7.5 zoning. The nearby R1-10 zoned parcels do carry a lower density, but they are separated from the Master Plan by a 250 foot wide BPA right of way that will act as a buffer along those properties. The BPA right of way continues to the south to NE 179 St. and serves as a substantial buffer for the entire west side of the Master Plan.

The property to the east of the Master Plan, across NE 50<sup>th</sup> Avenue is outside of the Urban Growth Boundary (UGB) and zoned R-5. Densities within an urban zoned project cannot be consistent with properties outside of the UGB and comply with urban zoning standards. An A pod is proposed along the road frontage of NE 50<sup>th</sup> Ave., a designated Minor Arterial, as it's appropriate to site higher densities along higher volume roadways. Landscape buffers will be provided as well as street trees and landscape strips along the road frontage which will serve as a buffer to the roadway.

The properties on the west half of the north side of the Master Plan are zoned R-5 and not in the UGB. B pods are proposed adjacent to the parcels with R-5 zoning. As discussed above, there will be less similarity in lot size and densities in this area because of the UGB. A road is proposed along the north boundary of the property on the east and west sides of the central critical area that runs through the Master Plan. Along with the buffer of space that the street provides, landscape buffers street trees and landscape strips along the road frontage will provide additional buffering to the properties to the north.

The properties on the east half of the north side of the Master Plan are zoned R1-20. Approximately one half of the R1-20 zoning will abut the stream corridor and the associated buffer that lies within the Master Plan in this area. A street is proposed along the project boundary for the remaining area. Along with the buffer of space that the street provides, landscape buffers street trees and landscape strips along the road frontage will provide additional buffering to the properties to the north. The density of the Master Plan in this area will follow a logical transition from the R1-20 zoning lying north of the Master Plan to the street and then then to the larger C pods and finally to the higher densities in the interior of the Master Plan.

- 3. The applicant proposes design features that may include, but are not limited to, designs centered on protected natural areas, front porches/recessed garages, pedestrian-friendly orientation, benches/gazebos, water features, recreational areas, stormwater systems designed as features, and affordable housing.*

There are two stream corridors within the Master Plan that generally have a north to south orientation. Both areas contain critical areas and will be preserved and protected in open space tracts. Trails are proposed in the outer edges of these open space areas, as well as benches and sitting areas. All homes within the Master Plan will have direct pedestrian access to sidewalks with ultimate connections to the trail system and to transit opportunities along 179<sup>th</sup> Street. This will provide for both active and passive recreation and opportunities for educational signage relating to the natural environment. These trails will be linked to the internal network of trails and sidewalks which will also connect to the more active park areas. The design and location of the proposed trail crossing on 179<sup>th</sup> Street will be determined at the time of the development of the first phase of the PUDs development that is adjacent to 179<sup>th</sup> Street in the general location of the trail crossing as depicted on the Master Plan. The County's approval shall be required for such crossing. Three more active park areas are proposed within the Master Plan which will have either nature play elements or play structures.

### Conclusion

Under the Code, the purpose of a PUD is to provide flexibility in design and creative site planning. While increased density is allowed, the Master Plan does not create more density for the proposed project than would otherwise be allowed under the R1-7.5 zoning. The Master Plan complies or has obligations to comply with all of the provisions of CCC 40.520.080(A), (B) and (C). The Master Plan as designed satisfies the approval criteria provided for in CCC 40.520.080(D)(1), because it provides a much superior design than could be achieved through a non PUD project utilizing the property's R1-7.5 zoning . This superior design includes a much broader range of lot sizes, transitions of density, a broader range of housing types and far more active and passive open spaces than would be required with a standard R1-7.5 subdivision.

The Master Plan as designed satisfies the approval criteria provided for in CCC 40.520.080(D)(2), because the Master Plan contains a variety lot sizes and areas of densities that are logically placed to achieve a compatible transition from the surrounding properties to the more dense areas of the Master Plan. Moreover, the Master Plan utilizes transmission corridors, natural areas and roads to further buffer surrounding development.

The Master Plan as designed satisfies the approval criteria provided for in CCC 40.520.080(D)(3) because the Master Plan includes design features such as trails, protected natural areas, pedestrian friendly orientation, benches/gazebos, and recreational areas.

