

# Hellgate Village

## 5 Lot Minor Subdivision

Land Use & Planning Committee

Jenny Baker  
Development Services  
*September 25, 2019*

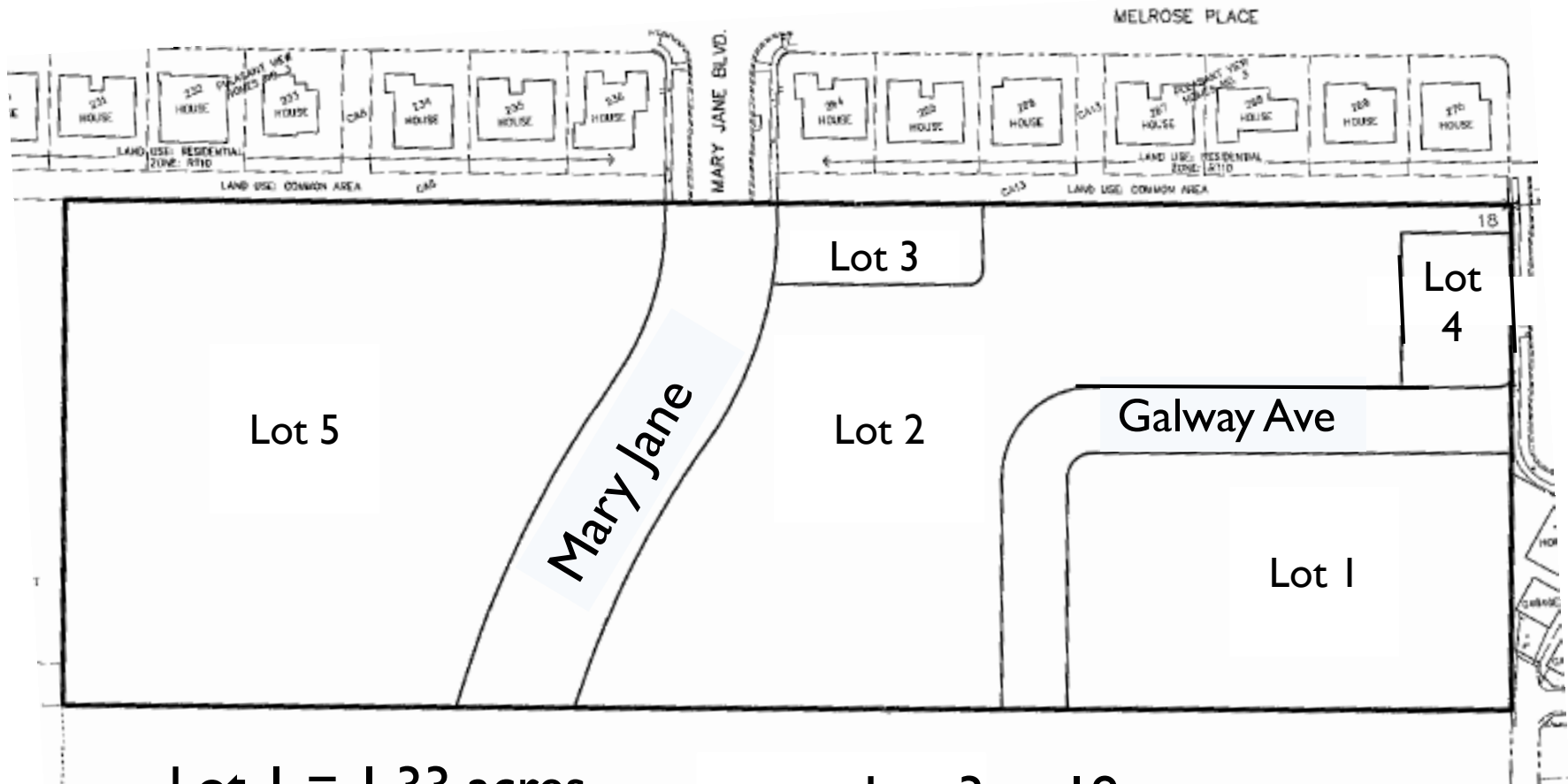


# Property Location





# Subdivision Proposal



Lot 1 = 1.33 acres  
Lot 2 = 2.57 acres  
Lot 5 = 2.97 acres

Lot 3 = .18 acres  
Lot 4 = .20 acres

**I. Zoning and Growth Policy**

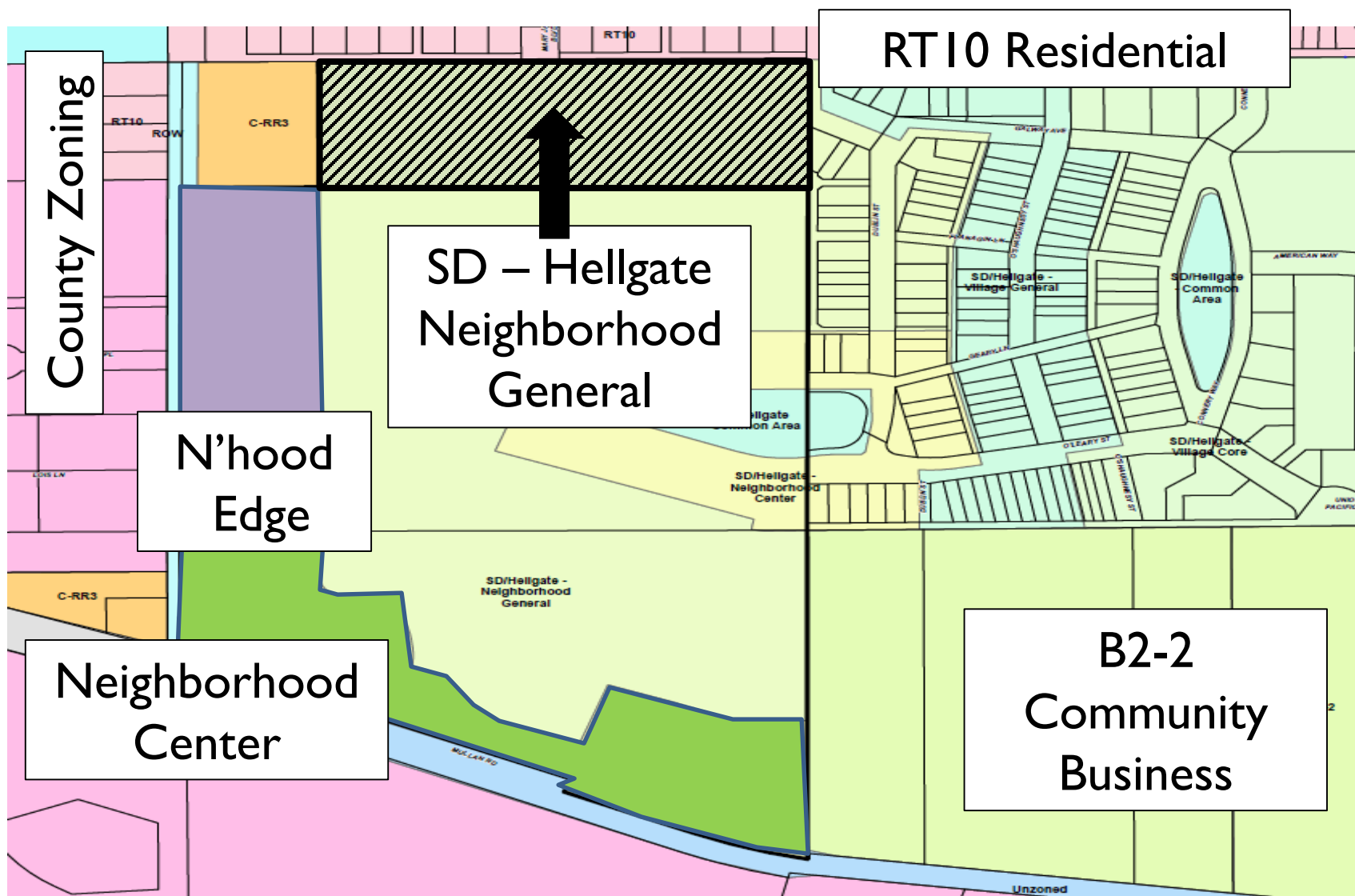
**II. Agricultural Lands**

**III. Local Services**

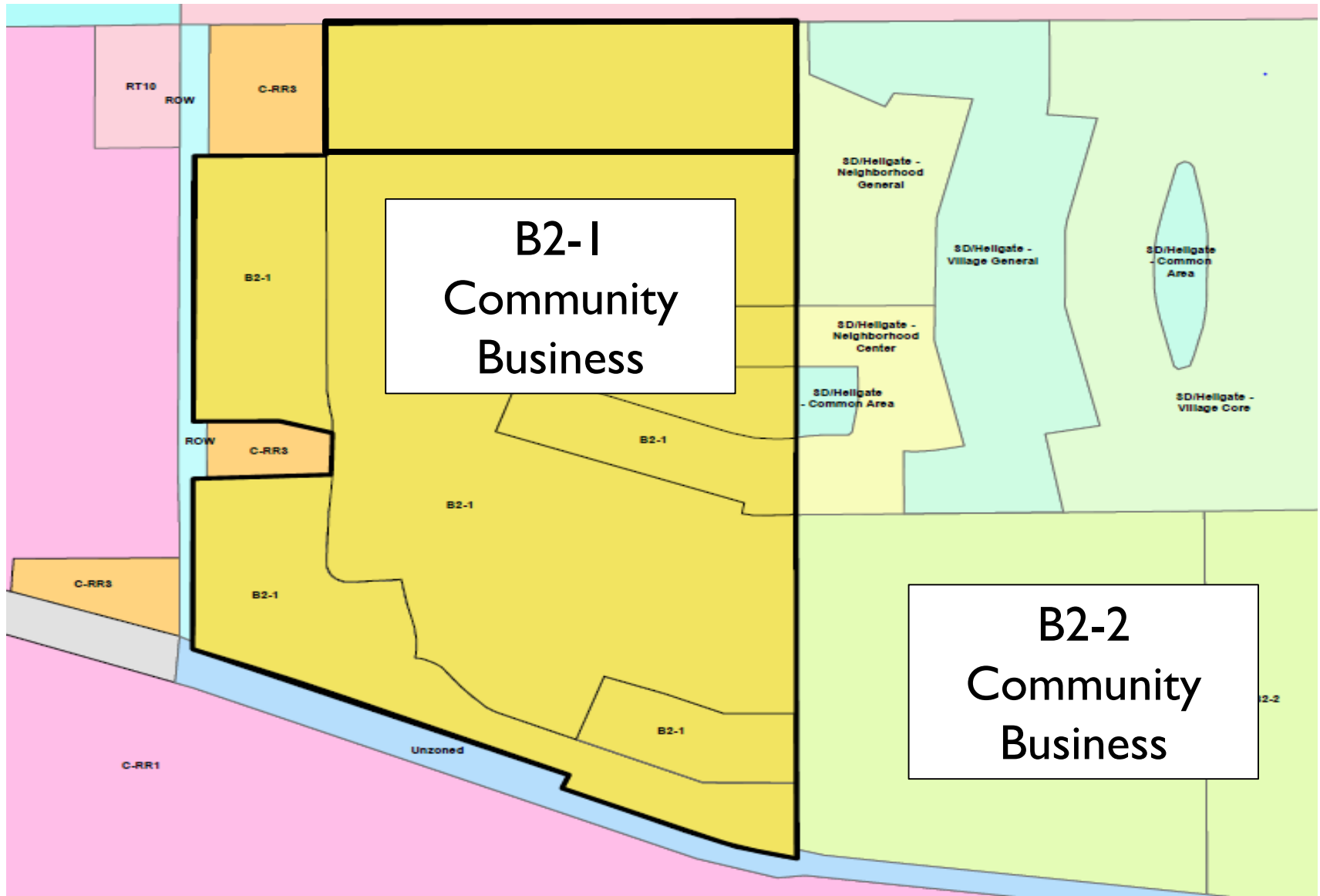
**IV. Natural Environment, Wildlife &  
Wildlife Habitat**

**V. Public Health and Safety**

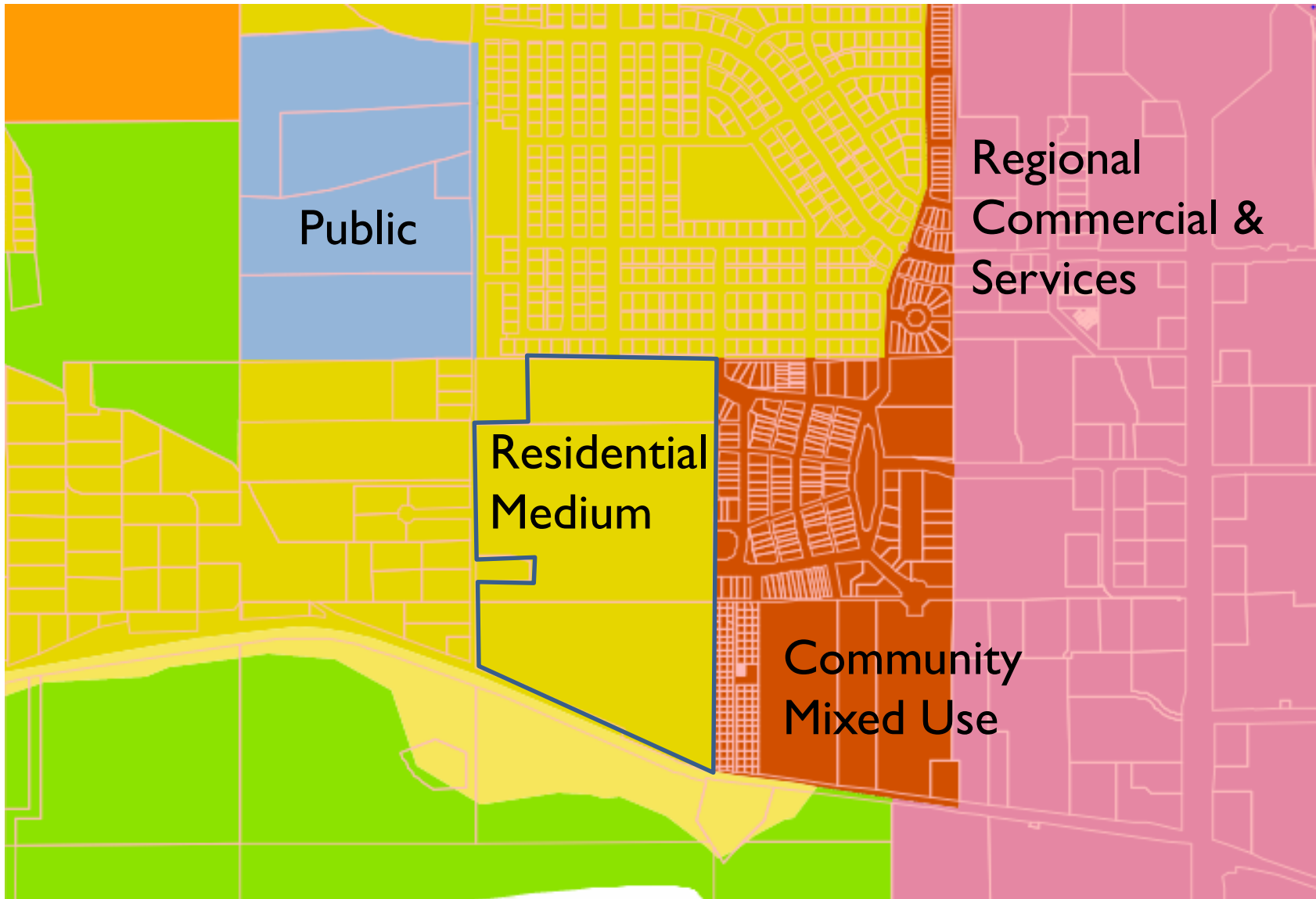
# Current Zoning Map



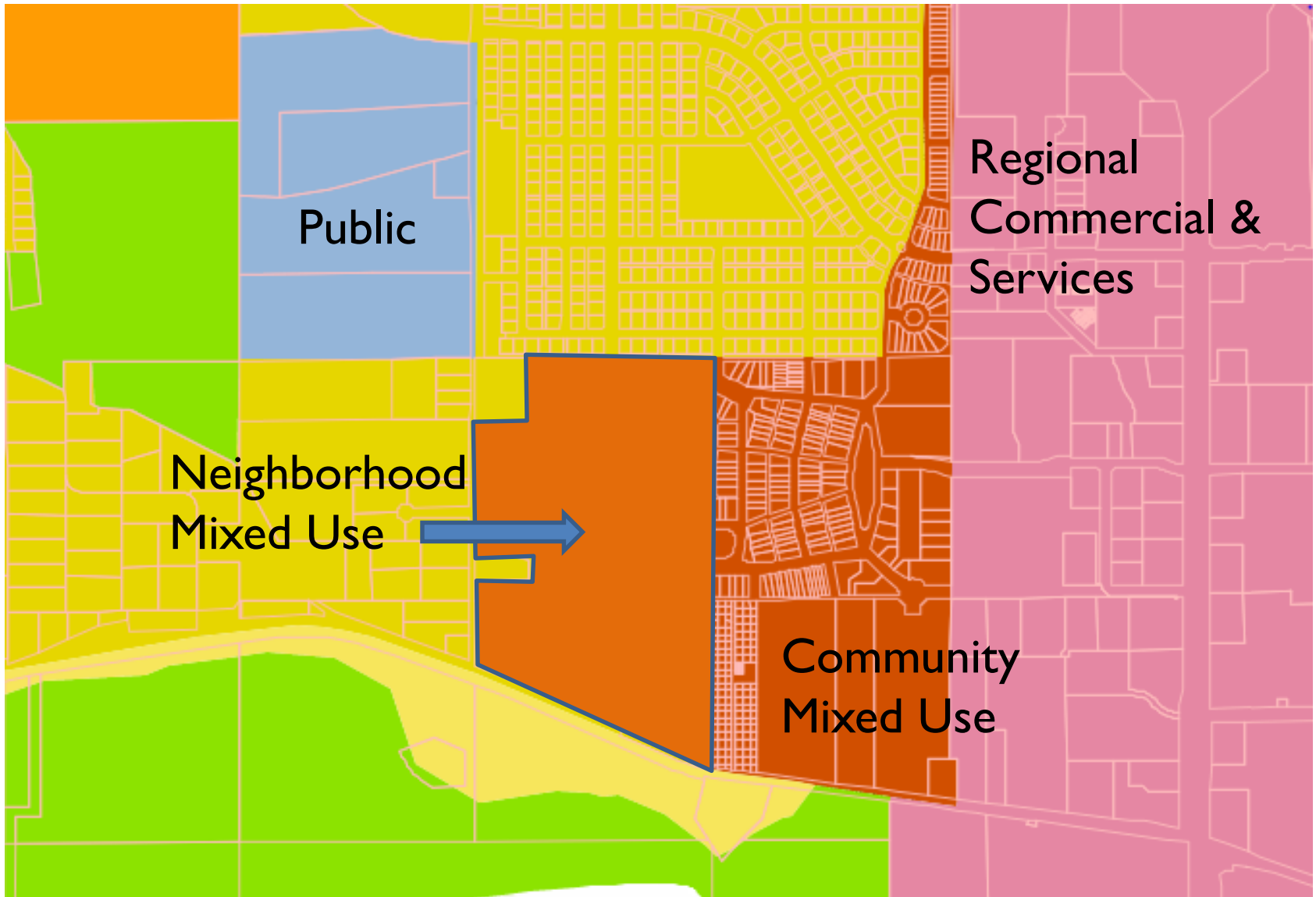
# Proposed Zoning Map



# Current Growth Policy Designation

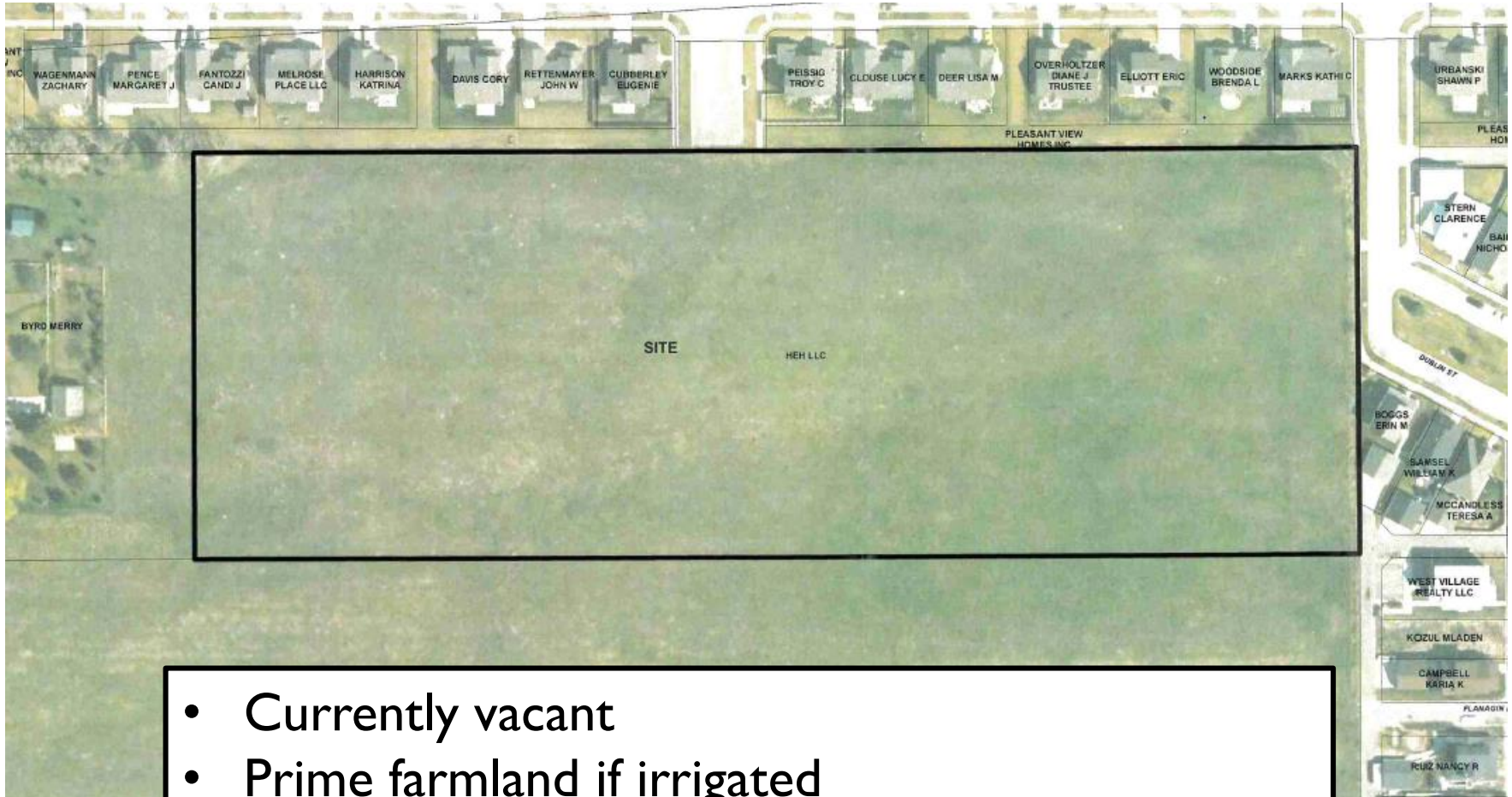


# Proposed Growth Policy Designation





# Agricultural Lands, Ag Water Users



- Currently vacant
- Prime farmland if irrigated
- Zoned for residential development for almost 20 years

## **Local Services include provisions for:**

- **Water, Sewer and Solid waste;**
- **Fire and Law Enforcement Services;**
- **Impacts to Schools**
- **Parks and Recreation facilities; and**
- **Roads and active transportation facilities like sidewalks and trails;**

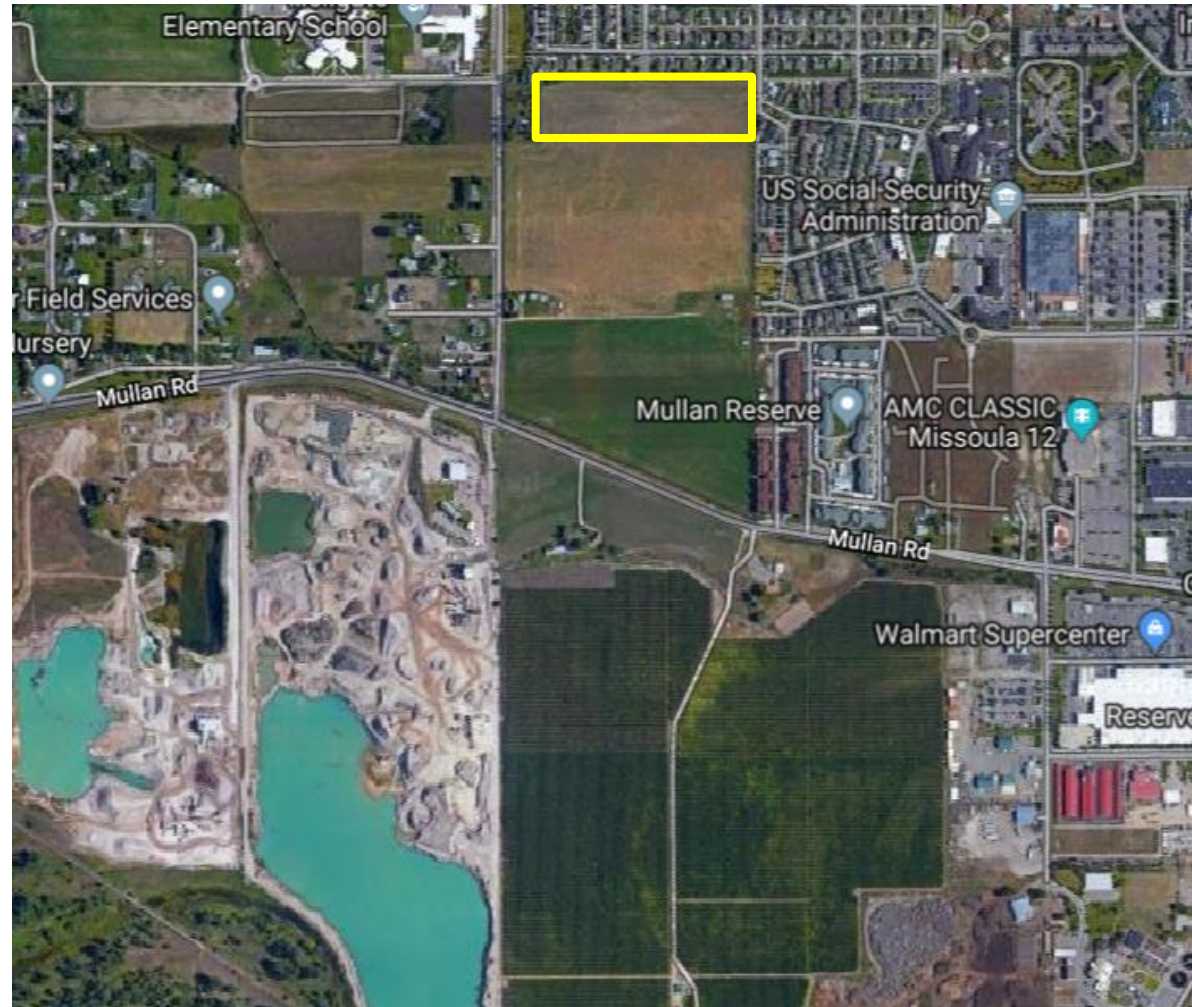
**Water & Sewer** – Served by City; will extend existing mains in Mary Jane and Dublin; size of mains TBD.

**Solid Waste** – Solid waste disposal by Republic Services

**Emergency Services** - Provided by City Police and Fire

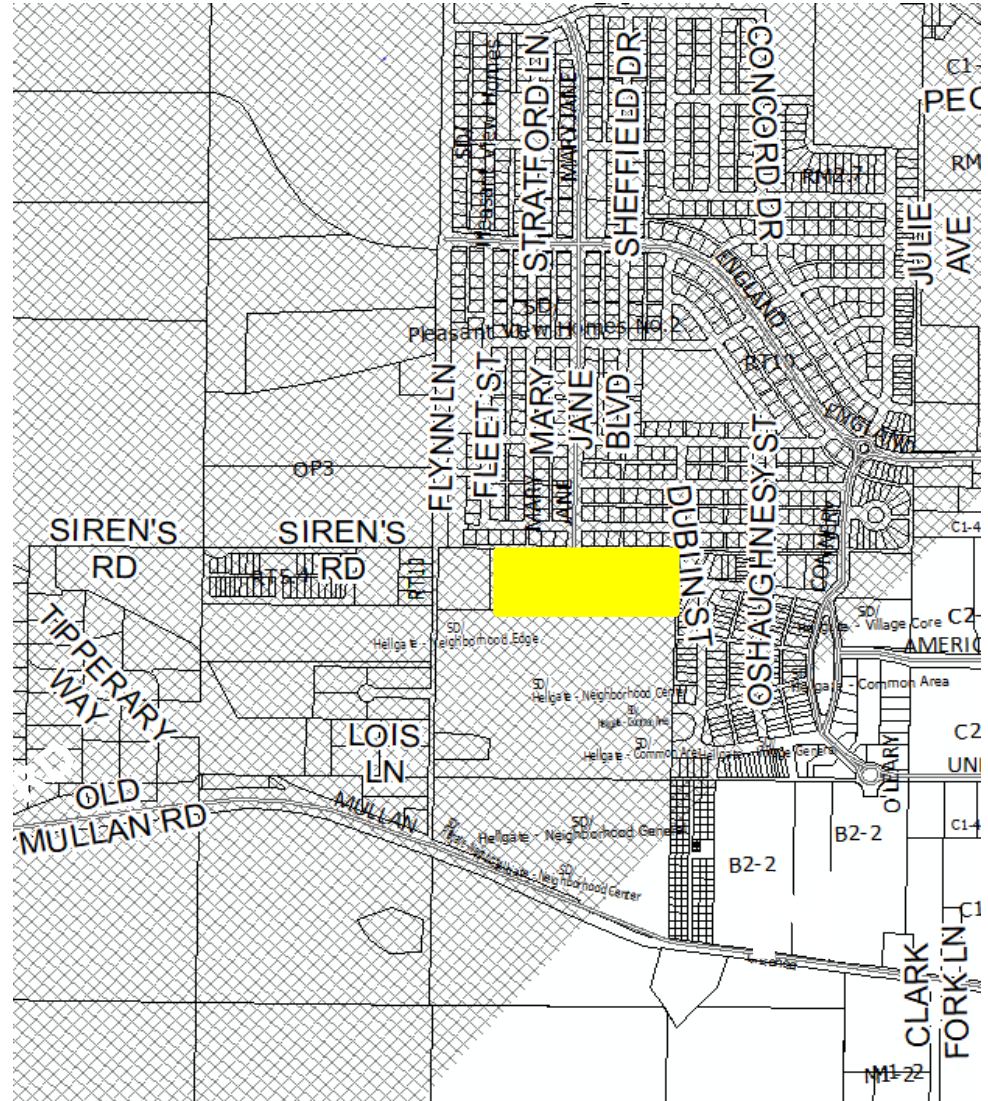
**Schools** – Hellgate Elementary & Middle School recently expanded; no adverse impacts to schools

- Not adjacent to public lands
- No protected habitat or sensitive species
- No riparian resources nearby





- Not in floodplain
- No steep slopes
- No pipelines, high voltage lines nearby
- Airport Influence Area





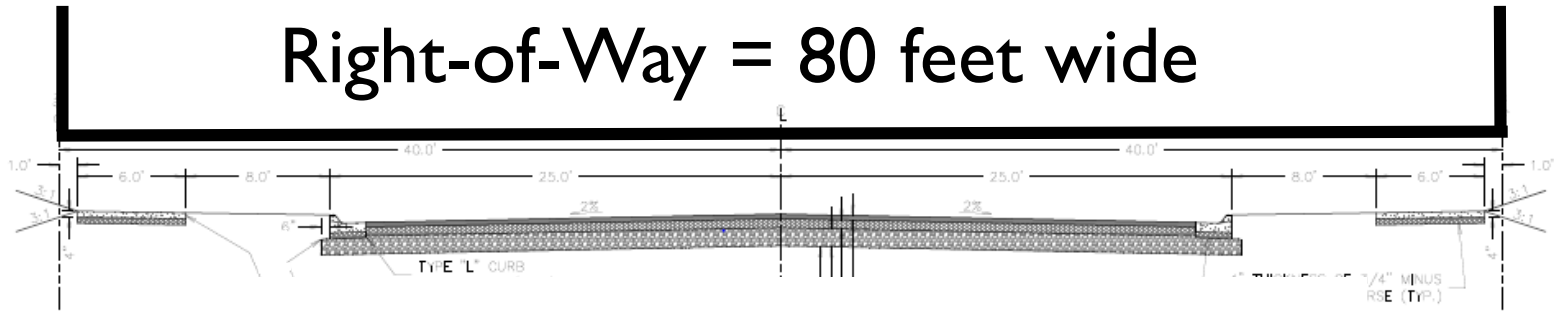
## Sections on:

**Radon, Wood Burning Devices,  
Airport Influence Area & Avigation Easement,  
Address Signage Plan, Special Improvement District,  
Boulevard Landscaping & Maintenance Plan,  
Revegetation & Weed Management Plan,  
Living With Wildlife,  
Amendments**

# Variance #1: ROW Width, Mary Jane



Right-of-Way = 80 feet wide



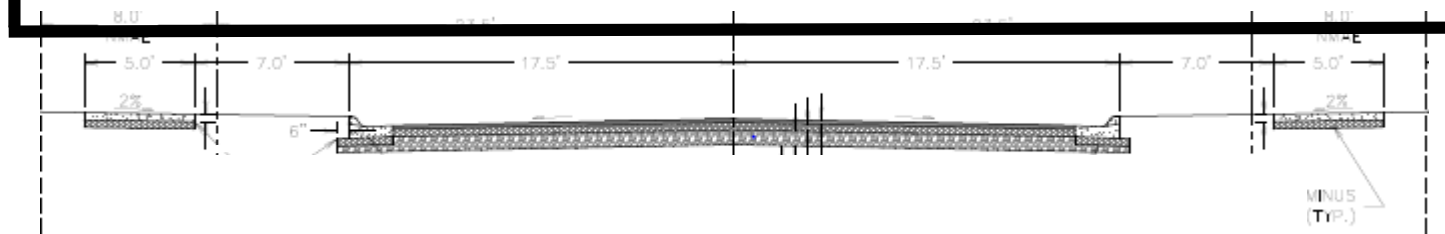
**Street Section, Mary Jane Boulevard**

- Urban Collector Standard = 90 foot wide ROW
- All improvements fit within 80 foot wide ROW
- Recommend approval of variance

# Variance #2: ROW Width, Galway



Right-of-Way = 61 feet wide



**Street Section, Galway Avenue**

- Low Density Local Street = 70 foot wide ROW
- Request is to provide 47 feet of ROW
- Not adequate to fit improvements; need 61 feet of ROW
- Recommend conditional approval of variance

REQUEST: Dedicate parkland through Townhome Exemption Process, rather than during subdivision.

- Parkland provision through the TED process results in less area dedicated to parks
- There is no hardship that prevents parkland or cash-in-lieu being provided during subdivision
- Development Services staff and Parks staff recommend DENIAL of this variance.

# Variance #4: Block Length



**REQUEST:** Allow a block length of 540 feet along the northern boundary adjacent to Pleasant View, rather than the standard 480 foot block length.

- Development Services staff recommend **APPROVAL** of this variance.



**APPROVE Variance #1, permitting an 80 foot wide right-of-way for Mary Jane Boulevard, subject to the conditions of approval.**

**CONDITIONALLY APPROVE Variance #2, permitting a 61 foot wide right-of-way for Galway Avenue subject to the conditions of approval.**

**DENY Variance #3, requiring the dedication of park/common area or cash-in-lieu, or combination of both, subject to the conditions of approval.**

**APPROVE Variance #4, permitting the block with Lots 2, 3 and 4 to exceed the maximum 480 linear foot block length, with the pedestrian access easement between Galway Avenue and Mary Jane Boulevard at the mid-point of the block.**

**APPROVE the Hellgate Village Subdivision, subject to conditions of approval in the staff report.**