



DOBLER ENGINEERING

ANNEXATION NARRATIVE
FOR
Swenson Property
3050 West Prairie Avenue and 7790 North Atlas Road

PROJECT DESCRIPTION

Dobler Engineering is requesting the annexation of the subject parcels into the City of Coeur d'Alene. The parcels total 9.27 acres and are in the southeast corner of the intersection of Atlas Road and Prairie Avenue. The parcels are currently zoned Agricultural, and the existing land use is residential. The parcels are located within the Area of City Impact.

We are requesting annexation with a zoning of R-17 for the entire property. The current zoning in the county is Agricultural, and the surrounding zoning is Agricultural, R-3, R-8 PUD, R-8, C-17. The surrounding existing land use is single family and commercial,

The parcels abut Prairie Avenue on the north and Atlas Road on the west, where they currently take access. The topography is flat, and the properties are largely undeveloped.

COMPREHENSIVE PLAN

This request provides for the orderly and efficient expansion of the City of Coeur d'Alene that will be a benefit to the community. The property is currently within the ACI and served by city roads and emergency services. Annexation into the City would be more efficient in terms of providing public services such as police, fire, sewer, etc. and would facilitate the orderly expansion and growth management.

Comp Plan Category

The designated category in the Comp Plan for this property is Urban Neighborhood. The Comp Plan defines Urban Neighborhood as follows.

Urban Neighborhood places are highly walkable neighborhoods with larger multifamily building types, shared greenspace, and parking areas. They are typically served with gridded street patterns, and for larger developments, may have an internal circulation system. Development typically consists of townhomes, condominiums, and apartments, with convenient access to goods, services, and dining for nearby residents. Supporting uses include neighborhood parks and recreation facilities, parking, office, and commercial development.

Annexation is consistent with other relevant goals of the Comprehensive Plan as summarized below.

Growth and Development

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.



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Objective GD 1.1:

Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

The proposed project is compatible with the surrounding residential zone and land use. It will preserve the character of the surrounding neighborhood and environment.

Objective GD 1.3:

Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

This property is within walking distance of small-scale commercial on the southeast corner of the Atlas Prairie intersection. Also, it is anticipated that the property to the west will develop as small-scale commercial.

FACILITIES

Access

The main access to the site will be from Daylily where it abuts the easterly property line of the project. If required, secondary fire access will be provided to either Prairie Avenue or to Atlas Road.

Water

The proposed subdivision will be served by Hayden Lake Irrigation District. Water mains will be extended onto the property. Fire flows in the existing mains are adequate to serve the project.

Sewer

City Sewer will be extended in Atlas Rd from Newbrook. A preliminary analysis confirms that sewer depth is adequate to serve the property.

CONCLUSION

Based on the evaluation outlined above, the annexation of this property as proposed is in keeping with the goals and policies of the Comprehensive plan, it would provide for orderly and efficient expansion of the City. For this reason, and those outlined above, we respectfully request approval of the annexation.