



May 12, 2020

RE: 2020-00017

12-unit Cottage House Development at 210 Alicia Street

Dear Planning Commissioners and Planning Division Staff,

This letter is intended as a rebuttal to the public comments received for the Planning Commission May 12 Public Hearing.

The proposed development complies with the standards for development of a single-family residential cottage house development in the single-family residential zone.

Zoning:

The subject property and the adjacent properties are zoned R-1-5. The adjacent property to the south has a conservation easement, but the zoning district, R-1-5, remains the same.

Density:

The proposal complies with the density standards allowed for Cottage Housing Development in the Single-Family Residential Zone. In the R-1-5 zone, the lot area is divided by 2500 to determine the number of cottage housing units. In this case the lot area is 54,722 square feet / 2500 = 21. The maximum number of cottages is 12. The proposal complies.

Access Management and Driveway Construction:

Adequate transportation can be provided to the nearest public street Alicia Street. Alicia Street, Sylvia Street, Oak Lawn and Sleepy Hollow are all public streets that are designated as neighborhood streets. Though not improved with curb, gutter and sidewalk there is adequate driving surface for vehicular access to the property including adequate width for emergency vehicles to get to the site. Though there are narrow driveways, in most instances when people park "on-street" they are actually parked on the gravel shoulder.

The proposed driveway with 20-feet of driving width complies with the standards for access to a parking lot that has more than seven parking spaces. The driveway is wide enough to allow for two-way vehicular traffic. Additionally, the driveway is proposed as a fire apparatus access and a firetruck turn around that complies with the standards has been proposed.

In the event of an emergency evacuation, the length of the driveway and the width of the driveway will not prevent residents from exiting the property. There are four public right-of-way that lead into the neighborhood and exit onto Oak Street.



Traffic Impact Analysis:

The proposed 12-unit, single-family residential development in the single-family residential zone does not require a Traffic Impact Analysis. According to the Public Works Department, the streets in the area generate approximately 100 vehicle trips per day. These trips are generated by 20+ single family homes that have two or more bedrooms. The impacts of the 12, smaller units will not have a substantial negative impact on the traffic in the area.

Parking:

The proposed parking complies with the City Standards for number of spaces and parking lot layout and design for 12 cottages that are less than 800 SF and two units greater than 800 SF.

Sanitary Sewer:

The proposal was reviewed by the City of Ashland Public Works Division Staff for pre-application conference proposal and again following the application. In discussion with the Sanitary Sewer Department, by the property owner, there is not a record of complaints regarding failure of the city's sanitary sewer main that the project proposes connection. If there were in fact documented concerns that there is not adequate capacity, those should have been raised by the Sewer Department upon inquiry by the property owner.

Excavation:

There has been excavation for the purposes of installation of a garden. The trenching referenced in one of the letters is to install Mole Wire and the garden perimeter fence. Broken irrigation lines transect the property. Those lines were repaired to allow for the piped irrigation water to be delivered to the end user, the adjacent property to the east. There has not been excavation occurring for the garden development in the area identified by the wetland's biologist as possible wetland area or within the buffer area.

Tree Removal:

Though the large Willow tree and the large plum tree look healthy to non-arborists like me, based on the Arborist Assessment provided by Chris John, Canopy Tree Care, the Willow tree is hazardous. Mr. John said the tree should be removed immediately. Since there is a land use review on the site, the property owner has not proceeded with the emergency tree removal process. The Plum tree is nearing the end of its lifespan, the tree would also be negatively impacted by the proposed driveway construction.

Thank you,

Amy

Amy Gunter

Rogue Planning & Development Services, LLC

Amygunter.planning@gmail.com