



Project Narrative

Project: Parkside Preliminary Plat

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PROJECT OVERVIEW

The purpose of this presubmission conference is to explore the requirements for a new Preliminary Plat Application. The existing Parkside PPlat approval includes four existing parcels (74202800000, 74202700100, 74202700000, 74202600000). The existing property owner of the four (4) lots (The Holt Group) is looking to sell all four parcels. JKMonarch is looking at the purchase, but only developing the largest of the four (4) lots (74202800000) to avoid the existing critical areas and extensive grading. They are looking at a 31-lot subdivision that could include the following improvements:

- Frontage improvements, including a mini-roundabout on 20th Ave NW.
- Possible dedication of critical areas to the City to expand on the park.
- Sewer extension to the City main in Cooper Point Rd NW.
- Individual home water booster stations to meet for suppression needs.

It is a goal of the proposal to not perform any frontage improvements on Copper Point Road. Given site grades, extent of mature trees along the roadway right-of-way, and location of wetlands, avoiding frontage improvements would not only save project expense, but also preserve the natural landscape along this corridor. The project meets the zoning of the project, and tree retention requirements.