

## Kanner PUD – Maximum Buildout Analysis of Neighborhood/Special District FLU

The potential maximum buildout of the subject property has been analyzed by staff to determine the potential impact allowed under law with the utilization of the Neighborhood/Special District Future Land Use.

The Neighborhood/Special Future Land Use is defined in the City's Comprehensive Plan in Policy 1.A7.1.J.

*Neighborhood/Special District: Mixed-use category allowing residential, commercial, and recreation land uses such that a functional vertical or horizontal mix of uses is achieved. Developments shall include a mix of residential and commercial or office. Uses may be mixed within a single building and on a single site provided that impacts from differing uses are mitigated through urban design techniques. Also, public facilities and electric distribution substations are allowed.*

Uses within the Neighborhood/Special District are limited such:

- Residential minimum 30% to maximum 90%
- Commercial minimum 10% to maximum 70%

The maximum gross residential density allowed within the Neighborhood/Special District is set at <15 dwelling units/acre

The gross area of the subject property is 48.9 acres. The analysis uses the entire acreage bounded by the property.

The maximum number of residential dwelling units allowed on the subject property is therefore  $48.9 \times 15 = \underline{734}$

The calculations take into account the constraints of providing appropriate car parking for residential and for commercial uses and apportion 400 sq.ft required per parking stall. The stormwater and open space requirements are also considered.

The following analysis breaks down three potential options:

1. Maximum commercial development (with Costco)
2. Maximum residential development
3. Maximum commercial development (without Costco)

Each analysis considers the maximum number of dwelling units and commercial floorspace

**1. 30% Residential & 70% Commercial**

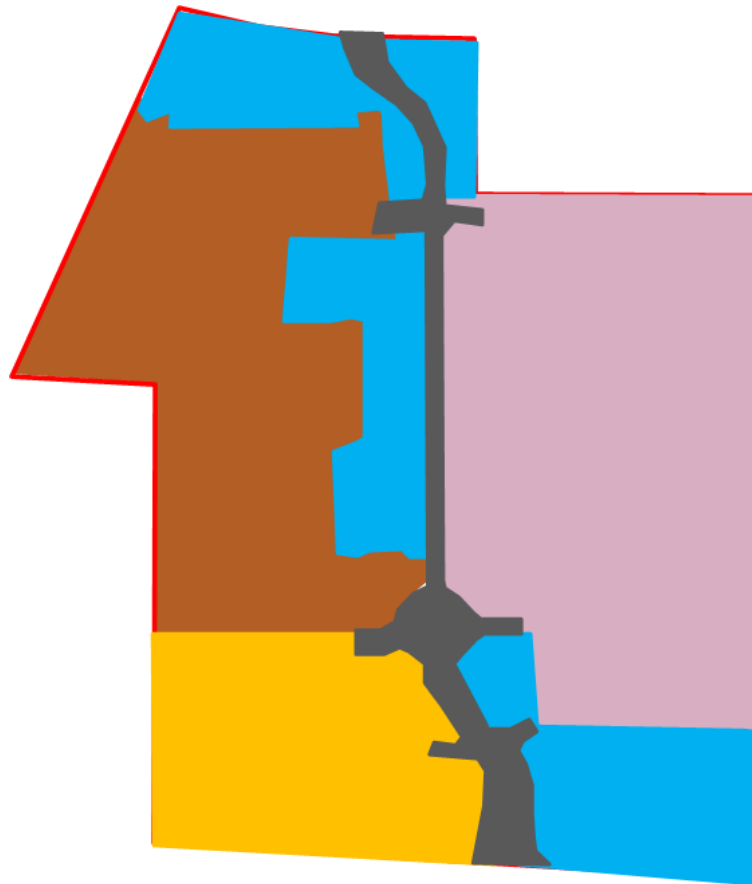
The original site plan proposed 396 residential units (since amended to accommodate a reduction in units) and set out a 30% residential and 70% commercial land use split.

Use Category	Du	Sq.ft	%
Residential	396	-	30
Commercial*	-	192,928	70

\*Commercial includes Costco, Retail and Restaurant uses

The City's Utilities Department have confirmed the City has capacity to serve water and sewer to the 396 dwelling units and to the Costco, retail and restaurant uses.

The traffic impact of 6,149 new net daily vehicular trips has been confirmed to be within the level of service of Kanner Hwy and adjacent roadways.



## 2. 90% Residential & 10% Commercial

The maximum residential density has been applied at 15 du/ac. The remaining 4.89 acres has been allocated to commercial (retail and restaurant uses).

Use Category	Du	Sq.ft	%
Residential	734	-	90
Commercial*	-	30,000	10

\*Commercial includes Retail and Restaurant uses.

The City's Utilities Department have confirmed the City has capacity to serve water and sewer to 734 dwelling units and to the retail and restaurant uses.

The estimated traffic impact of 5,475 new net daily vehicular trips is below that already confirmed to be within the level of service of Kanner Hwy and adjacent roadways.



### 3. 30% Residential & 70% Commercial (no-Costco)

This scenario analysis the property without the Costco. With a maximum buildout of residential units, retail, and restaurant floorspace constrained by parking requirements.

Use Category	Du	Sq.ft	%
Residential	396	-	30
Commercial*	-	105,000	70

\*Commercial includes 80,000 sq.ft Retail and 25,000 sq.ft Restaurant uses.

The City's Utilities Department have confirmed the City has capacity to serve water and sewer to 396 dwelling units and to the retail and restaurant uses.

The estimated traffic impact of 6,160 new net daily vehicular trips is within the level of service of Kanner Hwy and adjacent roadways.

