

**AMENDMENT 2005-M-1 LOW DENSITY RESIDENTIAL MAP REVISIONS
SPECIAL FOCUS ISSUE PAPER ON THE KENNYDALE BLUEBERRY FARM**

DESCRIPTION:

In the inventory of Residential Low Density land, completed as part of Comprehensive Plan Amendment 2005-M-1, the Kennydale Blueberry Farm was analyzed as inventory area C. The parcel lies south of NE 20th Street, and east of Jones Avenue NE. Staff recommended that as long as this 3.4-acre property was used for agriculture, it should remain zoned for Resource Conservation (RC) and designated for Residential Low Density (RLD) land use. On October 5, 2005, the Planning Commission entered a letter into public record from Ms. Larson-Kinzer, one of the property owners of the Kennydale Blueberry Farm. This letter explained that she intended to cease blueberry farming at this location. Ms. Larson-Kinzer intends to sell the property to a housing developer and submitted an application for a property rezone that will be considered in 2006.

ISSUE SUMMARY:

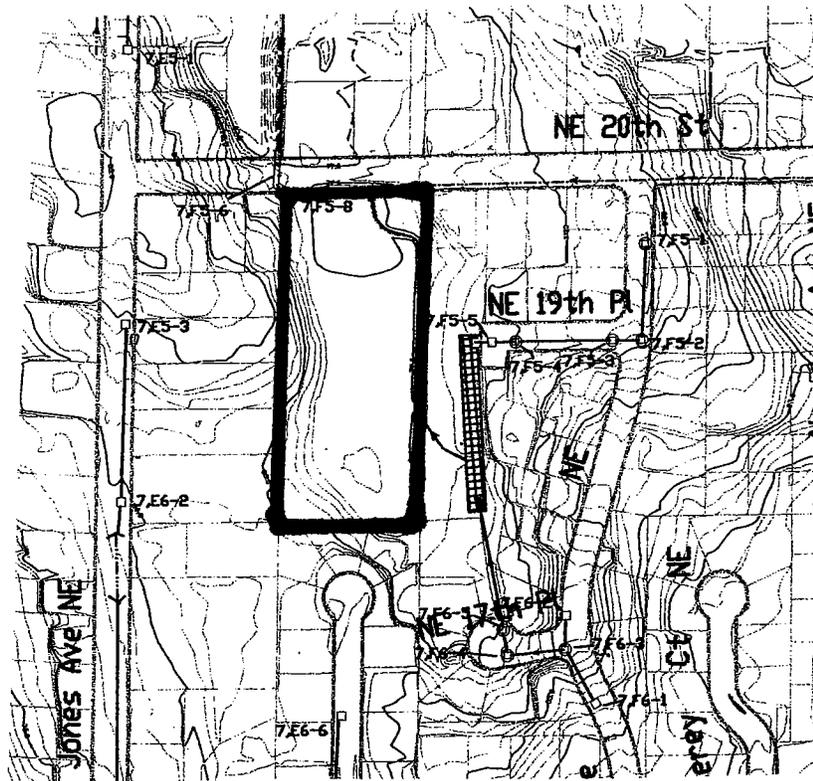
Should the Blueberry Farm Property be rezoned to match the surrounding R-8 zoning designation?

RECOMMENDATION SUMMARY:

This issue should be further analyzed with the processing of Ms. Larson-Kinzer's rezone application in 2006.

ANALYSIS:

The Blueberry farm is physically located in the low spot of the surrounding area. The 2005 topographical map from the City's storm water system inventory shows the bulk of the property is relatively flat, lying in a depression ranging from two to five feet (2'-5') below that of surrounding properties. A small stream/drainage ditch runs along the eastern property line and loops around the north portion of the property. The storm water inventory shows few storm water features in the area. Last year, Ms. Larson-Kinzer reported that the Blueberry Farm gets inundated with storm water.



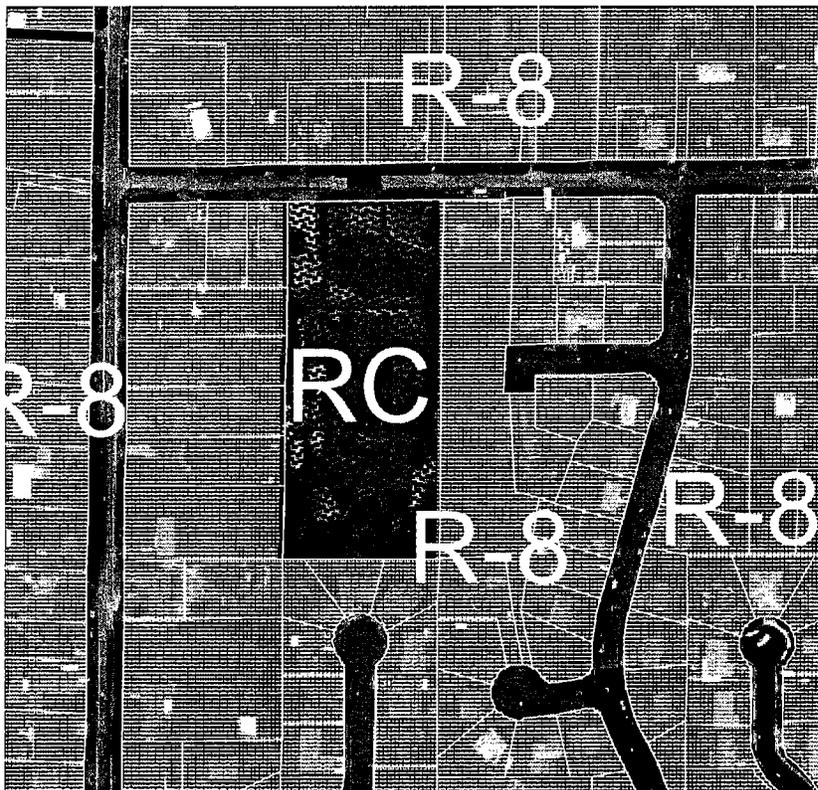
Topographical map of the area from the March 2005 Storm Water System Inventory

Ms. Larson-Kinzer provided us with a copy of a geotechnical report done on the property in 1983 for Schneider Homes. The geotechnical report noted that there was ground water seepage in each of the test holes for the study. This indicated that the ground water level was close to the surface soil and likely correlated with the level of water in the property drainage ditches. Approximately two-thirds (2/3) of the site is covered in soft soils, which would need to be completely removed and replaced with suitable fill to street elevation level in order to build homes on this site. Since the time of this report, Ms. Larson-Kinzer reports that there have been improvements in drainage of the property through the replacement of an undersized culvert with a larger one, the installation of a gravity flow sewer line, and a major dewatering in 2004.

Sensitive area maps show a wetland area mapped over a portion of the Blueberry farm. Wetland maps are often based upon aerial photo analysis and may not reflect the actual size or location of a wetland. Clearly, the aerial photo below shows that development has taken place in the area of the mapped wetland. Nevertheless, the map does provide a reliable indicator that more information is needed and is the basis for requesting a wetland evaluation.



Sensitive Areas- a mapped wetland is shown on the Blueberry Farm Property



Current Zoning of Blueberry Farm Property and surrounding areas

Schneider Homes had the property analyzed by a geotechnical consulting firm to see if it could support the construction of 15 single-family homes. If we assume that the analysis was done when the property was in the wettest condition, as Ms. Larson-Kinzer believes, then it provides a baseline number of units that could be supported. 15 homes would result in a gross density of 4.4 units per acre, and a net density of 5.48 units per acre, which assumes a 20% loss of property to infrastructure but no loss to critical areas. This density is above the minimum requirement of the R-8 zone, which is four units per acre. Zoning at R-8 would match the surrounding area. Of course, achieving this density is predicated upon the removal of the site's soft soils and filling the property. Depending upon the results of a wetland analysis, this type of activity may not be allowed under current regulations.

CONCLUSION:

Without additional, updated information on this parcel, it is not possible to make a zoning decision at this time. Existing information on drainage or wetland conditions is outdated.