

## Zillah Lakes Planned Development

# Modified Planned Development Plan

March 4, 2022

### **Introduction**

The Zillah City Council approved the Final Development Plan for the Zillah Lakes Planned Development on December 20, 2017. As a result of the completion of Vintage Valley Parkway, identified improvements in site layout and other changes, modification of the Development Plan is planned.

### **Planning Objectives**

A change that has occurred since the Zillah Lakes concept was first proposed and that has increased in recent years is a trend away from golfing as a major recreational activity in residential developments, including demand for the sport. While golfing will still be available on a smaller scale, the description of the Zillah Lakes Planned Development as a residential and resort community built around man-made recreational lakes and golf course is being modified to that of a residential and resort community built around man-made recreational lakes and common open space. Golfing is still part of this but less dominant relative to other forms of recreation and outdoor enjoyment.

While this modifies the description, the principal objective to develop a quality destination and year-round community taking advantage of the climate, topographic features and amenities of this location and the small-town charm of Zillah is still relevant and remains unchanged.

A new principal objective would be to better define and separate the Vintage Valley Parkway commercial center from residential and recreational areas. While the current plan provided a more distinct boundary between residential and commercial land uses – this was identified as a factor that determined the proposed scheme – further refinement of this distinction is proposed. Under the current plan, there are still some incursions of commercial into residential areas that are not optimal in terms of compatibility and character. This does not refer to the existing mixed use of the town center in Phase One, but rather better delineation of the commercial area on Vintage Valley Parkway. This is to be done by eliminating planned residential development of commercial tracts, moving the edges of the commercial properties farther from the neighborhoods and putting streams and lake shorelines in open space tracts rather than commercially designated areas.

The six secondary objectives in the Planned Development Plan remain unchanged.

Modifications to Planned Development Plan statements about the character of the proposed development, factors that determine proposed scheme, site and building design principles and description of natural setting are as follows:

1. The amount of the project that consists of commercial development increases to approximately 40 percent. This percentage doesn't include the town center in Phase One and is an estimate because it is not yet known exactly how much area of the commercial tracts are within the stream buffers that will be converted to open space or the exact amount of Tract 'T' to be reserved for residential rather than commercial use.
2. Golfing is being de-emphasized as a major component of the recreational parts of the site with a greater emphasis on open space with multiple purposes. A three-hole golf course is now planned.
3. There are no changes to the mitigation measures from previously conducted SEPA environmental review. The de-emphasis on golfing means that certain measures would apply to the more limited area being used for that purpose. Other open space areas would continue to function in the same manner as the golf course for storm water detention, retention of open space and accommodating and discharging flood waters. The amount of usable open space remains above 10 percent as required by Zillah Municipal Code. Traffic mitigation required for multiple-family residential development of Tracts G & H would no longer apply and there would be no resulting significant environmental impacts because it is no longer being proposed.
4. De-emphasizing the golf course results in it being less of a factor that determines the proposed scheme. The constructed lakes continue to be a factor and the stream through which the Buena Irrigation Ditch flows continues to influence project design. Multiple-purpose recreational open space is the dominant use of these areas.

*Landscape  
buffer - 10%  
Open Space 26% \**

## Project Information

In order to meet the identified objectives of the modified plan, changes will be made in the designation of and some of the boundaries of several tracts. The latter is to be accomplished using boundary line adjustments, since the boundary changes are minor in nature, will continue to meet minimum and appropriate lot sizes and would have no effect on developed phases or properties owned by others. Some minor changes in project phasing are also being made.

Specific project modifications:

1. Tracts 'G' and 'H' are no longer being proposed for residential use.
2. Tract GC3 is being changed to Tract 'T', for commercial development where it fronts on Vintage Valley Parkway, with the part bordering on existing residential phases being designated Residential.
3. The part of Tract 'E' located north of the stream and including the entire stream buffer is being changed from Commercial to Open Space.
4. Tract 'I' is being changed from Commercial to Open Space.

5. Part of Tract 'D', bordering on Buena Road is being changed from Commercial to Open Space and will become part of the Phase 9 open space area. The part of Tract 'D' that will remain commercial will be oriented to Vintage Valley Parkway rather than Buena Road.
6. The north boundaries of Tracts 'F', 'G' and 'H' are to be shifted away from the vegetative buffer for the stream so that the stream and its buffer are entirely on open space and park tracts to the north.

General project information modifications are identified as follows:

1. Tracts 'G' and 'H' located on Vintage Valley Parkway are no longer to be developed for multiple-family residential use. For this reason, the limitations on page 7 of the 2017 plan no longer apply.
2. The existing barn on Tract 'I' may be converted to community use, although it will probably be removed, but since Tract 'I' is no longer being designated commercial, it will not be developed for commercial use.
3. The amount of open space on the site is decreased to at least 25 percent. "Usable" open space, as defined in the approved plan, will make up at least 18 percent of the site. These percentages are not exact because the area of open space to be added using boundary line adjustments of Commercial Tracts 'E', 'F', 'G' and 'H' have not yet been determined.
4. The paragraph on page 10 labeled "Golf Course Design" is modified to no longer reference the par 5 golf hole. The course is now designed with three holes.
5. Since Tracts 'G' and 'H' are no longer proposed for residential use, the planting strips described under 'b' and 'c' on page 11 are no longer required or proposed where Tract 'G' borders Tract 'F' or along the street frontages of the two tracts.

## Regulatory

Since multiple-family residential development is no longer being planned for Tracts 'G' and 'H', the permitted uses under the heading "Residential Areas: Tracts G & H, Phase 8" on page 25 are no longer necessary and should be deleted. Tracts 'G' & 'H' along with the new commercial Tract 'T' would be included under the "Commercial Areas" heading as currently shown for Tracts 'E' through 'F' and 'J' through 'S' and Tracts 'I' and 'Y' on page 26. Footnote '9' should be deleted and references to Tract 'I' deleted from Footnotes '4', '5' and '6'.

The parking standard for multiple family condominium development of Tracts G and H would no longer be applicable.

The effect of the modification on conditions of approval and SEPA mitigation measures:

1. All of the conditions and mitigation measures concerning the improvement of Vintage Valley Parkway, including the dedication of right-of-way, improvement of an approach to

Buena Way and approval of its realignment including accommodation of the WIVY, LLC property have been met due to the street having been completed.

2. Elimination of the golf course does not conflict with conditions or mitigation measures. Several conditions require golf course construction and management to meet certain requirements, but they would continue to apply to the smaller course. Other requirements such as compliance with applicable flood hazard regulations would still apply for open space use of the golf course tracts.
3. Traffic mitigation required for multiple-family residential development of Tracts G & H would no longer apply and there would be no resulting significant environmental impacts because it is no longer being proposed.
4. Modifications of the phasing conditions of approval as are allowed subject to the review and approval by the City are as follows:
  - a. Tract GC3 is no longer in Phase Two, it is now Tract 'T' in Phase Seven.
  - b. Phase Five, limited to 86 lots, Tract I, Open Space tract and Parking Lot #11 by Condition of Approval '4' will be split into two sub-phases consisting of 23 lots developed first and the remaining 63 lots developed later. The total number of lots and tracts as limited by the condition is not increased. Tract 'I' is now open space rather than commercial.