

NARRATIVE FOR FONTAINE PARK, LLC
MULTI-FAMILY HOUSING DEVELOPMENT

The proposed development is a 96-unit apartment complex on parcel number RP00000115800A. The multi-family housing development will be comprised of four three-story apartment buildings of 24 units each. Each apartment building will have 21 two-bedroom and two-bath units (2B2B), and three three-bedroom and two-bath units (3B2B), for a total of 84 2B2B units and 12 3B2B units. According to City of Ponderay Ordinance 9-4C-4, multiple-family dwellings of six (6) or more dwelling units per parcel are permitted only with a special use permit. Further, according to City of Ponderay Ordinance 9-5A-4, the height restrictions state that “no structure, in any zone, shall be over two (2) stories in height; provided, that structures in commercial and industrial zones may exceed this height restriction upon approval by the Northside fire district, the planning and zoning commission, and the city council.” The same ordinance further states that “no multiple-family dwelling shall exceed twenty eight feet (28’) in height to the highest point on the structure.” Therefore, we are asking for a special use permit for the ninety-six units and for a variance on height restrictions due to the proposed third story of the apartment complex. The proposed height of the building shall not exceed forty-two feet (42’). The Northside fire district has been consulted and the district required that the building be sprinklered, an appropriate ladder be kept on site, and sufficient driveways be provided all around the buildings for the fire department to get around.

The special use permit is sought in order to provide more residential apartment housing in the same amount of space, while still abiding by the standards and codes that govern multi-family housing. Currently, there is a housing shortage in the City of Ponderay and surrounding areas, which will be addressed by the proposed project of ninety-six units.

The proposed project has an aesthetically pleasing design, and will be constructed, operated and maintained in a manner that is harmonious and appropriate with the character of the general vicinity, which is a mixture of commercial and residential use. Furthermore, the landowners will dedicate a right of way consisting of thirty feet (30’) along the northern border of the parcel to be used by the City of Ponderay for a future road. Another right of way dedication of twenty feet (20’) will be made along the southern border for a future walkway. Lastly, there will be a dedication for a public park on the eastern side of the parcel.

Adding more than six dwellings to the parcel is not likely to have a negative, hazardous or disturbing effect on the existing neighboring uses. With residential uses both on the south and north sides of the proposed project, the additional housing created by the development would fit with the current vicinity use. The dedication of the City Park area also creates an additional space for the residents of the proposed project, as well as the community and adjacent dwellers, which can be used for recreation and entertainment.

The owner of the parcel is Fontaine Park, LLC, of which J. Sorin & Alyce Ispirescu are the sole members. J. Sorin and Alyce have been business owners in and members of the Sandpoint/Ponderay community for fourteen years.

After initial contact with public services and utilities, there seems to be adequate service for the entire proposed project. Trash facilities are provided on site. Water, sewer, electricity, phone, and gas are already available on or near the site. The building will be sprinklered for fire safety. The proposed project is within the school district boundary. The utility companies and some public services will assess impact fees to offset the cost of servicing the proposed project.

Since the parcel for the proposed project is centrally located and has infrastructure for water and sewer in place, there will not be additional requirements at public cost for public services and utilities. The utility companies and some public services will assess impact fees to offset the cost of servicing the proposed project, including constructing a new road on the northern right of way dedication. The southern dedication will be paved as part of the development's parking turnout, and will therefore provide a paved public access to the park dedication. Further, the proposed project will add value to the vicinity and increase the tax base for the parcel. We anticipate that the proposed project will in fact positively affect the City of Ponderay's economy with its added dwellers that will support local businesses, as many retail stores and some of the largest employers in Ponderay are within walking distance of the proposed project.

Because the proposed project provides additional apartment units, it will not lead to uses, activities, processes, materials, equipment and conditions of operation detrimental to any persons, property or the general welfare by reason of noise, smoke, fumes, glare or odor. The parcel is close to the existing circulation systems such as a direct access to Highway 95 via Fontaine Connector, as well as additional northern and southern exits. The northern right of way dedication will at a future date be developed into a connector to SH200.

The proposed variance will have approaches which are designed to help mitigate the additional traffic. There will be one approach from Fontaine Road, one approach from the dedication to the south of the property and one approach from dedication to the north of the property, for a total of three approaches.

The site of the proposed project does not have historic features. The trees on the property will be preserved as much as possible and the dedication of the public park area will be a natural asset to the neighborhood.

The parcel has historically been used as a single-family dwelling, without any employees or hours of operation. The proposed use is multi-family dwelling, which will not have a rental office on site, nor will there be delivery of materials, or excessive traffic caused by the dwelling units.