

Notice of Public Hearing and SEPA Determination



FILE NO. Z21-280COMP, 440 & 516 W. Cora Ave Comprehensive Plan Land Use Map Amendment Proposal

DATE: August 31, 2022

Notice is hereby given that there will be a public hearing before the City of Spokane Plan Commission at their regularly scheduled meeting on **September 14, 2022**, beginning at **4:00PM** in-person in the City Hall Briefing Center and online via the WebEx Meetings software. This hearing or portions thereof may be continued at the discretion of the Plan Commission. This proposal concerns four parcels in North Hill Neighborhood, described below. Any person may submit written comments on the proposed action or call for additional information at:

Planning Services Department
Attn: Kevin Freibott, Associate Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6500
compplan@spokanecity.org

PROPOSAL: Amendment of the Land Use Plan Map designation for four parcels totaling 20.08 acres from “**Residential 4-10**” to “**Residential 15-30**” and a concurrent change of zoning from “**Residential Single Family (RSF)**” to “**Residential Multifamily**” (RMF) or “**Residential Multifamily, 75-foot height limit**” (RMF-75).

APPLICANT/AGENT: Liam J. Taylor, Storhaug Engineering and the City of Spokane

ADDRESS: 440 & 516 W. Cora Ave. (private application)
3426 N. Post St., 139 W. Gray Ct. (City proposal)

PARCELS: 35064.3612, 35064.3613 (private application)
35063.2005, 35064.3801 (City proposal)

LEGAL: Legal descriptions of all subject properties are available by contacting the City of Spokane at the above address.

LOCATION: North side of W Cora Avenue between N Division St and N Post St

SEPA: A SEPA Determination of Non-Significance (DNS) was issued on August 30, 2022 under WAC 197-11-970. The lead agency will not act on this proposal for at least 14 days. Comments regarding the DNS must be submitted no later than 5:00 PM on September 13, 2022 if they are intended to alter or appeal the DNS.

<https://my.spokanecity.org/projects/2021-2022-proposed-comprehensive-plan-amendments/>

SEE PAGE 2 FOR MORE IMPORTANT INFORMATION

NOTICING: A **Notice of Application** will be posted on the property, published in the newspaper, published in the Official Gazette, and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a 400-foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control.

Notice is also provided to all neighborhood councils in which the proposal is located and any others within 400 feet of the proposal. This notice will also be forwarded electronically to any individual or entity that commented during the public comment period or who has requested that staff add them to the list of interested parties.

PROCESS NOTES: Following the hearing before the Plan Commission, staff will request a hearing date before the City Council. Written comments and oral testimony at the various public hearings for this proposed action will be made part of the public record. **Please note, only the applicant, persons submitting written comments and persons testifying at a hearing likely have standing to appeal the ultimate decision of the City Council.**

No further mailings or postings are required by City Code. If you have not commented on this application or requested to be on the notification list and would like to be, email or write staff at the address listed on Page 1 of this notice.

HYBRID HEARING: The Hearing will be held in-person and online using the WebEx Meetings platform. Public testimony will be taken in-person or via the online platform or over the phone. Written comment can also be submitted by email or mail to Kevin Freibott at the contact information on the first page of this notice.

For details on how to connect to the hearing, see the Plan Commission Website at the following address. Connection information will be posted at least one week in advance here:

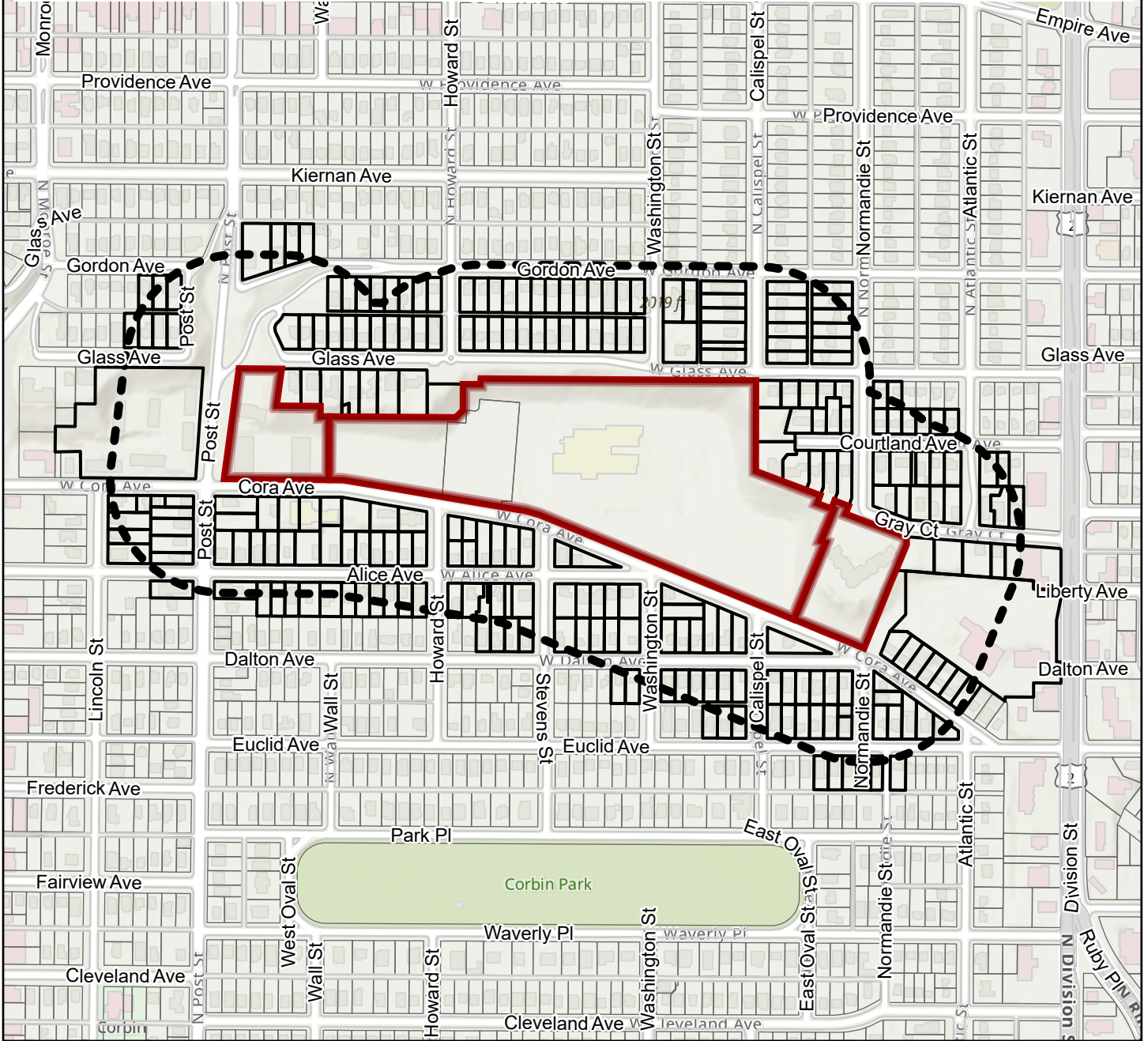
www.spokanecity.org/bcc/commissions/plan-commission/



Z21-280COMP (W Cora Ave - North Hill Neighborhood) 2022 Comprehensive Plan Amendment Proposals

THIS IS NOT A LEGAL DOCUMENT: The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

EXHIBIT E: Application Notification Area

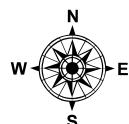


Legend

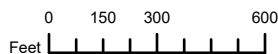
- Parcels to Change
- Parcels to Notify
- 400' Notification Area
- Other Parcels

Application Proposes To:

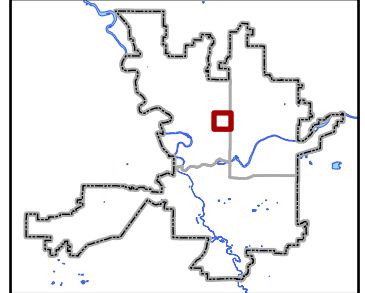
Change Land Use Plan Map Designation from
"Residential 4-10" to "Residential 15-30"



Project Size: 19 Acres (Approximate)
Drawing Date: 3/24/2022 Drawing Scale: 1:6,400



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott