

REQUEST FOR COMMENTS

Alteration to Westridge Addition of the Westridge Planned Unit Development

FILE NO. Z32-108FPLT

DATE FOR RESPONSE: Please provide a response by April 10, 2023.

DATE: March 27, 2023

TO: Integrated Capital Management, Attn: Katherine Miller
Integrated Capital Management: Scotty Allenton & Marcia Davis
Planning and Development, Attn: Patty Kells
Planning and Development, Attn: Mike Nilsson
Planning and Development, Attn: Addressing
Engineering Services, Attn: Dan Buller
Construction Management, Attn: Joel Graff
Legal, Attn: James Richman
City Treasurer and Taxes & Licenses, Attn: Treasury Accounting/Tonya Wallace/T&L
Avista, Attn: Connor Lange/Larissa Pruitt/Denise Marsh

FROM: Melissa Owen, Assistant Planner
509-625-6063 or mowen@spokanecity.org

SUBJECT: **Alteration to Westridge Addition of the Westridge Planned Unit Development**

PROPERTY OWNER(S): Lennar Northwest, Inc. – Brent Parrish
33455 6th Avenue Ste 1-B
Federal Way, WA 98003

FILE NO.: Z23-108FPLT

LOCATION: Parcels 25263.2701, 25263.2702, 25263.2703, 25263.2704, 25263.2705, 25263.2801, 25263.2802, 25263.2803, 25263.2804, 25263.2805, 25263.2806, 25263.2807, 25263.2808, 25263.2901, 25263.2902, 25263.2903, 25263.2905, 25263.2906, 25263.3001, 25263.3002, 25263.3101, 25263.3102, 25263.3103, 25263.2907, 25263.2809 and 25263.3003.

Addresses include:

2101, 2102, 2103, 2106, and 2107 S. Westridge

2101, 2102, and 2105 S. Cumberland

2102, 2105, 2106, 2109, 2110, 2111, 2115, 2119, 2120, 2123, 2127 S. Beard Dr.

3903, 3715, 3707, and 3703 W 21st Avenue

Unassigned address for existing Tract A.

Unassigned address for Cumberland Ln

Unassigned address for Westridge Ln.

Southeast ¼ of the Northeast ¼ and NE ¼ of the Southwest ¼ of Section 26, Township 25 N, Range 42 EWM

DESCRIPTION OF PROPOSAL: Twenty-six (X26) parcels are included in the proposed alteration and all parcels including parcels associated with private rights of way are under one ownership. The proposal to alter the Westridge Addition of the Westridge Planned Unit Development includes the following:

Lot aggregations (reduction of five lots)

1. Aggregate lots 5 and 6, block 5 into tract "A" (reduction of two lots);
2. Aggregating lots 1 and 2, block 6 into a single lot (reduction of one lot); and,
3. Aggregating lots 1 through 3 block 6 into a single lot (reduction of two lots).

Lot re-establishment/recapture from above reductions (recapture five lots)

4. Adjust existing lots lines for tract "A" and lots 1-2 block 5 to increase the lot count by one buildable lot (new lots 1-3 block 5 and amended tract "A") therefore recapturing one lot noted as a reduction above;
5. Adjusting existing lot lines for lots 1-8 block 4 to increase the lot count by three buildable lots (new lots 9-11 block 4), therefore recapturing three lots noted as reductions above; and,
6. Adjusting lots 1-5 block 3 to increase the lot county by one buildable lot (new lot 6 block 3).

Public street dedications and associated lot modifications:

7. Dedicate two private roads – Cumberland Lane and West Ridge Lane - as public rights of way;
8. Modify Cumberland Lane (right of way) and associated adjoining lots (lot 1 and lot 2 block 5, tract "A", and lot 8 block 4 to accommodate a wider Cumberland Lane right of way width; and,
9. Modify Westridge Lane (right of way) and associated adjoining lots (lot 1-2 block 6 and lots 1-5 block 7 to accommodate a wider Westridge Lane wight of way width.

SEPA: This proposal was issued a Mitigated Determination of Non-significance (MDNS) was issued by the City of Spokane on February 21, 1997. The MDNS was revised and reissued on March 4th, 1997.

CURRENT ZONING: RSF (Residential Single Family)

PREVIOUS APPLICATION(S): Final Plat of Westridge Addition of the Westridge Planned Unit Development (being a replat of portions of West Bluff & Albion Heights Additions), city file no. Z9600060 – Westridge Preliminary Plat and PUD.

If additional information is required for your department or agency to comment on this proposal, please notify the Planning Director as soon as possible, so that the application processing can be suspended while the necessary information is being prepared.

COMMENTS: (Use additional sheets if necessary)