



PLANNING & DEVELOPMENT

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*****3rd REQUEST FOR COMMENTS*****

**Beard Addition Preliminary PUD/Plat and Wetland CUP
FILE NO. Z23-190PPUD**

Date: November 3, 2023

To: Interested Parties, City Departments
and Agencies with Jurisdiction.
(Distribution list on reverse side)

From: Melissa Owen, Assistant Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6063
mowen@spokanecity.org

Subject: Beard Addition Preliminary PUD Long Plat and Wetland CUP (Type III) – ***3rd Request for Comments***

Owner: Lennar Northwest, LLC – Brent Parrish
33455 6th Avenue S. Unit 1-B
Federal Way, WA, 98003

Applicant/Agent: Whipple Consulting Engineers, Inc. – Todd Whipple & Austin Fuller
21 S Pines Rd.
Spokane Valley, WA, 99206

File Number: Z23-190PPUD

Location Description: The proposal is located at the primary address **3929 W. Grandview Road, Spokane, WA 99224, parcel 25263.0051**. The proposal also includes parcels 25263.0048, 25263.0052, 25263.2907, 25263.3001, 25263.3002, 25263.3101, 25263.3102, 25263.310 addressed as 2101, 2102, 2103, 2106, and 2107 S. Westridge Lane. (Note: some parcels have not address currently assigned); SE 1/4, S.26, T.25N, R.42E, W.M.

Description of Proposal: The application proposes to subdivide 34.93 acres of land into a 199-lot Planned Unit Development (PUD) for development for single-family homes. The application is requesting modification to the maximum FAR, lot coverage, driveway coverage limits, and front living space and rear yard setbacks under the PUD application process. The application also includes a Wetland Modification Conditional Use Permit (CUP). Parcels associated with this application include: 25263.0048/ .0051/ .0052/ .2907/ .3001/ .3002/ .3101/ .3102/ .3103. Several properties currently lack addressing. Addressing already assigned includes properties addressed as 2101, 2102, 2103, 2106, and 2107 S Westridge.

Legal Description: A portion of the southeast quarter of Section 26, Township 25N, Range 42 E.M. W. (full legal descriptions is available from the planning department)

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA). Checklist attached.

Current Zoning: Residential Single-Family (RSF)

REPORT NEEDED BY: 5 P.M. November 17, 2023. If additional information is required in order for your department or agency to comment on this proposal, please notify Planning and Development as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing, **please note one of the following:**
 - a) (X) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
 - b) () This application is exempt from concurrency testing, but will use capacity of existing facilities.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

** - Please forward your comments to Patty Kells, Planning and Development at least 2 working days before the "Report needed by" date shown on the front page.

DISTRIBUTION LIST FOR COMMENTS *3rd Request*****
PROJECT NAME: "Beard Addition Preliminary PUD/Plat and Wetland CUP"
FILE No.: Z23-190PPUD

E-mail Copies

City Departments

- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Planning Review
- Planning & Development, Attn: Erik Johnson
- Street Operations, Attn: Inga Note**

Washington State Agencies

- Department of Ecology, Eastern Region, Attn: Matt Fisher
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg

REQUEST FOR COMMENTS

*****3rd Request*****

File No.: Z23-190PPUD

COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency Passed/Failed