

NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING
“Corbin Cottages Preliminary Long Plat and Rezone from RSF to RSF-C”
File No. Z21-042PPLT

Notice is hereby given that Storhaug Engineering applied for a Type III Preliminary Long Plat and a Type III Rezone on June 14, 2021. This application was determined to be technically complete on July 29, 2021. The City of Spokane is hereby holding a public hearing before the Hearing Examiner on **September 29th, 2021 at 9 AM** in the City Council Chambers, Lower Level of City Hall, 808 West Spokane Falls Boulevard, Spokane, WA. Note that masks may be required for all participants per the prevailing Covid-19 guidance in effect at the time of the hearing. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact Planning & Development at:

Attn: Melissa Owen, Assistant Planner
Planning & Development
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
mowen@spokanecity.org (509) 625-6063
<https://my.spokanecity.org/projects/corbin-cottages-preliminary-long-plat-and-rezone/>

APPLICATION INFORMATION:

Applicant: Faith Bible Church
440 W. Cora Avenue
Spokane, WA 99205

Agent: Storhaug Engineering
510 E 3rd Avenue
Spokane, WA 99202

File Number: Z21-042PPLT

Location Description: The proposal is located at 516 W. Cora Avenue and 440 W. Cora Avenue (formerly addressed as 600 W Cora Ave.); Parcels 35064.3613 and 35064.3612; S1/2 Section 6–Township 25N – Range 43.

Legal Description: The entire legal description can be obtained with the Planning and Development Department.

Description of Proposal: The applicant is proposing a 13-lot plat, with one common tract, and a public street to serve new lots together with a rezone of a larger 18.87 acre site from RSF to RSF-C. The 13-lot preliminary long plat is approximately 1.89 acres in size and located at 516 W Cora Avenue (parcel 35064.3613). A second parcel, addressed as 440 W Cora Avenue (parcel 35064.3612) is 16.98 acres in size and is proposed to be rezoned from RSF to RSF-C together with the parcel 35064.3613 for a total rezone area of 18.87 acres as noted above. The Preliminary Long Plat and Rezone Applications are both Type III applications and there will be a Public Hearing in front of the City Hearing Examiner on this combine application.

Current Zoning: Residential Single Family (RSF)

Public Comment Period: Written comments may be submitted on this application by **September 6th, 2021**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA). The lead agency is likely to issue a Determination of Non-Significance (DNS) for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the project. The lead agency is using the

optional DNS process for this project as outlined in WAC 197-11-355. **The SEPA comment deadline is September 6th, 2021.**

Community Meeting: Two virtual community meetings were held regarding this combine proposal. A virtual community meeting was held on March 18, 2021 regarding the proposed preliminary long plat. A second virtual community meeting was held on June 1, 2021 regarding the preliminary long plat as well as the proposed rezone of land from Residential Single-family (RSF) to Residential Single-family Compact (RSF-C) zoning.

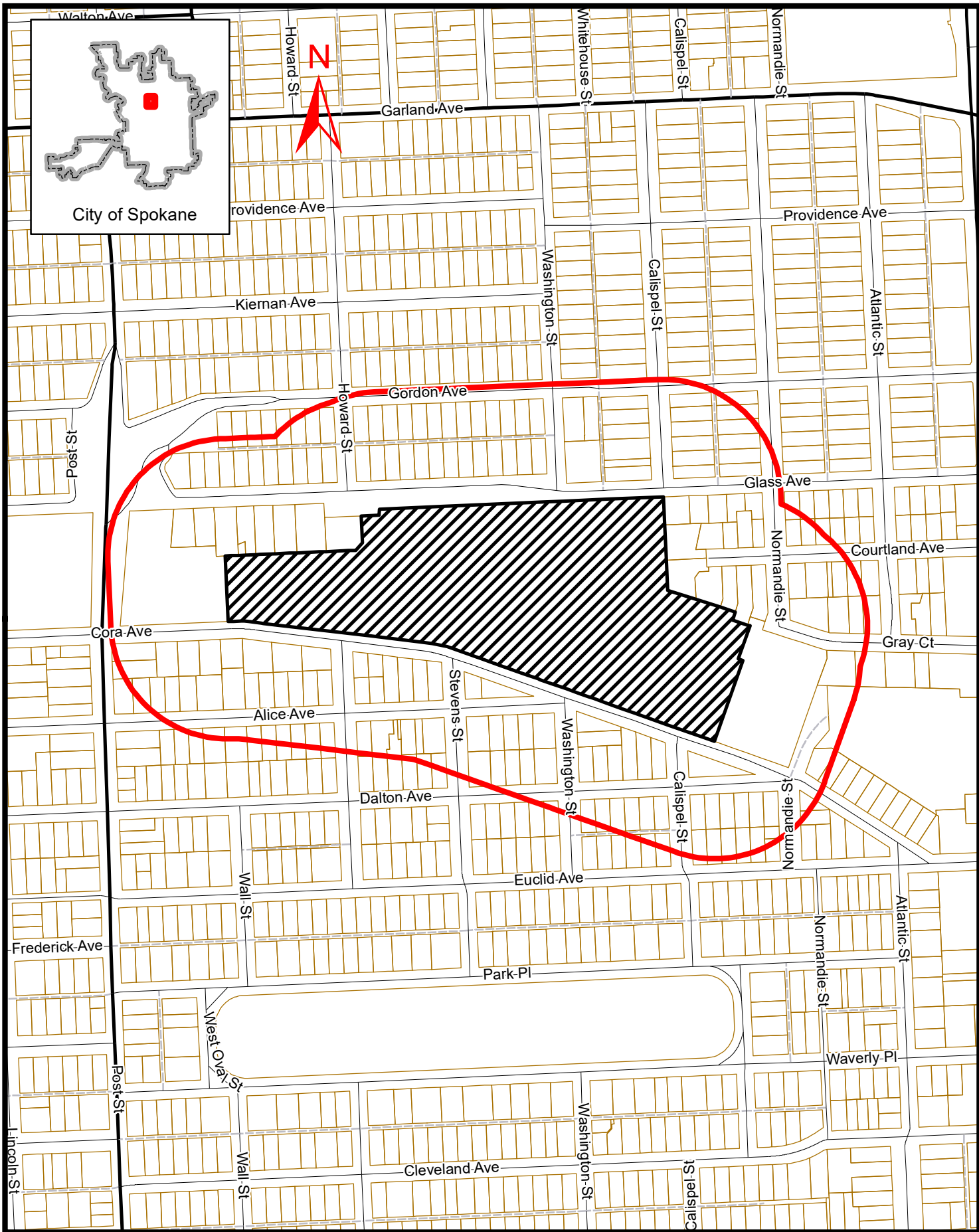
Public Hearing Process Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the Conditional Use Permit. A combined **Notice of Application, SEPA, and Public Hearing** will be posted on the property and mailed to all **property 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 four hundred (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. This combined **Notice of Application, SEPA, and Public Hearing** will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Written comments should be mailed, delivered or emailed to:

*Planning and Development
Attn: Melissa Owen, Assistant Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329*

*Phone (509) 625-6063
Email: mowen@spokanecity.org*

To view more information including site plan and SEPA checklist for this project please go to:
<https://my.spokanecity.org/projects/corbin-cottages-preliminary-long-plat-and-rezone/>



- Legend**
-  Parcels
 -  Project Site
 -  Notification district

APPLICANT: Faith Bible Church
PROPOSAL: 13-lot subdivision

06-25-43

Prepared by: AEB
 Date prepared: 2/19/21