

NOTICE OF APPLICATION and PUBLIC HEARING
“Garden District” Preliminary Long Plat & Planned Unit Development”
File No. Z18-598PPUD

Notice is hereby given that Greenstone applied for a Preliminary Long Plat and Planned Unit Development on June 27, 2018. This application was determined to be technically complete on October 22, 2018. **There will be a public hearing on this proposal before the Spokane County Hearing Examiner on Wednesday, December 12 th, 2018 at 1:30 pm, in the Commissioners Assembly Room, Lower Level of the Spokane County Public Works Building, 1026 West Broadway Avenue, Spokane, WA.** Any person may submit written comments on the proposal and/or appear at the public hearing.

APPLICATION INFORMATION:

Applicant: Greenstone
c/o Ben Scandalis
1421 N Meadowwood Lane, Suite 200
Liberty Lake, WA 99019
(509) 458-5860 or bscandalis@greenstonehomes.com

Owner: Sonneland Commercial Properties, LLC &
Sonneland Residential Properties, LLC
PO BOX 562
Colbert, WA 99005

File Number: Z18-598PPUD

Public Comment Period: Written comments may be submitted on this application by **November 16, 2018**. 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 is being reviewed under the State Environmental Policy Act (SEPA). The lead agency is likely to issue a Determination of Non-Significance 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. Last day to appeal the DNS is **December 3, 2018**.

Location Description: The proposal is across multiple parcels approximately south of 29th, east of Napa, north of 33rd and west of Southeast Blvd, specifically the vacant land south of Quail Run Office Park. (Section 33 – Township 25 – Range 43)

Description of Proposal: The applicant is proposing a preliminary plat and a planned unit development on approximately 24.59 acres for 236 residential units and about 38,000 square feet of office, retail and commercial uses. Additional information may be found on the project website at <https://my.spokanecity.org/projects/garden-district-pud/>

Legal Description: The complete legal description is available in the Development Services Center.

Current Zoning: RSF (Residential Single-Family) & CC1-DC (Center and Corridor)

Decision Making Process Once the applicant makes application to the City of Spokane for the review of the Preliminary Plat and Planned Unit Development and the application is determined technically complete, a Notice of Application 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 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 Notice of Application and Public Hearing will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. After 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 Spokane County 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: Tami Palmquist, Principal Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone (509) 625-6157
Email: tpalmquist@spokanecity.org

To view more information including site plans for this project please go to:
<https://my.spokanecity.org/projects/garden-district-pud/>