

ORDINANCE NO. C 34915

AN ORDINANCE relating to Street Development Standards; amending SMC section 17H.010.090.

WHEREAS, the Pocket Residential Development standards are intended to allow flexibility in the development of land for residential uses that are consistent with the Comprehensive Plan; and

WHEREAS, on a “whole-site” basis, Pocket Residential Developments are required to be consistent with the underlying zoning standards for allowed density, building height, structure type and building setbacks from the site perimeter; and

WHEREAS, Pocket Residential Development standards allow the subdivision of lots with frontage on a private street or a private access subject to the approval of a street design variance in accordance with SMC 17H.010.020; and

WHEREAS, the Planning Services Department gathered public input at open house meetings on November 15 and 16 and December 1, 2011; and

WHEREAS, the Planning Services Department encouraged public participation and provided information on the amendments on its website (<http://www.spokaneplanning.org>); and

WHEREAS, the City of Spokane Plan Commission held workshops throughout the process; and

WHEREAS, a State Environmental Policy Act (SEPA) Checklist was prepared and a Determination of Nonsignificance (DNS) was issued on May 29, 2012 for the proposed amendments;

WHEREAS, public notice was published in the Spokesman Review on May 30, 2012 and June 6, 2012 giving notice of the Plan Commission public hearing and of the released SEPA Checklist and DNS; and

WHEREAS, the Plan Commission held a public hearing on the recommended amendments on June 13, 2012; and

WHEREAS, the Plan Commission recommended, by a vote of 6-0, approval of the amendments on July 11, 2012; and

WHEREAS, the public has had opportunities to participate throughout the process and all persons desiring to comment were given an opportunity to be heard; Now, Therefore

ADOPTED BY THE CITY COUNCIL ON _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date