

City of Spokane  
Department of Engineering Services  
808 W. Spokane Falls Boulevard  
Spokane, Washington 99201-3313



### DESIGN STANDARDS VARIANCE REQUEST FORM

**Project Name:** Latah Glen Residential Community

**City Project Number (if applicable):** B19M0123DEV (Pre-Development Conference Number)

List below any deviations from the City of Spokane Design Standards you are proposing. For each variance requested, explain fully the reasons why City Standards cannot be met, and describe how the proposed variance will satisfy fundamental requirements for safety, function, fire protection, appearance and maintainability. Attach additional supporting information as needed.

See attached narrative for detailed description of the requested deviations from the City of Spokane Design Standards (SDS) Residential Standard roadway section (SDS, pg 3-13). See attached Exhibit 'A' for current project layout and proposed roadway section.

Specific variance requests from the Residential Standard are as follows:

- 1) Revised street width/section - See narrative for additional detail.
- 2) Revised Right-of-Way width - 41' See narrative for additional detail.

Attachments: Design Standards Variation Request Narrative, Exhibit 'A'

Submitted by:

Name (please print) William Sinclair, PLA

Company Storhaug Engineering

Signature

Date 07 / 06 / 2020

#### FOR CITY USE ONLY



Approved



Denied

For

Eldon Brown  
Director of Engineering Services

7/20/20  
Date

July 7, 2020

## **Latah Glen Residential Community – Design Standards Variation Request Narrative**

This is a narrative to provide detail of the deviations from the Residential Standard roadway section that are being requested in the Design Standards Variance Request for the Latah Glen Residential Community. This City predevelopment conference number for the Latah Glen Residential Community project is B19M0123DEV.

*Roadways and utilities proposed for this project are to be privately owned and maintained.*

Specific variance requests from the Residential Standard are as follows:

### **Revised Street Width/Section**

1. Curb to Curb Width: 27' requested
  - i. The project as proposed is under 10 units (leased spaces) per acre. This density is a requirement for use of the Residential - Restricted Parking roadway standards that call for a 27' curb-to-curb dimension.
    - i. "No Parking" signage and/or markings will designate where parking is prohibited. Parking rules will be enforced by the property management entity that will oversee the completed development.
    - ii. We believe this road section and associated layout will encourage safer pedestrian travel and slow down vehicle travel speeds within the park.
2. Sidewalks: 5' minimum sidewalk is provided on one side of the roadway, separated by a 5' pedestrian buffer strip; a 5' minimum pathway is proposed in lieu of a sidewalk separated by a pedestrian buffer strip on the opposite side of the road. The pathway provided in lieu of sidewalk and pedestrian buffer strip on one side of the road is proposed to be within common areas as shown on attached Exhibit 'A'. We believe this promotes a sense of community within the development.
3. Pedestrian Buffer Strip: 5' pedestrian buffer strip is proposed to separate the sidewalk from the road on one side of the road. Dedicated storm water swales are planned throughout the development and additional width to address stormwater is not required within the pedestrian buffer strip.

### **Revised Right-of-Way Width**

1. Minimum ROW Width: 41' requested
  - i. See above for reduced street section narrative – this road section requires less Right-of-Way width and conforms to the minimum ROW width given in the Residential – Restricted Parking roadway standard.
  - ii. These roadways are proposed as shown on attached Exhibit 'A'. They are private roadways that are privately maintained. Access agreements will be provided as needed.

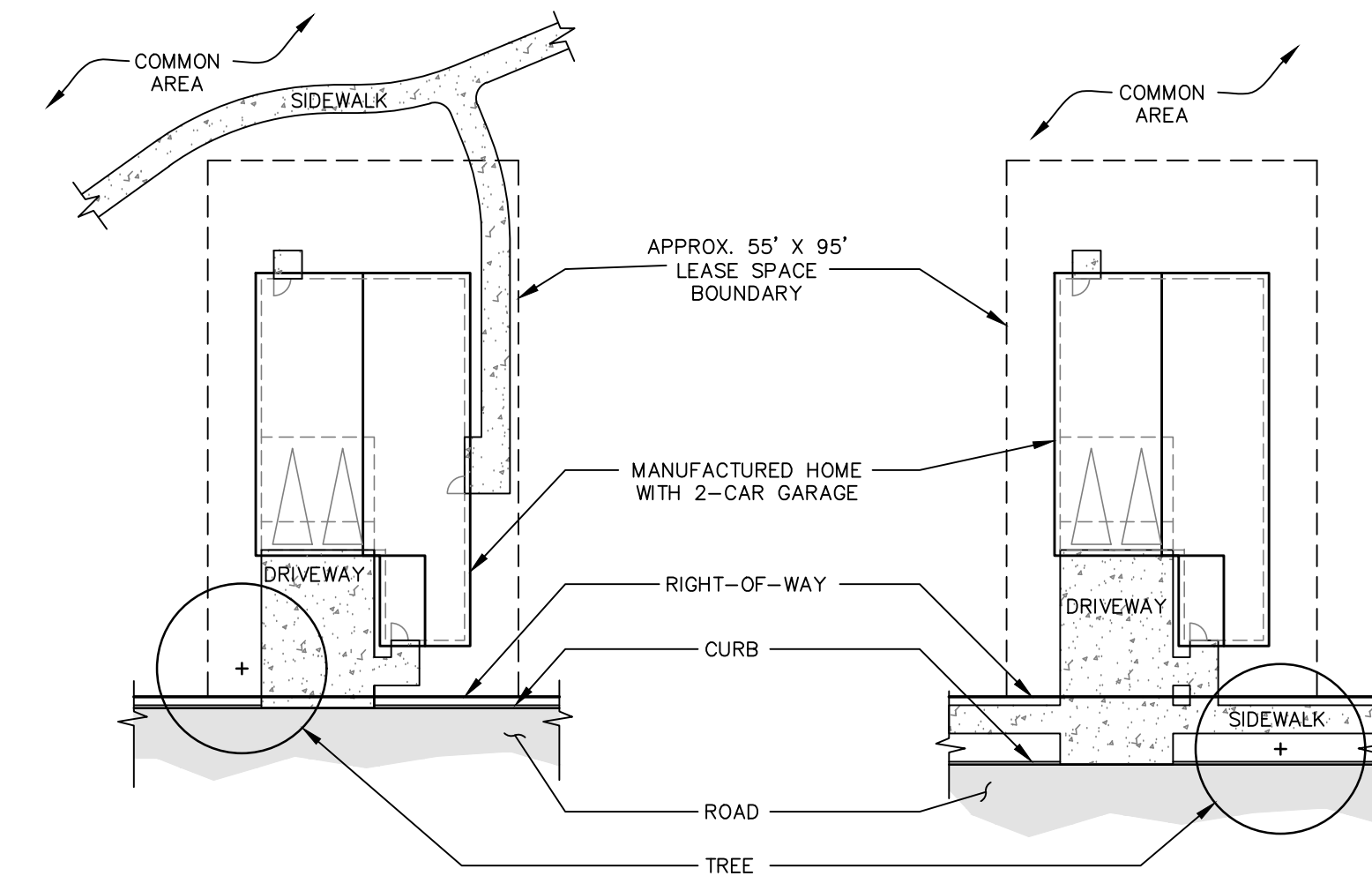
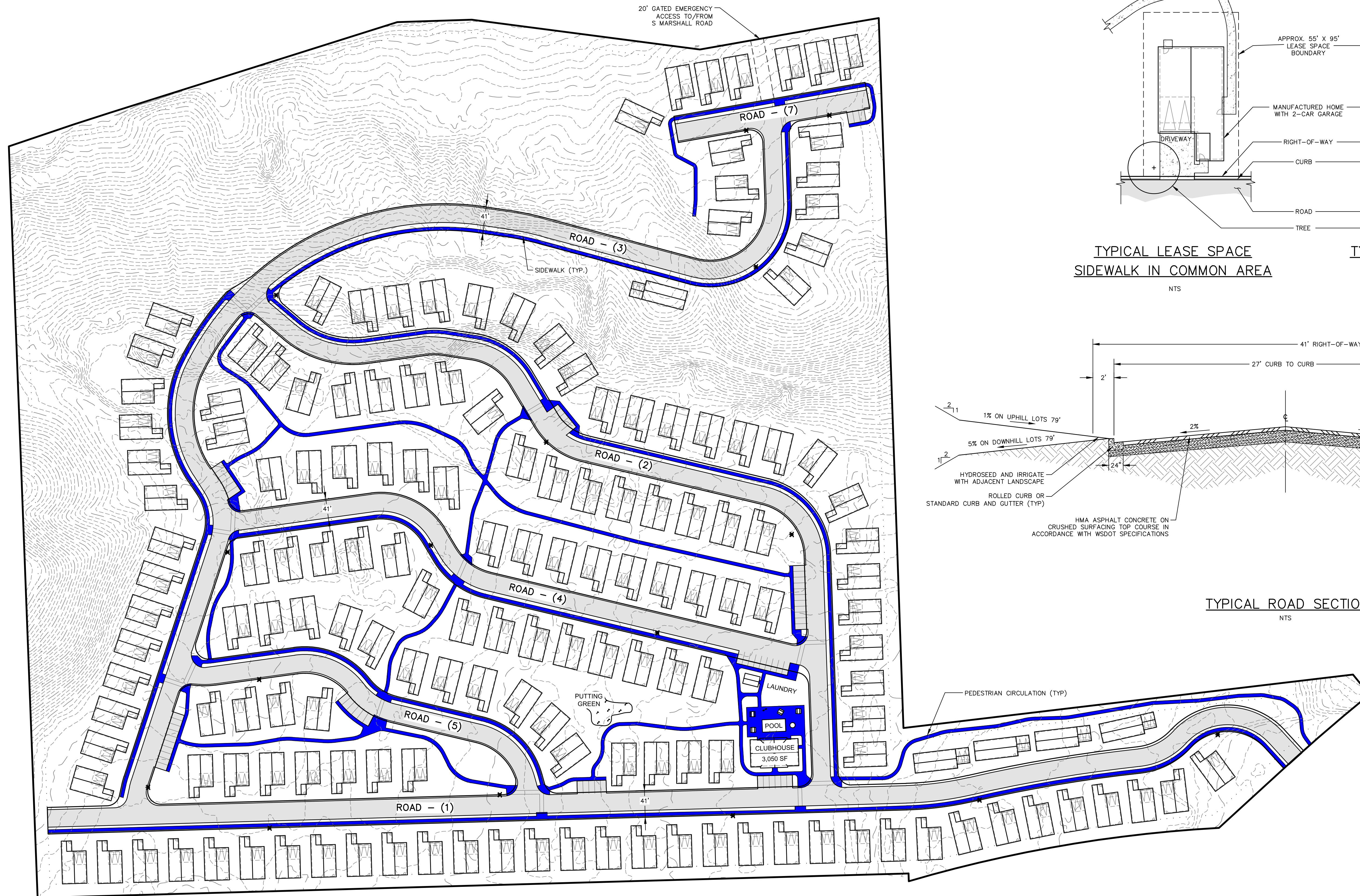


# EXHIBIT 'A'

## DESIGN DEVIATION EXHIBIT LATAH GLEN RESIDENTIAL COMMUNITY CITY OF SPOKANE, WASHINGTON

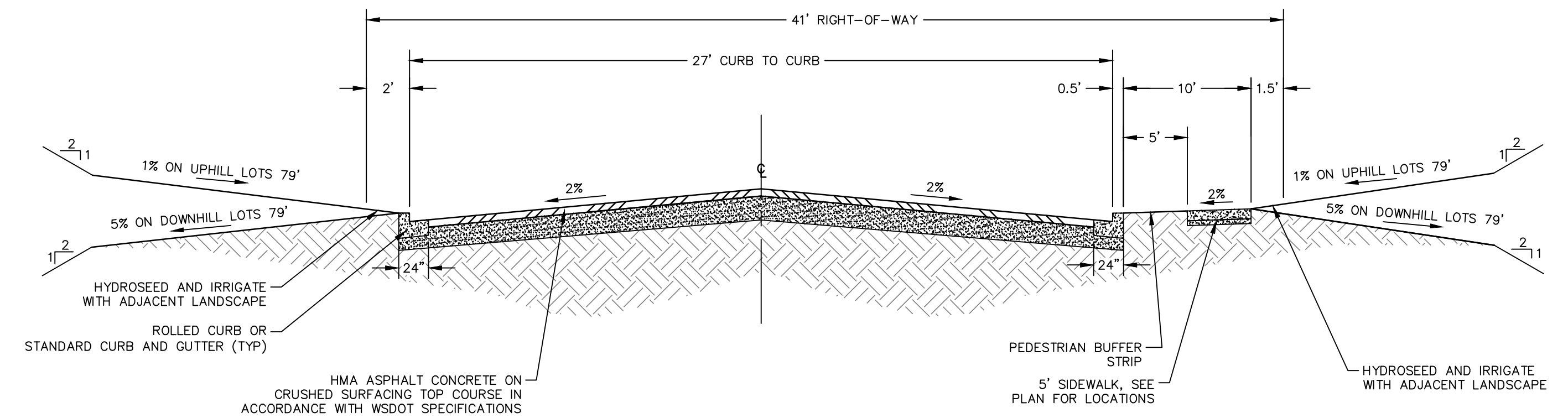
### PROJECT INFORMATION

PARCEL #25364.0001  
PARCEL #25361.0004  
164 LEASED SPACES

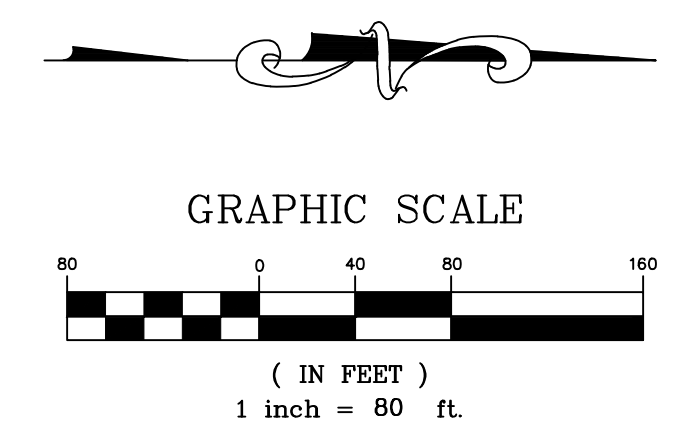


TYPICAL LEASE SPACE  
SIDEWALK IN COMMON AREA  
NTS

TYPICAL LEASE SPACE  
SIDEWALK AT ROAD  
NTS



TYPICAL ROAD SECTION  
NTS



**storhäug**  
civil engineering planning  
landscape architecture surveying

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p 509.242.1000 | f 509.242.1001

DATE	07.06.2020	SCALE	1" = 80'
FIELD BOOK	NA	DRAWN	WMS
PROJECT NUMBER	19-342	DRAWING NO.	1 OF 1