



WCE No. 21-3040
August 16, 2022

City of Spokane, Development Services
ATTN: Ali Brast, assistant planner II
808 W Spokane Falls Boulevard
Spokane, WA 99201

Re: Moran Residential Community – A 96-lot Planned Unit Development
Supplemental Information and Development Narrative

Dear Ms. Brast:

This letter is intended to provide a development narrative that includes an in-depth description of the proposed project as well as provide the supplemental information that is requested in the applications.

The project proposes to develop approximately 9.76 acres of land into a 96-lot Planned Unit Development (PUD) featuring townhomes. The subject properties include 3 existing parcels: 34032.0401, 34032.0432 and 34032.0607 at 5216 S. Palouse Highway. The project proposes to utilize the existing Palouse Highway, Freya Street and 55th Avenue for access, will develop one additional public Right-of-Way: Thor Street (currently Ferrall Street) and one private road: 53rd Lane, and will incorporate alleys for vehicular access to the proposed townhomes. The project site is in the SE ¼ of the NW ¼ of Section 3, Township 24 N., Range 43 E., W.M. The property is currently undeveloped land with coniferous trees (pine), weeds, shrubs and grasses.

Sewer System

The proposal intends to connect into the existing system with the use of a gravity sewer system. There is a 15-inch sewer line located along Freya Street with a 14-foot-deep manhole halfway between Palouse Highway and 55th Avenue. Additionally, there is an 8-inch sewer main in 53rd Avenue with an 11-foot manhole where the built road terminates.

Water System

The City of Spokane also has a network of water lines within the project area. There is an 18-inch transmission main along Freya Street and a 12-inch distribution main along 55th Avenue. within Grandview Avenue near the intersection of H Street. While water is available to the project, the final route and connection points are still being determined and will be finalized during the design phase of the project, we would expect these for the most part to be complimentary to sewer.

Storm Drainage

53rd Avenue has a 12-inch stormwater gravity main in 53rd Avenue with a manhole depth of 7 feet at the termination of 53rd Avenue. This stormwater system is anticipated to be continued into the development.

Planned Unit Development

This project proposes to follow all codes and standards regarding PUDs. The application materials make note of specific sections of the RSF zoning code that are being altered to make best use of the subject properties, including lot size, dimensions, and bonus density. As part of the PUD application process, WCE has included a landscape plan to provide for front door privacy of the residents, walking paths and associated open spaces on the front yards of interior-facing townhomes to provide aesthetics similar to cottage developments and additional parking for visitors.

This PUD application applies for bonus density. Approximately (9.76-0.88) 8.88 acres are calculated for net density, allowing for 89 residential units. The SMC allows for up to 10% bonus density so long as the project utilizes an equal percentage of HUD housing units, equating to 8 units of bonus density allowed for the proposed project site. For this project, we are proposing up to 7 additional units of bonus density. The additional 7 HUD housing units allows for (89+7) 96 residential units in total.

As an alternative layout, up to three residential lots may be removed and replaced with a clubhouse and pool.

Legal Description

Please see the attached document including legal descriptions for each of the three parcels.

Consistency with Policies, Regulations, and Criteria

This project as proposed will adhere to all policies, regulations, and criteria set forth by SMC 17G.070.200 as follows:

Predevelopment Meeting – A pre-development meeting was held on Thursday, August 12, 2021, and facilitated by Patty Kells.

Community Meeting and Public Notice – A public community meeting was held on July 26, 2022, and noticed in accordance with the standards set forth in SMC 17G.060 in addition to staff recommendations.

Application Requirements for Preliminary Planned Unit Development – The preliminary PUD application as submitted contains all applications and forms required by the City of Spokane per 17G.070.200.G.

Review of the Preliminary Planned Unit Development – This application will be submitted to the City of Spokane, who will circulate the preliminary PUD to reviewing agencies for preliminary PUD and SEPA review.

Preliminary Planned Unit Development Approval Criteria – After review and comment, a public hearing will be held to determine whether the PUD serves the public use and interest. If the Hearing Examiner approves the preliminary PUD, the property owner has five years to final plat the project.

Phasing – This project may be phased with phasing to be determined later and subject to approval of the planning director.

Final Planned Unit Development Review Process – This project proposes to follow final PUD regulations as provided in SMC 17G.070.200.G.

Filing – After the City of Spokane approves the final PUD and applicable departments sign the final plat, the final PUD will be filed with the Spokane County Auditor and the platted lots may be submitted for applicable building permits.

If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617

Thank you,

Todd R. Whipple, P.E.
Whipple Consulting Engineers, Inc.

TRW/ajf

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