

NOTICE OF APPLICATION

“Alteration – Final Plat of Westridge Addition of the Westridge PUD Z9700042” FILE NO. Z23-108FPLT

Notice is hereby given that Lennar Northwest, Inc., is requesting an Alteration to a Final Plat (Westridge Addition of the Westridge Planned Unit Development, Z9700042-FP).

APPLICATION INFORMATION:

**OWNER/
APPLICANT:** Brent Parrish – Lennar Northwest, Inc.
33455 6th Ave. S Ste 1-B
Federal Way, WA 98003

FILE NO.: Z23-108FPLT

LOCATION: Parcels 25263.2701, 25263.2702, 25263.2703, 25263.2704, 25263.2705, 25263.2801, 25263.2802, 25263.2803, 25263.2804, 25263.2805, 25263.2806, 25263.2807, 25263.2808, 25263.2901, 25263.2902, 25263.2903, 25263.2905, 25263.2906, 25263.3001, 25263.3002, 25263.3101, 25263.3102, 25263.3103, 25263.2907, 25263.2809 and 25263.3003.

Addresses include:

2101, 2102, 2103, 2106, and 2107 S. Westridge

2101, 2102, and 2105 S. Cumberland

2102, 2105, 2106, 2109, 2110, 2111, 2115, 2119, 2120, 2123, and 2127 S. Beard Dr.

3903, 3715, 3707, and 3703 W 21st Avenue

Unassigned address for existing Tract A.

Unassigned address for Cumberland Ln

Unassigned address for Westridge Ln.

Southeast ¼ of the Northeast ¼ and NE ¼ of the Southwest ¼ of Section 26, Township 25 N, Range 42 EWM

DESCRIPTION OF PROPOSAL: The proposal includes reconfiguration/alteration of twenty-four (X24) parcels under one ownership – Lennar Northwest, Inc. – and conversion of two (x2) parcels associated with private rights of way (existing Cumberland and Westridge street stubs) to public rights of way. The proposal to alter the Westridge Addition of the Westridge Planned Unit Development retains the existing number of buildable lots owned by Lennar Northwest, Inc. Below is a detailed description of the proposed alteration. To view application materials including a proposed alteration map, please visit the project webpage at:
<https://my.spokanecity.org/projects/amendment-to-westridge/>.

Lot aggregations (reduction of five lots)

1. Aggregate lots 5 and 6, block 5 into tract “A” (reduction of two lots).
2. Aggregating lots 1 and 2, block 6 into a single lot (reduction of one lot).
3. Aggregating lots 1 through 3 block 6 into a single lot (reduction of two lots).

Lot re-establishment/recapture from above reductions (recapture five lots)

4. Adjust existing lots lines for tract “A” and lots 1-2 block 5 to increase the lot count by one buildable lot (new lots 1-3 block 5 and amended tract “A”) therefore recapturing one lot noted as a reduction above.
5. Adjusting existing lot lines for lots 1-8 block 4 to increase the lot count by three buildable lots (new lots 9-11 block 4), therefore recapturing three lots noted as reductions above.
6. Adjusting lots 1-5 block 3 to increase the lot county by one buildable lot (new lot 6 block 3).

Public street dedications and associated lot modifications:

7. Dedicate two private roads – Cumberland Lane and West Ridge Lane - as public rights of way.
8. Modify Cumberland Lane (right of way) and associated adjoining lots (lot 1 and lot 2 block 5, tract “A”, and lot 8 block 4 to accommodate a wider Cumberland Lane right of way width.
9. Modify Westridge Lane (right of way) and associated adjoining lots (lot 1-2 block 6 and lots 1-5 block 7 to accommodate a wider Westridge Lane right of way width.

Common Tract development and New HOA

10. The proposal includes setting aside additional land as common open space – new Tract B – general location of original lot 1 block 3.
11. A new HOA – Grandview Owners Association – was incorporated as of 03/10/2023 (UBI # 605 129 030) to address requirements associated common tracts A and B within the proposed amended plat area (see enclosed HOA map exhibit).

SEPA: This proposal was issued a Mitigated Determination of Non-significance (MDNS) was issued by the City of Spokane on February 21, 1997. The MDNS was revised and reissued on March 4th, 1997.

CURRENT ZONING: RSF (Residential Single Family) with PUD Overlay

PREVIOUS APPLICATION(S): Final Plat of Westridge Addition of the Westridge Planned Unit Development Z9700042-FP (being a replat of portions of West Bluff & Albion Heights Additions) Preliminary city file no. Z9600060 – Westridge Preliminary Plat and PUD. All documents are available for review in Planning and Development.

Decision Making Process: Upon receipt of an application for alteration, the legislative body shall provide notice of the application to all owners of property within the subdivision, and as provided for in RCW 58.17.080 and 58.17.090. The notice shall either establish a date for a public hearing or **provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice.** The list of active parcel numbers within the Final Plat of Westridge Addition to the Westridge PUD (Z9700042-FP) is found below. Should you wish to review a copy of the proposed amendment including amended map, please contact the planning staff member listed below or view application materials online at <https://my.spokanecity.org/projects/amendment-to-westridge/>.

Request for Hearing:

Should a property owner within the Final Plat of Westridge Addition to the Westridge PUD (Z9700042-FP) object to the proposed amendment as outlined above, the owner must request a hearing no later than 14 days aft her date of this letter. The last day to request a hearing is **Friday, December 15, 2023**, at 5 pm.

For more information and/or to request a hearing on this application, your written request should be mailed, delivered, or emailed to:

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

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

Parcel list – Alternation, Final Plat of Westridge Addition of the Westridge Planned Unit Development Z9700042

Lots 1-11 Block 1 (modified configuration now includes 10 lots)

25262.2501
25262.2502
25262.2503
25262.2010
25262.2011
25262.2012
25262.2013
25262.2509
25262.2510
25262.2511

Lots 1-6 Block 2

25262.2601
25262.2602
25262.2603
25262.2604
25262.2605
25262.2606

Lots 1-5 Block 3 (Lennar owned)

Lots 1-8 Block 4 (Lennar owned)

Lots 1-6 block 5 (Lennar owned, except lot 4 block 5)

25263.2904

Lots 1-2 Block 6 (Lennar owned)

Lots 1-3 Block 7 (Lennar owned)

Westridge Lane

25263.3003 (HOA Owned)

Cumberland Lane

25263.2809 (HOA Owned)

Tract A

25263.2907 (Lennar owned)

Tract B

25263.2706

Tract C

25262.2512

Lots 1-5 block 8

Lot 1 – 25261.4001
Lot 2 – 25261.4002
Lot 3 – 25261.4003
Lot 4 – 25261.4004
Lot 5 – 25261.4005

Lots 1-2 Block 9

Lot 1 – 25261.4109
Lot 2 – 25261.4110

Tract D

25261.4103 (HOA owned)

Tract E

25261.4104 (HOA owned)