

NOTICE OF COMMUNITY INFORMATIONAL MEETING & PUBLIC TRAFFIC SCOPING MEETING

PROPOSAL: Timothy and Leslie Ansett seek to develop four contiguous parcels of land, 35352.9061, 35352.0305, and portions of 35351.9127 and 35352.9111, located in the Northeast Quarter and the Northwest Quarter of Section 35, Township 25 North, Range 43 East, Willamette Meridian, Spokane County, Washington.

Within the above subject parcels, the applicant proposes a Planned Unit Development (PUD) subdivision of approximately 26 acres, consisting of 92 buildable lots accommodating future single-family residential housing within the Low-Density Residential zone, all meeting the requirements for the PUD Overlay Zone. The proposed PUD subdivision is located north of E 37th Ave and west of S Glenrose Rd. The parcels are adjacent to and east of Chase Middle School. A Community Informational Meeting and a Public Traffic Scoping Meeting are required before submittal of a Preliminary Plat application to the Spokane County Building and Planning Department. The previous land use was as undeveloped.

The development is proposed as single-family residential homes. These lot sizes range from 5,000 sf to 18,000 sf and will provide close to 3 acres of open space (10% of the gross site area). The site will access S Glenrose Rd and E 29th Ave.

None of the lots are proposed to front directly onto the existing public right-of-way. All proposed buildable lots will access the internal road systems. A Preliminary Plan of the project will be shown during the Community Informational Meeting and the Public Traffic Scoping Meeting for your review.

MEETING TIMES AND LOCATION: The Community Informational Meeting is scheduled for July 13th from 5:30 to 6:00. After a short break, the Public Traffic Scoping Meeting is scheduled from 6:15 to 7:15. The meetings will both take place on July 13, 2021 in a virtual setting via Zoom at <https://storhauginc.com/glenrose>

*Please send any questions prior to the meeting to glenrose@storhaug.com

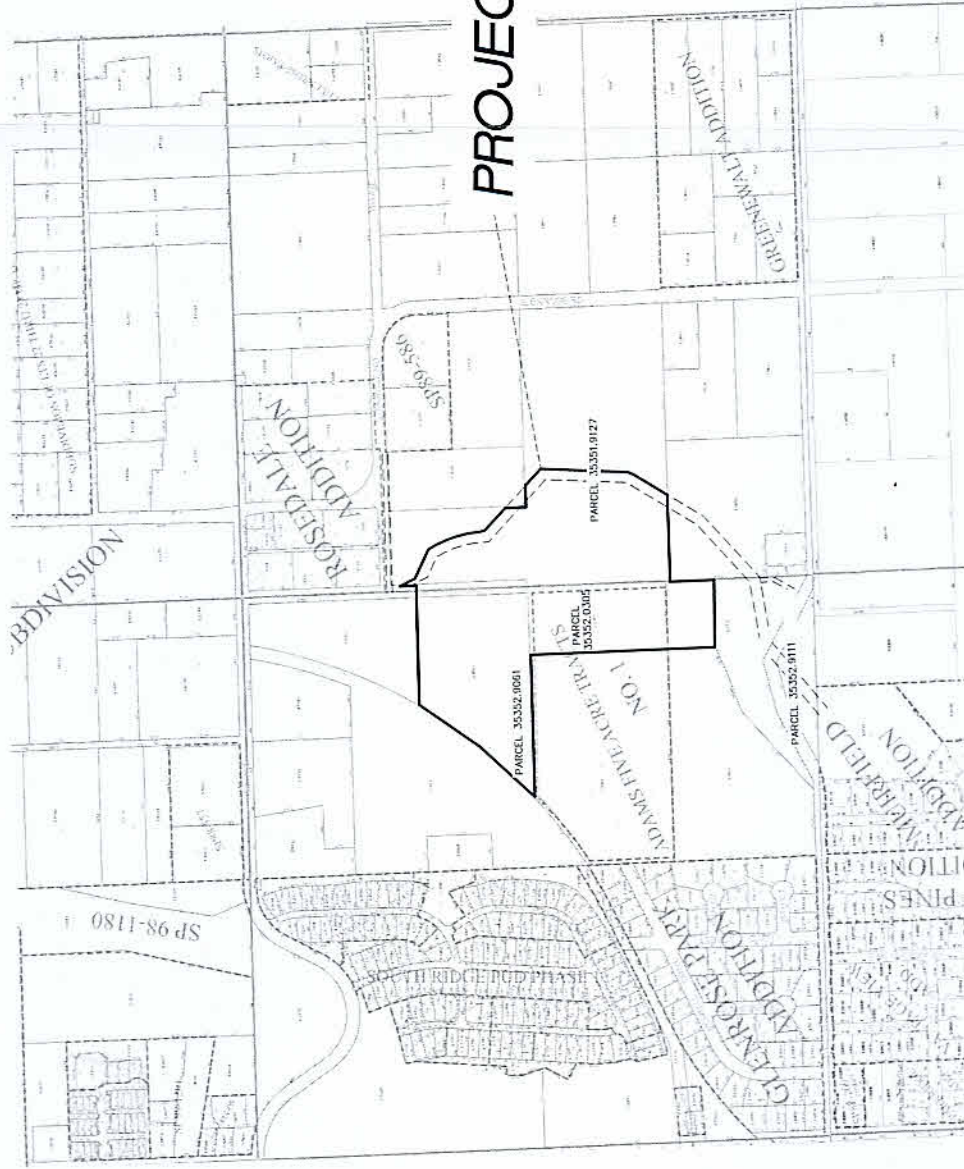
*Please register before the meeting at <https://storhauginc.com/glenrose>

*Please note that to community members will NOT have the opportunity to speak at the meeting while live; attendees are encouraged to submit all questions via email before the meeting to glenrose@storhaug.com. And, PLEASE log on 15 minutes early, as tech issues may occur.

If you have any questions about the meeting, please call Storhaug Engineering at 509-242-1000.

If you have any questions or comments related either meeting, please send them in advance to glenrose@storhaug.com or mail hard copy to Storhaug Engineering, Attn: Glenrose Community Meeting, 510 E 3rd Ave, Spokane, WA 99202.

GLENROSE COMMUNITY MEETING VICINITY MAP + PROJECT BOUNDARY EXHIBIT



PROJECT BOUNDARY



civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
p. 509.242.1000

DATE	06/07/2021	SCALE	NTS
FIELD BOOK	XX-XXX	DRAWN	CDT
PROJECT NUMBER	20-014	DRAWING NO.	1 OF 1