



PLANNING COMMISSION RECOMMENDATION

FILE #: LUA2021-004

HEARING DATE: August 9, 2021

PROPOSAL: A proposal by the residents located within the defined geography outlined above to rezone approximately 12.07 acres from the R-2 (Two-family residential) zone to the R-1 (Single-family residential) to facilitate more single-family residential development which is what a majority of the neighborhood is comprised of in terms of housing. No other policy changes are being proposed

RECOMMENDATION: After taking public testimony and reviewing the facts presented, the Planning Commission recommends (4) approving / (0) denying / (1) abstention for the requested 12.07 acre zone change from the R-2 to the R-1 zone. The recorded vote is 4 for approval 0 for denial and 1 abstention.

FINDINGS OF FACT:

- A. The subject property was posted with written notice, surrounding owners and residents were notified by mail, and a legal notice was published on July 15, 2021, in the Cheney Free Press (newspaper of record) advising of the public hearing.
- B. The public hearing was held in accordance with procedural rules for quasi-judicial hearings in conformity with requirements set forth in the City of Cheney Municipal Code.
- C. Six members of the Planning Commission were present and qualified to sit as decision-makers.
- D. At the hearing, the Planning Commission received a written and oral staff report, heard public testimony and engaged in discussion on the zone change.

CONCLUSIONS AND DECISION


- A. The written record and testimony/comments provided input for the zone change based on the application being consistent with the Comprehensive Plan; and changed conditions to the surrounding area support the need and appropriateness of additional housing.

Based on the written record and testimony, the Commission after duly considering the requirements of the City of Cheney Municipal Code cited in the Staff Report and evaluating the requirements for the requested zone change MADE A MOTION TO ADOPT: the above FINDINGS OF FACT (including the Findings of Fact set forth in the Staff Report dated August 9, 2021) AND THE RECOMMENDATION approving the requested zone change between R-2 and R-1.

The motion was to approve the rezone (R-2 to R-1) with a 4 - 0 - 1 vote. Thus the commission does submit a recommendation to the City Council.

SIGNATURES:

Dated this 9th day of August 2021.


Rick Mount, Chairman


Brett Lucas, Senior Planner