

NOTICE OF PUBLIC HEARING

Buildright Homes Zone Change

(File No. RZNE-0008-2021)

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of Post Falls will hold a public hearing at City Hall, 408 Spokane Street, on the **29th of September 2021 at 5:30 p.m.**, on a request to rezone approximately 2.25 acres from Industrial (I) to Medium Density Multi-Family Residential (R2) zoning designation.

Industrial (I): The Industrial (I) Zone permits light industrial uses such as warehousing, assembly, processing and light manufacturing as permitted uses. Residential use of industrial property shall be subordinate and accessory to a primary industrial use (on site security, etc.) and shall be permitted only by special use permit.

Medium Density Multi-Family Residential (R2): The R2 Zone is intended for residential structures containing one or more dwelling units and for accessory uses that are associated and compatible with residential uses. This zone is primarily applied in areas suitable for residential development where such residentially designated areas are readily serviced by collector and arterial streets suitable for higher levels of traffic; where other public services are sufficiently available for the intensity of use contemplated; and where the configuration of Municipal infrastructure and neighboring land uses are compatible with the use allowed hereby. Lot area and building bulk and placement requirements shall agree with the values set forth in section [18.20.040](#), "Official Bulk And Placement Regulations Table", of this title.

The Planning and Zoning Commission will review the requested zoning designations against the following review criteria found within PPMC 18.16.010 and 18.20.100.

- Consistent with Future Land Use Map.
- Consistent with the Goals and Policies Found in the Comprehensive Plan.
- Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features. Encourage a balance of land uses to help Post Falls remain a desirable, stable, and sustainable community.
- Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.
- Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity. Ensure that adequate land is available for future housing needs.
- Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

GENERAL LOCATION: Northwest corner at the intersection of Jacklin Rd. and Expo Parkway. It is also located south of Creative Way.

LEGAL DESCRIPTION:

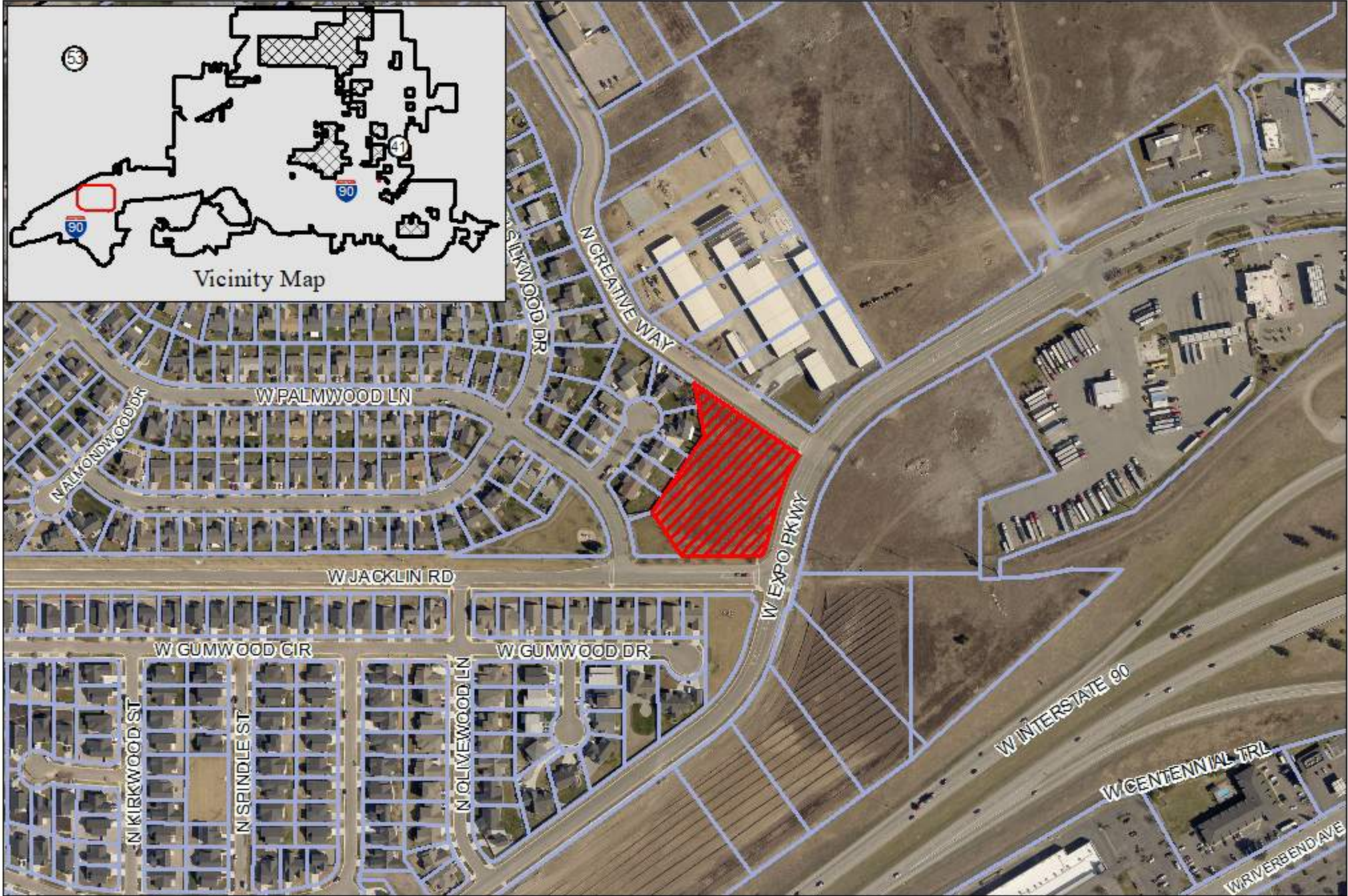
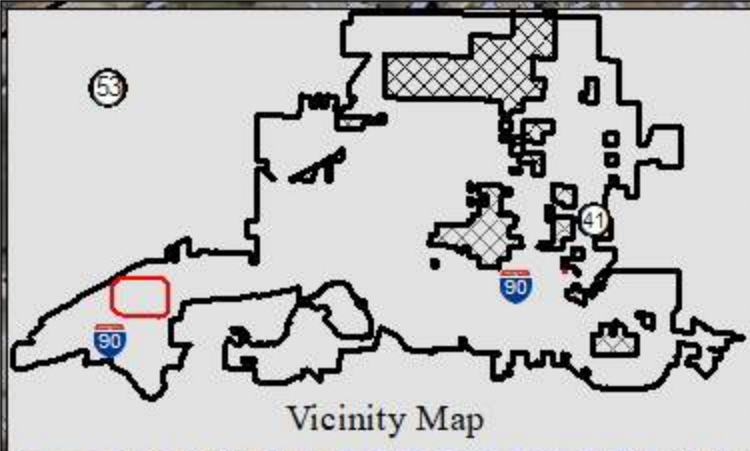
LOT 1, BLOCK 3, EXPO AT POST FALLS 7TH ADDITION, ACCORDING TO THE PLAT RECORDED IN BOOK L OF PLATS, PAGE 352, RECORDS OF KOOTENAI COUNTY,

IDAHO, EXCEPT THAT PORTION THAT LIES WITHIN THE ORIGINAL BOUNDARIES OF EXPO AT POST FALLS 6TH ADDITION.

*All persons desiring to be heard are encouraged to submit written testimony by mailing to City of Post Falls Planning Division, 408 Spokane Street, Post Falls, ID 83854, e-mail comments to phnotice@postfallsidaho.org, or submit comment on our website, <https://www.postfallsidaho.org/your-government/public-hearings/>. Persons are encouraged to submit any and all written comments by **September 22, 2021** in order to be included in the addendum to the already completed Staff Report.*




A complete file on this matter may be requested by the public with the Post Falls Planning Division, Community Development at (208) 773-8708, or via email to Amber Blanchette, Planning Administrative Specialist at amberb@postfallsidaho.org.

Publish dates: September 11, 2021

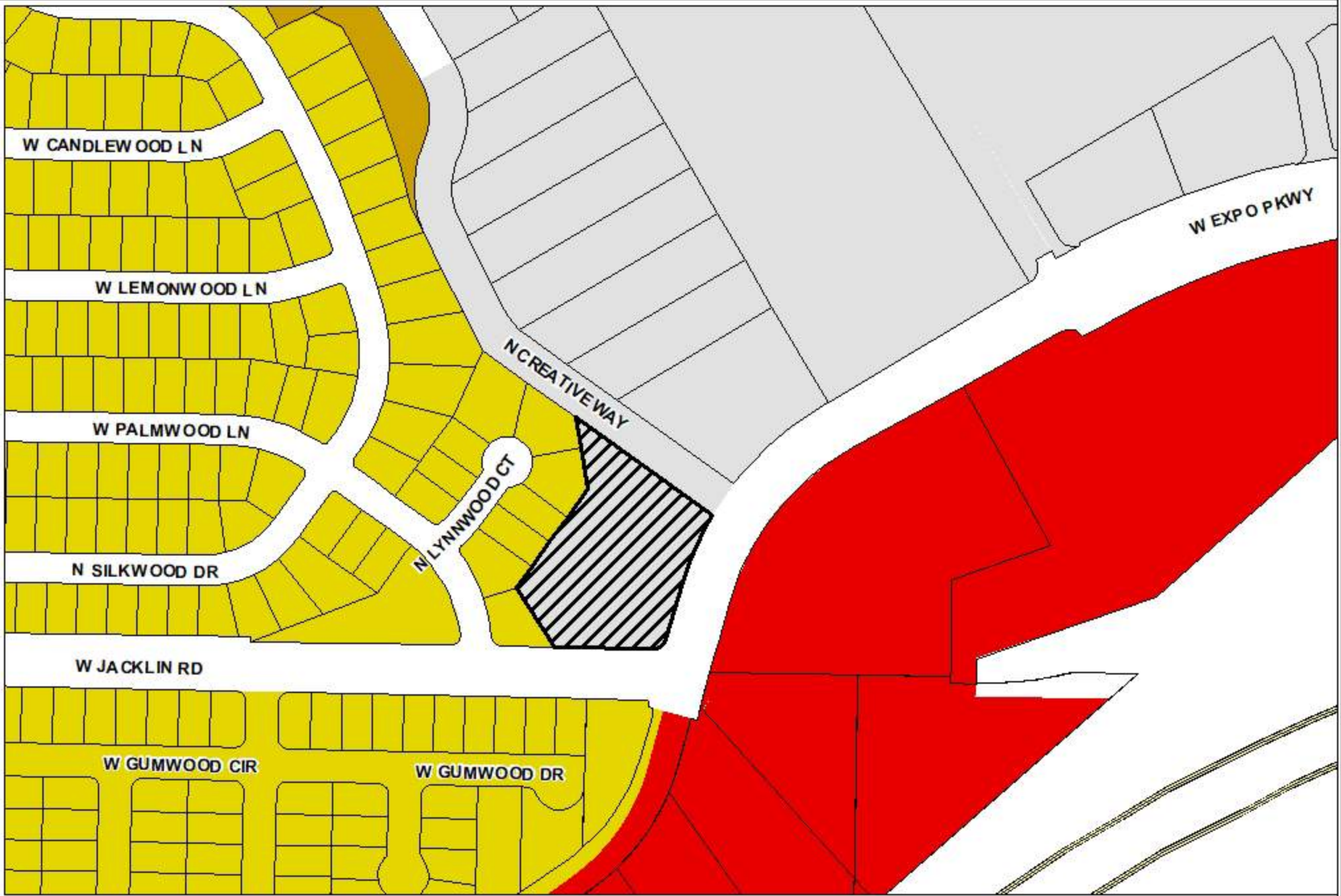


Project Location
 BUILDRIGHT HOMES
 ZONE CHANGE
 File # RZNE-0008-2021









-  Subject Site
-  City Boundary
-  Tax Parcels



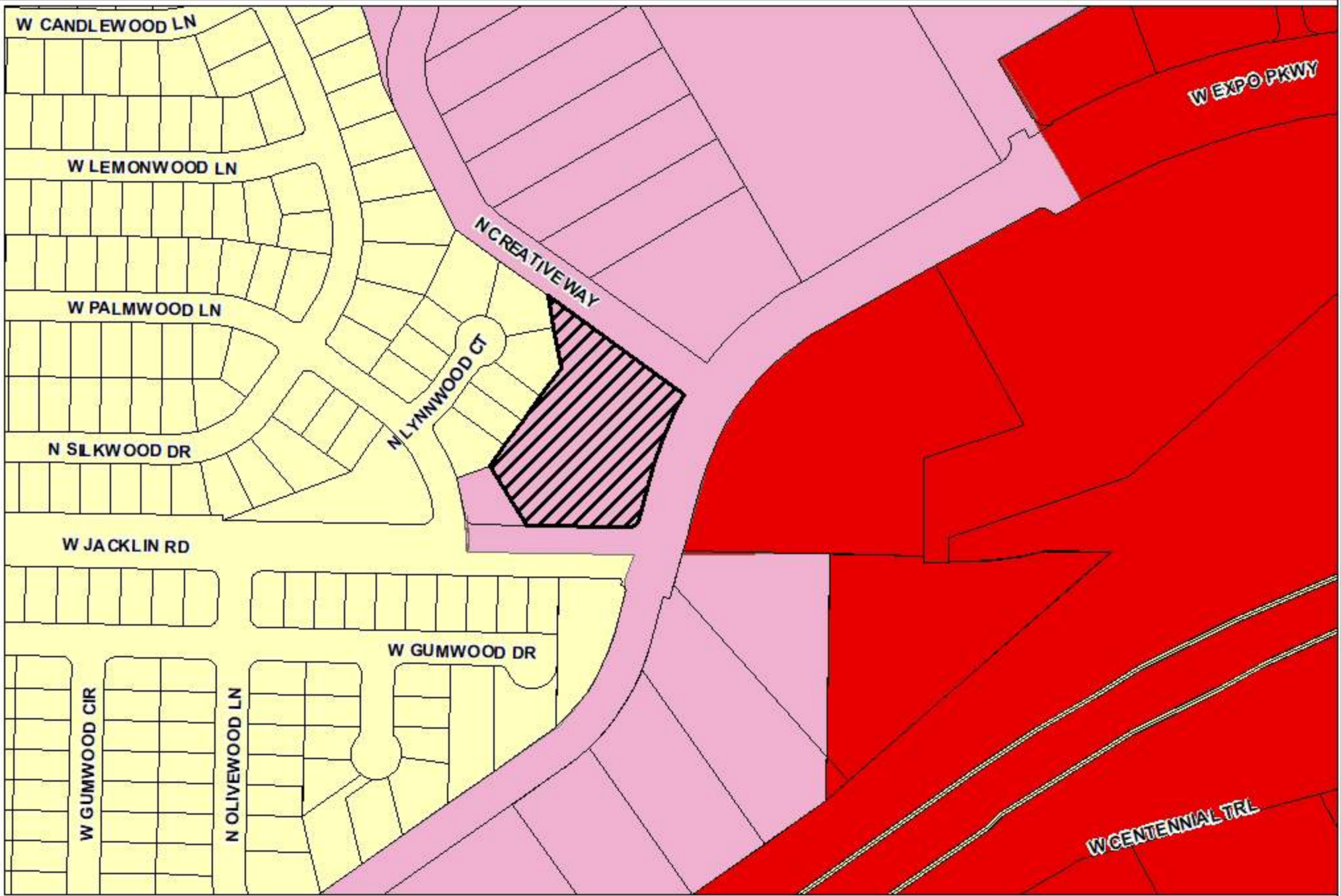


Zoning Map
 BUILDRIGHT HOMES ZONE CHANGE
 File # RZNE-0008-2021



-  City Boundary
-  Subject Site
-  CCS
-  I
-  R-1
-  R-2





Future Land Use Designation
 BUILDRIGHT HOMES ZONE CHANGE
 File # RZNE-0008-2021



-  City Boundary
-  Subject Site
-  Commercial
-  Business/Commercial
-  Low Density Residential

