

**NOTICE OF APPLICATION AND SEPA REVIEW  
PROPOSED COMPREHENSIVE PLAN AMENDMENT  
LAND USE MAP CHANGE**

Notice is hereby given that Mr. Stanley M Schwartz, Attorney, applied for a Comprehensive Plan Land Use Map Change on behalf of QueenB Radio, Inc. on October 31, 2015. This application was complete on December 1, 2014. This proposal concerns one property on South Regal Street. Any person may submit written comments on the proposed action or call for additional information at:

*Planning Services Department  
Attn: Kevin Freibott, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3333  
Phone (509) 625-6184  
[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)*

**APPLICATION INFORMATION**

**SUBJECT:** This proposal is to change the land use of a parcel from Open Space to Centers and Corridors Core.

**APPLICANT/**

**AGENT:**

**Mr. Stanley M. Schwartz  
Witherspoon Kelley  
422 West Riverside, Suite 1100 Spokane WA 99218  
509-624-6265; [sms@witherspoonkelley.com](mailto:sms@witherspoonkelley.com)**

**PROPERTY OWNER: City of Spokane**

**File Number:** Z1500085COMP, QueenB/South Regal. Documents relating to this amendment are available for download at <https://my.spokanecity.org/projects/queen-b-south-regal-comprehensive-plan-amendment/>

**Location:** The subject site is one property located at 2651 E 49<sup>th</sup> Avenue, on South Regal Street, southwest of the intersection of South Regal Street and the Palouse Highway (Parcel 34041.0038), NE ¼, Section 4, T24N, R43E, WM. See the attached map for details.

**SEPA:** This proposal for a non-project action will be reviewed under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. The Environmental Checklist is available for review at the website identified above.

**Description of Proposal:** The proposal is to change the land use of the properties from "Open Space" to "Centers and Corridors Core" with a concurrent change in zoning from "Residential Single Family" to "CC2-District Center." The property is approximately 1.9 acres in size.

**Legal Description:** Full legal descriptions of the subject property is available in the Planning Services Department, located on the 3<sup>rd</sup> Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

**Current Zoning:** RSF (residential single family)

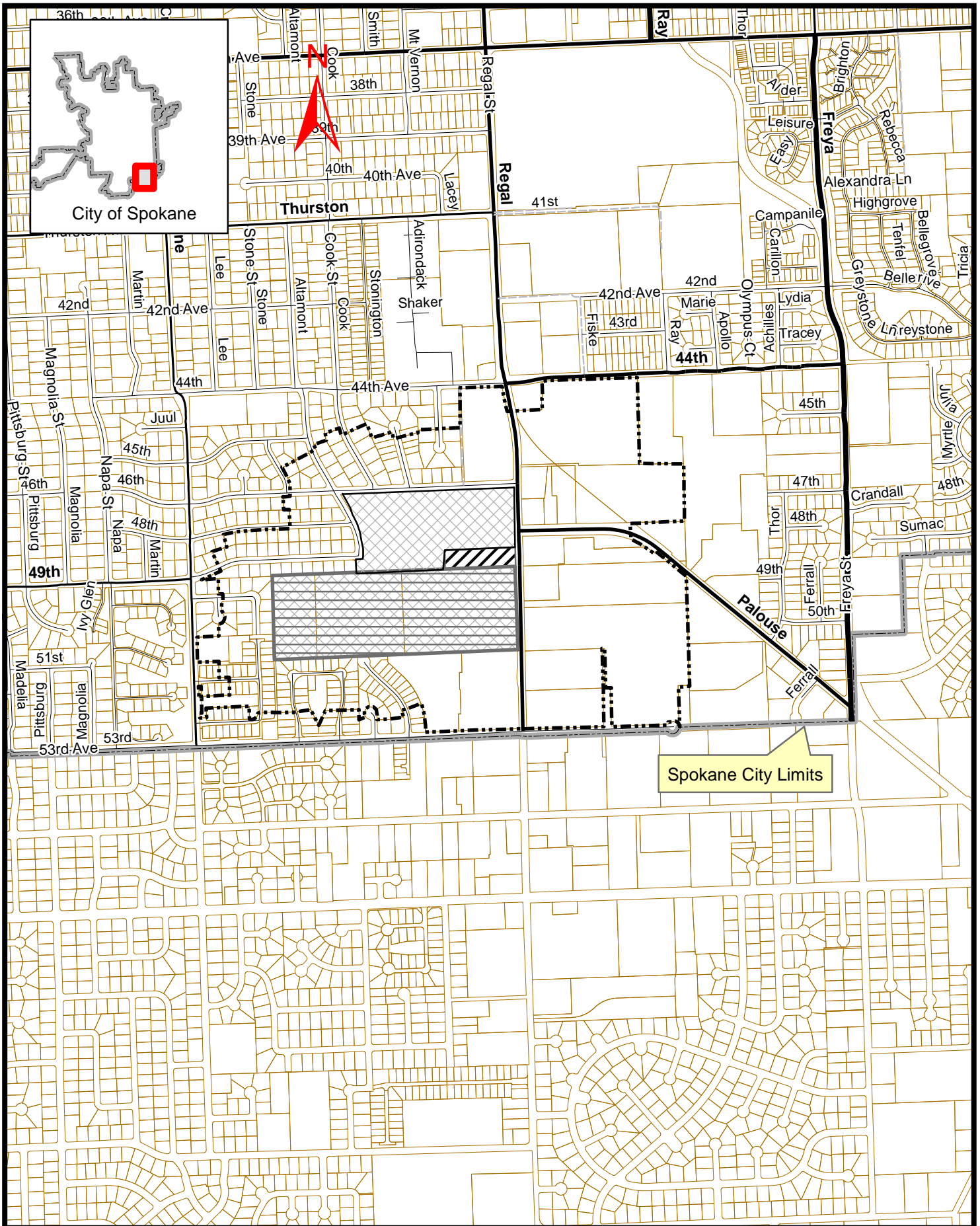
**Proposed Zoning:** CC2-DC (Centers and Corridors Type 2 – District Center)

**Comment Deadline:** Written comments may be submitted on this application and any environmental issues related to it by July 11, 2016. Written comments should be sent to the Planning Services Department address or email listed above, Attn: Kevin Freibott.

**Neighborhood Council Meeting:** The applicant or agent will present the proposal to the Southgate Neighborhood Council during the 60-day comment period. See the neighborhood's website for confirmation: <http://southgatespokane.org/>

**Public Hearing Process:** A Notice of Application will be posted on the property, the main City Library, local branch libraries, published in the newspaper, published in the Official Gazette and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This Notice of Application will initiate a 60-day public comment period in which any interested person may submit written comments to the address of the City Staff, which appears at the beginning of this document. A presentation of the proposal to both Neighborhood Councils will be held during the comment period.

Once the public comment period has ended, staff will issue a threshold determination for the project and obtain a public hearing date from the Plan Commission and then the City Council. Notices of Public Hearing for Plan Commission will be posted and mailed (similar to the Notice of Application). These notices will contain the date, time and location of the public hearings. Written comments and oral testimony at the subsequent public hearings for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Plan Commission and City Council.**



**Legend**

- Parcels
- Notification district
- Project Site
- Queen B Radio ownership
- City of Spokane ownership

**APPLICANT:** Queen B Radio Inc.  
**PROPOSAL:** Proposed Comprehensive Land Amendment from Residential 4-10 to Center and Corridor Core-District Center (CC2-DC)

Prepared by: WTC  
 Date prepared: 11/09/15  
 QC'd by:  
 Date QC'd:

NW 1/4 03-24-43; NE 1/4 04-24-43