

Land Use Solutions & Entitlement

Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218
509-435-3108 (V) 509-467-0229 (F)

10-30-14

Planning Services
W 808 Spokane Falls Blvd.
Spokane WA 99201

Attn: Tirrell Black, Assistant Planner

Ref: CPA Market and Cleveland

Tirrell:

I have included some exhibits, which confirm that in 1948, the City approved a zone change request for Lots 1 & 2 of the subject property. Furthermore, the Assessor's records indicate that the existing building was constructed on the property in 1949 and commercial use of the property has been going on continuously for the span of 65 years.

Subsequently, the City revised their road system and removed over 50% of Lot 1 for roads. The time of that was not researched, but according to aerial photos that only go back to 1995, the dedication and improvement to the revised road had already occurred. I'm assuming that whenever the City took over half of the commercially zoned Lot 1, the owner began relying upon his third lot and the subject of this amendment as his access and parking area. This is evident, in 1995 when nothing else was on the entire block. It could be that when the then current owner applied for the rest of the block to be zoned, it was in response to the taking as far back as 1958. Nevertheless, that zoning did not materialize for some unknown reasons.

The point of all this is that the use has been there for 65 years and the adjustments caused by the taking, have been going on for well over 20 years without any neighborhood complaints about the use of Lot 3.

Finally, I would call your attention to a twin to this issue that the City approved one block north at Fairview and Market and that zoning was a split zone on three lots just like this one. I handled that amendment with Marla French. It was approved, as she called it, as a housekeeping adjustment. Therefore, I have assumed the same on this one.

Please call me if there is any question about the above issues and I will be glad to research anything we need for the hearing.

Respectfully Submitted,



Dwight J Hume

Land Use Solutions and Entitlement

Enclosure: Aerial Photo circa 1995
 Council Action Z2007-064-LU
 Council Action 1948 zone Commercial
 Aerial showing both subject property and Fairview/Market approval

City of Spokane

Planning Services
Department



General Application

DESCRIPTION OF PROPOSAL:

Comprehensive Plan Map Amendment from General Commercial and Residential 4-10 to General Commercial and from GC-70 and RSF to GC-70.

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

2829 N Market Street

APPLICANT:

Name: Land Use Solutions and Entitlement, Dwight Hume Agent
Address: 9101 N Mt. View Lane Spokane WA 99218

Phone (home): **Phone (work):** 509-435-3108
Email address: dhume@spokane-landuse.com

PROPERTY OWNER:

Name: Spurway Living Trust, Aaron and Martha Spurway, Trustees

Address: 19312 N Madison Rd Mead WA 99021

Phone (home): N/A **Phone (work):** N/A

Email address: N/A

AGENT:

Name: Same as applicant

Address:

Phone (home): **Phone (work):**

Email address:

ASSESSOR'S PARCEL NUMBERS:

35102.2003

LEGAL DESCRIPTION OF SITE:

Lots 1-3, Block 20, Peter Saparo's Riverside Addition, except a portion of Lot 1, for Roads and together with the vacated alley adjacent.

SIZE OF PROPERTY:

17775 sf. (.41 acres.)

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LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

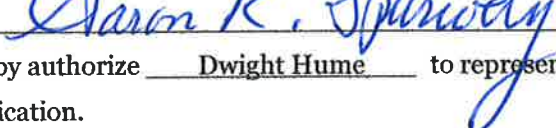
Comprehensive Plan Map Amendment from General Commercial and R-4-10 to General Commercial and zone changes from RSF to GC-70.

SUBMITTED BY:

Dwight J Hume, agent

Applicant Property Owner Property Purchaser Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, Spurway Living Trust , owner of the above-described property do hereby authorize Dwight Hume to represent me and my interests in all matters regarding this application.

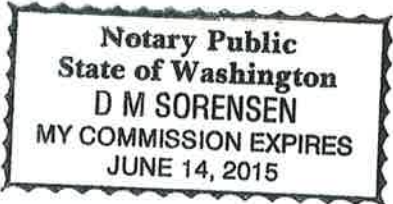
ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 29 day of Oct, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Dwight Hume & Aaron Spurway, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at SPOKANE



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SPOKANE COUNTY
WASHINGTON

Date: 10/26/2014
Parcel: 35102.2003



OWNER INFORMATION

Owner/Name	Address 1	Address 2	City	State	Zip	Country
SPURWAY LIVING TRUST	19312 N MADISON RD		MEAD	WA	99021	

TAXPAYER INFORMATION

Taxpayer/Name	Address 1	Address 2	City	State	Zip	Country
SPURWAY, AARON R & MARTHA TRUSTEES	19312 N MADISON RD		MEAD	WA	99021	

SITE ADDRESS INFORMATION

Parcel Type	Address	City	Land Size	Size Description	Description	Tax Year	Tax Code Area	Status
Real	2829 N MARKET ST	SPOKANE	17,775.00	Square Feet	53 Retail - General Mrchds	2014	0010	Active

Assessor Description

RIVERSIDE PETER SAPRO; LTS 1 THRU 3 BLK 20 EXC A PTN OF LT
1 LYG ELY OF TH FOLLOWING DESC LN; BEG 7FT W OF NE COR OF LT
1 TH W 5FT TO A PT TH SLY TO A PT 46FT W FROM SE COR OF SD
LT TOGETHER WITH VAC ALLEY ADJ

APPRAISAL INFORMATION

Parcel Class	Appraiser	Contact Your Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
53 Retail - General Mrchds	115	Click here to send a question to the appraiser	501340	AS340		Frank	477-5910

Assessed Value

Tax Year	Land	Dwelling / Structure	Current Use Land	Taxable	Personal Prop	Total Value
2015	88,880	31,400	0	120,280	0	120,280
2014	90,000	30,000	0	120,000	0	120,000
2013	90,000	79,400	0	169,400	0	169,400
2012	90,000	80,000	0	170,000	0	170,000
2011	90,000	80,000	0	170,000	0	170,000
2010	90,000	80,000	0	170,000	0	170,000

LEVY INFORMATION

Levy Name	Levy Rate 2013	Levy Rate 2014	Levy Type	Tax ID
County General	01.2982	01.3022	Non-Voted	0010
County General Cons Futures	00.0475	00.0472	Non-Voted	0010
Spokane EMS	00.5000	00.5000	Non-Voted	0010
Spokane General	02.9216	03.0301	Non-Voted	0010
State School	02.4451	02.3730	Non-Voted	0010
SD081 Spokane B&I	01.9630	01.9564	Voted	0010
SD081 Spokane General	04.1024	04.0806	Voted	0010
Spokane Bond	00.9185	00.9096	Voted	0010
Totals:	14.1963	14.1991		

CHARACTERISTICS

Dwelling/ Structure	Yr Blt	Yr Remod	Size	Type	House Type	Roof Material	Heat	Cool	Bedrms	Half Bath	Full Bath
Commercial/ Structure	Appraiser	Year Built	Year Remodeled	Main Floor Size		Number of Floors					
HEALTH	57	1949	0	2,693		1					
Land Number	Soil Id	Acreage	Sq Ft	Frontage	Depth	Lot(s)					
1	CO11	0.41	17,775	0	155	0					

SALES INFORMATION

Sale Date	Sale Price	Sale Instrument	Excise Number
07/11/2014	110,000.00	Statutory Warranty Deed	201408314
03/01/2013	0.00	Other	201302419
08/14/2002	200,000.00	Real Estate Contract	200209141

Sale Date	Sale Price	Sale Instrument	Qualified /Unqualified	Vacant /Improved	Transfer Type	Verification	Book	Page
09/19/1995	0.00	QUITCLAIM DEED	UNQUALIFIED	IMPROVED	COMMERCIAL SALE	UNKNOWN	9501	4276
03/03/1994	165,000.00	WARRANTY DEED	QUALIFIED	IMPROVED	COMMERCIAL SALE	VERIFIED	9400	3182
08/01/1989	120,000.00	WARRANTY DEED	UNQUALIFIED	IMPROVED	COMMERCIAL SALE	UNVERIFIED	8901	0305

PROPERTY TAXES

There are no active exemptions.

Tax Year	Charge Type	Annual Charges	Remaining Charges Owning
2014	A/V Property Tax	1,703.89	0.00
2014	Soil Conservation Principal CNSV3	5.00	0.00
Sum		1,708.89	0.00
2013	A/V Property Tax	2,404.86	0.00
2013	Soil Conservation Principal CNSV3	5.00	0.00
Sum		2,409.86	0.00
2012	A/V 1st Penalty	70.19	0.00
2012	A/V 2nd Penalty	187.20	0.00
2012	A/V Interest	280.78	0.00
2012	A/V Property Tax	2,339.90	0.00
2012	Soil Conservation Interest	0.60	0.00
2012	Soil Conservation Penalty	0.15	0.00
2012	Soil Conservation Penalty 2	0.40	0.00
2012	Soil Conservation Principal CNSV3	5.00	0.00
Sum		2,884.22	0.00
2011	A/V 1st Penalty	67.21	0.00
2011	A/V 2nd Penalty	179.22	0.00
2011	A/V Interest	537.67	0.00
2011	A/V Property Tax	2,240.28	0.00
2011	Soil Conservation Interest	1.20	0.00
2011	Soil Conservation Penalty	0.15	0.00
2011	Soil Conservation Penalty 2	0.40	0.00
2011	Soil Conservation Principal CNSV3	5.00	0.00
Sum		3,031.13	0.00
Total			0.00

TAX RECEIPTS

Tax Year	Receipt #	Receipt Date	Receipt Amount
2014	6153857	08/04/2014	854.45
2014	6108487	04/28/2014	854.44
2013	5785708	05/09/2013	2,409.86
2012	5785708	05/09/2013	2,884.22
2011	5785708	05/09/2013	3,031.13





Contents



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Basemap






















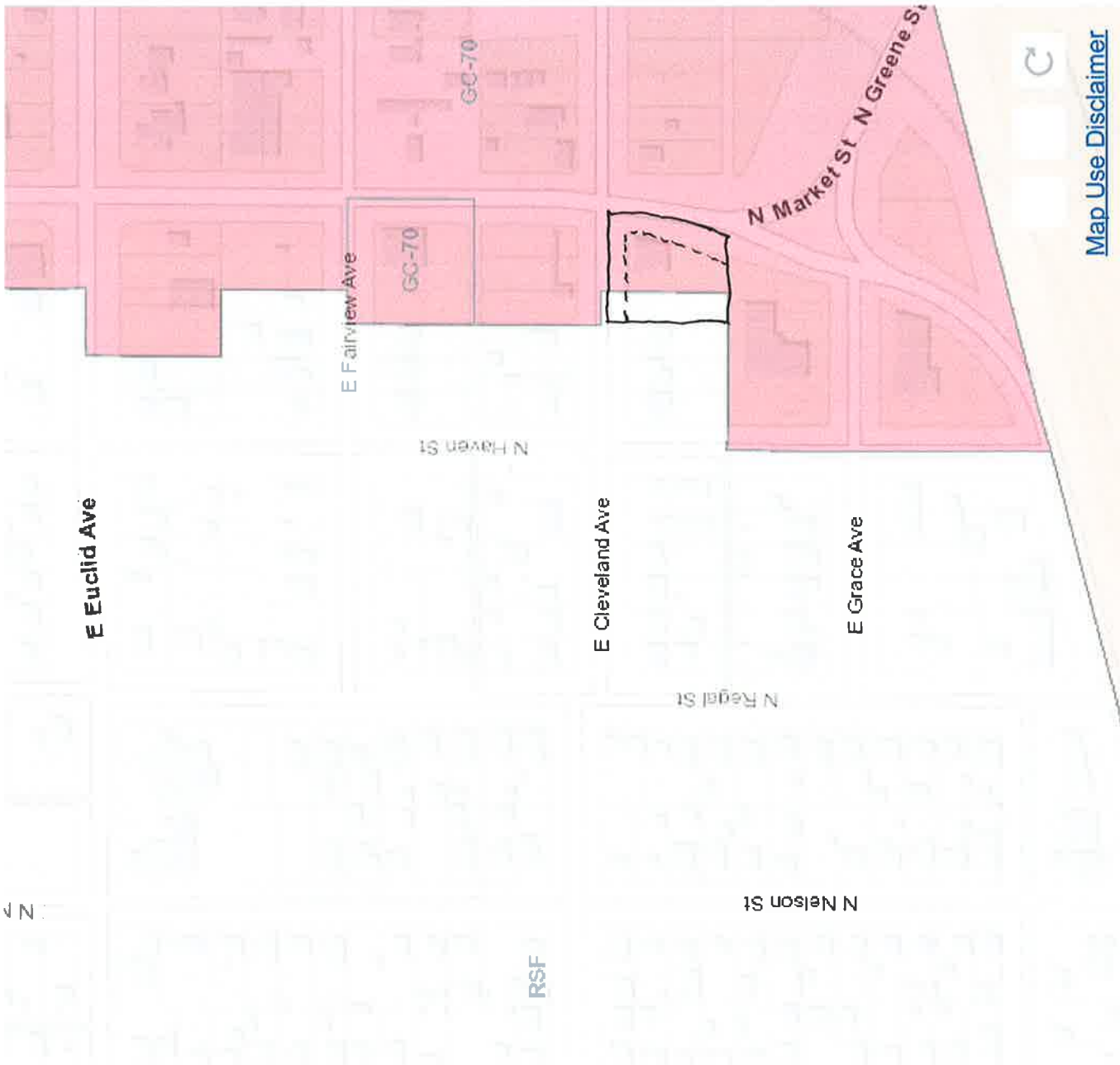
Measure

Layers **Legend**

Planning

Zoning

-  Center and Corridor Type 1
-  Center and Corridor Type 2
-  Mixed Use Transition-CC4
-  Community Business
-  Downtown Core
-  Downtown University
-  Downtown General
-  Downtown South
-  General Commercial
-  Heavy Industrial
-  Light Industrial
-  Neighborhood Retail
-  Office
-  Office Retail
-  Residential Agricultural
-  Residential High Density
-  Residential Multifamily
-  Residential Single-Family
-  Residential Two-Family





Layers	Legend
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Planning

Landuse Plan

Conservation Open Space

Potential Open Space

Open Space

Agriculture

Residential 4-10

Residential 10-20

Residential 15-30

Residential 15+

Office

CC Core

CC Transition

Neighborhood Retail

Mini Center

General Commercial

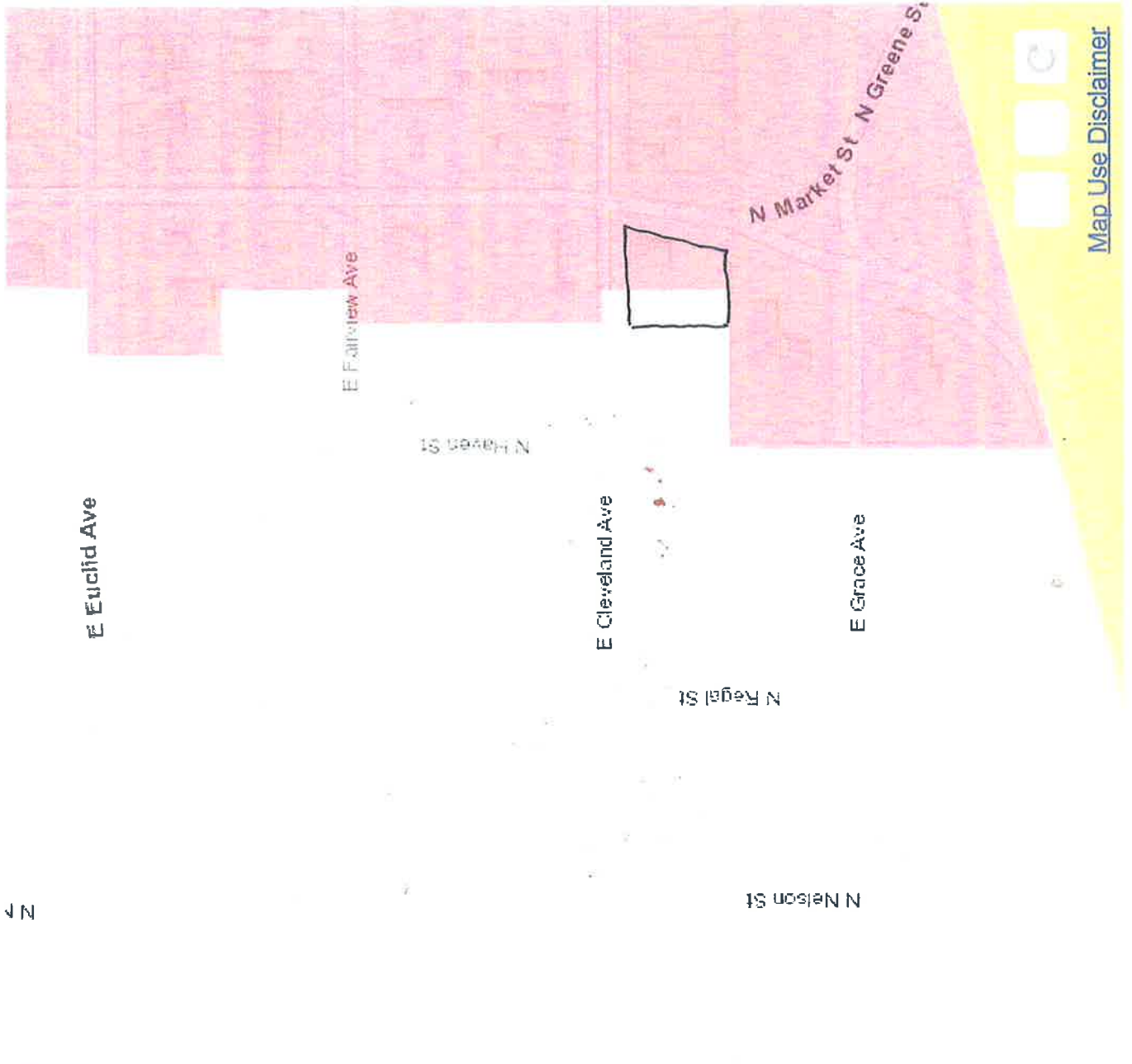
Downtown

Light Industrial

Heavy Industrial

Institutional

Mining





Comprehensive Plan or Land Use Code Amendment

Application

Cleveland and Market SWC *South west Corner*

DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):
(Inconsistent Amendments will only be processed every other year beginning in 2005.)

Comprehensive Plan Text Change

Land Use Designation Change

Regulatory Code Text Change

Area-wide Rezone

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions (for all proposals):

- a. Describe the nature of the proposed amendment and explain why the change is necessary.
- b. How will the proposed change provide a substantial benefit to the public?
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.
- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.
- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.

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2. For Text Amendments:

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.

3. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation?
- c. What is the requested land use designation?
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

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1. General Questions (for all proposals):

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- a. Describe the nature of the proposed amendment and explain why the change is necessary.

The ownership consist of three lots, two of which are zoned General Commercial and have been zoned such since 1948. The third lot is zoned RSF, but has been used for the commercial use for many years. Lot 1 at Market has since been divided diagonally from the NEC to the SWC and dedicated to Market Street, thus diminishing the size of the GC-70 zone by 25%. This request will make all 2 1/2 lots GC-70 and thus provide legal and reasonable use of the property.

- b. How will the proposed change provide a substantial benefit to the public?

This amendment is consistent with Policies LU 1.8 and Policy 5.3 and is within keeping the commercial use in the existing property ownership and will be developed under the commercial zoning code which provides for design and buffering between uses. The proposal would enable the site to provide more efficient use of a commercial property providing for convenient access for services to drive-by traffic along Market Street.

- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.

The proposal is consistent with the comprehensive plan goals, objectives and policies in that it enables a reasonable size and use of the property and eliminates a split classification and zone.

Comprehensive Plan Policy LU 1.8 "General Commercial Uses"

Contain general commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated centers and corridors.

The policy states that the commercial areas within the boundaries occupied by existing business designations should be contained. In this case, the three underlying lots have with the Comprehensive Plan in 2001 designated the west 1/3rd of the ownership as Residential 4-10 and the east 2/3rd as General Commercial. This has caused the parcel to have two land use plan map and zoning designations. The intent of the requested amendment is to designate the whole parcel General Commercial. Although the site is located outside of the boundaries of a designated center, the approval of this amendment is justified as a cleanup activity to the Comprehensive Plan land use plan map and brings the whole ownership into a single land use plan map designation. It also allows the owner full utilization of his ownership.

Comprehensive Plan Policy LU 5.3 "Off-Site Impacts"

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

Discussion: Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are

most significant when these facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

This policy has laid the groundwork for the new zoning code that went into effect in 2006 that restricts accessory parking to be allowed in commercial zones only. This policy removed the ability for land owners to obtain a conditional use permit for parking in residential zones. However, due to the fact that this is a parcel with a split zone, and has been such for some time, that allowing the commercial use on the residential 4-10 portion of the site would not be in violation of this particular policy. Rather the split land use designation in existence on this parcel could be considered a clean-up activity to the land use plan map. The existing General Commercial land use pattern shows general commercial directly to the south and north. This application would create a cleaner land use pattern of General Commercial along this portion of Market Street and would not extend any further west than the same designation to the north and not as far as the adjacent designation to the south.

- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

The "Legislative findings" included in the Revised Code of Washington pertaining to GMA is essentially a call for coordinated and planned growth that is done cooperatively between citizens, government, and the private sector. The complete text of the "Legislative findings" follows:

RCW 36.70A.010, Legislative findings. The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.

The Growth Management Act contains 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"). The proposed change is consistent with these goals.

- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

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This is a housekeeping adjustment to make a single ownership reasonably useable by removing the split zone. CWPP issues or other regional plans are not applicable.

- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?

No the site does not need new infrastructure to serve this site.

- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.

None of the above are affected by this proposal.

- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide. **N/A**

2. For Text Amendments: N/A

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.

3. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers. **See attached**
- b. What is the current land use designation? **GC and RSF**
- c. What is the requested land use designation? **GC**
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/ occupied, etc.

North: Knights Diner a specialty restaurant

South: ABC Office Equipment

East: Vacant and rental house, zoned GC-70

West: Residential single family

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Printed from maps.spokanecounty.org on 10/26/2014 at 01:38 PM

SUBJECT PROPERTY

Site Address: 2829 N MARKET ST

Parcel: 35102.2003

Zip: 99207

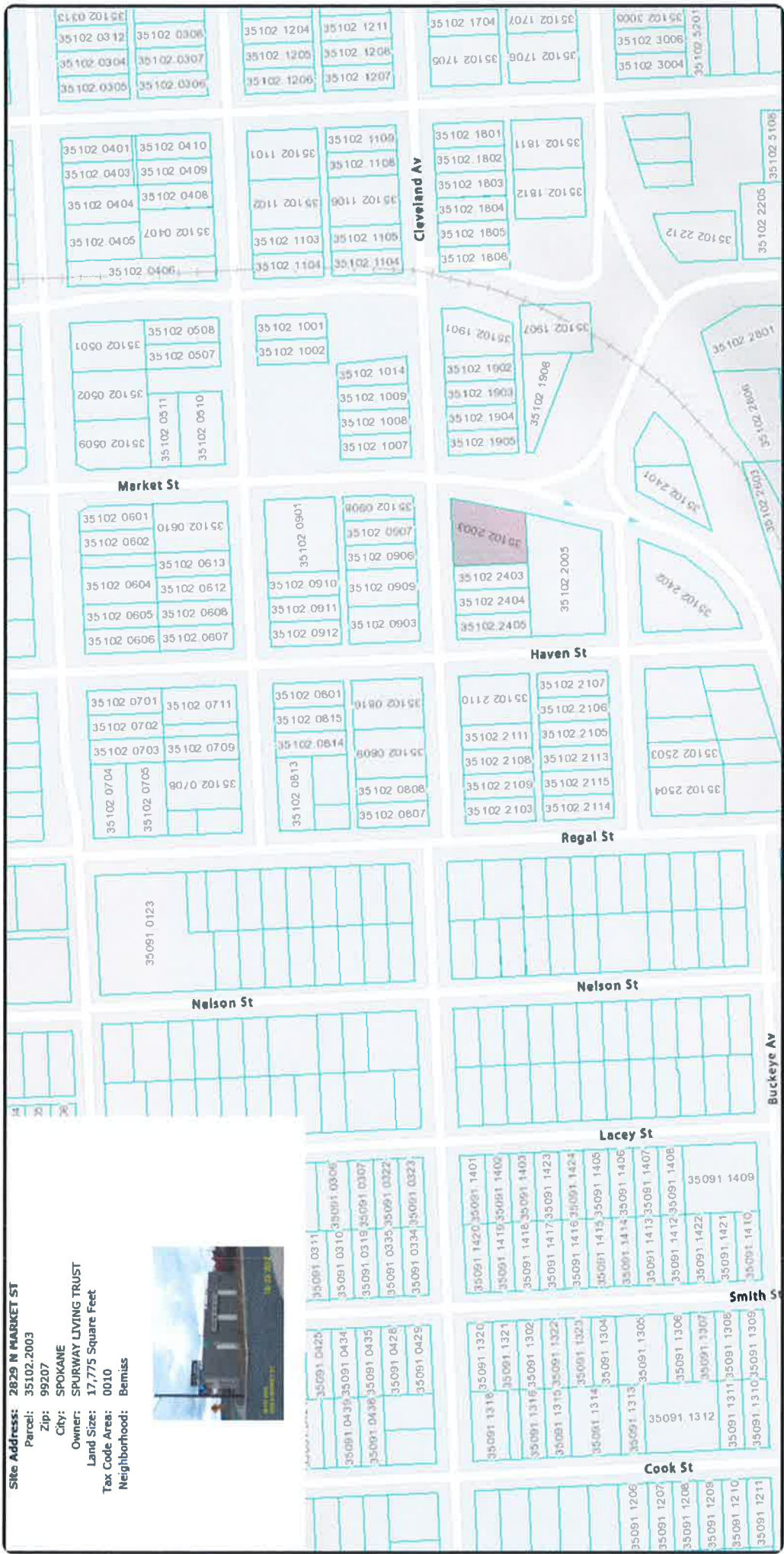
City: SPOKANE

Owner: SPURWAY LIVING TRUST

Land Size: 17,775 Square Feet

Tax Code Area: 0010

Neighborhood: Bemiss



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DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. Summarize the general nature of the proposed amendment.
2. Why do you feel this change is needed?
3. In what way(s) is your proposal similar to or different from the fundamental concepts contained in comprehensive plan?
4. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
5. For map amendments:
 - a. What is the current Land Use designation and zoning for each affected parcel?
 - b. What is the requested Land Use designation and zoning for each affected parcel?
 - c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/occupied, etc.
6. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
7. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Planning Services department's work program (e.g., neighborhood planning, public input on new regulations, etc.)?
8. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
 Yes No

If yes, please answer the following questions:

- a. When was the amendment proposal submitted?
- b. Was it submitted as a consistent amendment or an inconsistent amendment?
- c. What were the Plan Commission recommendation and City Council decision at that time?
- d. Describe any ways that this amendment proposal varies from the previously considered version.

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Comprehensive Plan or Land Use Code Amendment

Pre-Application

1. Summarize the general nature of the proposed amendment.

The property consists of 3 platted lots as one Parcel and one ownership. The property has a split category of General Commercial and R 6-10. This will allow all of the property to be designated and zoned for commercial purposes. Lots 1&2 are General Commercial and Lot 3 is R 6-10. In addition, Lot 1 has been diagonally bisected with the easterly portion dedicated for roads, thus reducing the size of the commercially zoned portion of the ownership.

2. Why do you feel this change is needed?

Lots 1 and 2 of the property were zoned Commercial in 1948 and a building was erected in 1949, 65 years ago. Lot 1 has been diagonally bisected with the easterly portion dedicated for roads, thus reducing the size of the commercially zoned portion of the ownership. Heretofore, Lot 3 has been used for access and parking, despite the residential zone. With a recent change of owners, this distinction came to light. The current land use plan discourages split zoning.

3. In what way(s) is your proposal similar to or different from the fundamental concepts contained in comprehensive plan?

The Comprehensive Plan is supposed to allow for reasonable use of the property. As stated above, 25% of the commercial zone was sacrificed to roadway purposes along Market Street and that dedication together with the split zone makes the use of property marginal. A complete zone for all of the property would enable reasonable usage.

4. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? *N/A*

5. For map amendments:

- a. What is the current Land Use designation and zoning for each affected parcel?

The parcel is bisected into two categories. The west ½ of Lot 1 and all of Lot 2 are General Commercial and Lot 3 is classified R 6-10.

- b. What is the requested Land Use designation and zoning for each affected parcel?

General Commercial for Lot 3 and GC-70 zoning, consistent with Lots 1&2.

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- c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/ occupied, etc.

North: Knights Diner a specialty restaurant

South: ABC Office Equipment

East: Vacant and rental house, zoned GC-70

West: Residential single family

6. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

Yes, see 2007-064 LU a similar 3 lot split zone one block north at Fairview and market.

The now expired, Hillyard Neighborhood Plan called for Commercial zoning of the entire block.

7. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Planning Services department's work program (e.g., neighborhood planning, public input on new regulations, etc.)?

There were no other options to resolve the split zone issue on one single ownership.

Has there been a previous attempt to address this concern through a comprehensive plan amendment?

Yes No

If yes, please answer the following questions: **N/A**

a. When was the amendment proposal submitted?

b. Was it submitted as a consistent amendment or an inconsistent amendment?

c. What were the Plan Commission recommendation and City Council decision at that time?

d. Describe any ways that this amendment proposal varies from the previously considered version.

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