



Spokane Plan Commission Agenda

July 10, 2019

2:00 PM

City Council Briefing Center

808 W. Spokane Falls Blvd., Spokane WA 99201

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each Citizens are invited to address the Plan Commission on any topic not on the agenda.

Commission Briefing Session:

2:00 – 2:15	1) Approve June 26, 2019 meeting minutes	All
	2) City Council Report	Kate Burke
	3) Community Assembly Liaison Report	Patricia Hansen
	4) President Report	Todd Beyreuther
	5) Transportation Sub-Committee Report	John Dietzman
	6) Secretary Report	Heather Trautman

Workshops:

2:15 – 2:45	1) South University District Subarea Plan	Chris Green
2:45 – 3:15	2) Overview of 2019 Legislation	Tirrell Black
3:15 – 3:45	3) Comprehensive Plan Amendment (701 & 707 S. Sherman, Z18-883COMP	Nathan Gwinn
3:45 – 4:15	4) Comprehensive Plan Amendment Text Amendment (LU 1.8, Z19-002)	Tirrell Black

Adjournment:

Next Plan Commission meeting will be on July 24, 2019 at 1:00 pm

The password for City of Spokane Guest Wireless access has been changed: Username: COS Guest Password: 97Z85ywm

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber and the City Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Plan Commission - Draft Minutes

June 26, 2019

Meeting Minutes: Meeting called to order at 2:01 PM

Attendance:

- Board Members Present: John Dietzman, Michael Baker, Sylvia St. Clair, Greg Francis, Todd Beyreuther, Christopher Batten
- Board Members Not Present: Diana Painter, Carole Shook, Christopher Batten, Kate Burke (City Council Liaison), Patricia Hansen (Community Assembly Liaison)
- Staff Members Present: Amanda Winchell, Heather Trautman, Tirrell Black, Kevin Freibott, Nathan Gwinn, James Richman, Inga Note, Dean Gunderson, Melissa Wittstruck

Public Comment:

None

Briefing Session:

Approval of the June 12, 2019 meeting deferred for the next Plan Commission meeting due to lack of quorum.

1. **City Council Liaison- Kate Burke**
 - None
2. **Community Assembly Liaison Report - Patricia Hansen**
 - None
3. **Commission President Report - Todd Beyreuther**
 - None
4. **Transportation Subcommittee Report - John Dietzman**
 - Next Plan Commission Transportation Subcommittee meeting will be held on July 9th.
 - Attended the public infrastructure meeting, impact fee update moving forward with the exception of the airport.
5. **Secretary Report- Heather Trautman**
 - Diana and Carole are out sick. Chris is at the Downtown Spokane Partnership meeting and CM Burke is out of town.
 - Discussed the agenda management tool and issues with too many upcoming projects. In order to make sure projects are meeting their deadline it was suggested that the Plan Commission consider adding 30 min to 60 minutes to their scheduled meeting dates to allow time for more workshops. Commissioners agreed that they would add more time to the agenda at the beginning of the meeting.
 - The two Plan Commission applications that were received and forwarded by the Mayor to City Council were deferred by City Council for a month.

Workshops:

1. **Update to the Arterial Street Map in SMC 12.080.40**
 - Presentation and overview provided by Inga Note
 - Questions asked and answered
 - Discussion ensued
2. **Comprehensive Plan Amendment (Transit Supported Development, Z18-958COMP)**
 - Presentation provided by Kevin Freibott and Kathleen Weinand with STA
 - Questions asked and answered
 - Discussion ensued
3. **Comprehensive Plan Amendment (Princeton/Madison, Z18-884COMP)**
 - Presentation and overview provided by Nathan Gwinn

- Applicant Dwight Hume shared information regarding the project and answered the Commission's questions
- Questions asked and answered
- Discussion ensued

4. Joint DR/PC Subcommittee Recommendations

- Presentation and overview provided by Dean Gunderson
- Questions asked and answered
- Discussion ensued

Meeting Adjourned at 4:36 PM

Next Plan Commission Meeting is scheduled for July 10, 2019

DRAFT

2018-2019

Comprehensive Plan Amendments

Plan Commission Workshop

701 & 707 S. Sherman St.: Z18-883COMP

Policy LU 1.8 General Commercial Uses: Z19-002COMP

July 10, 2019

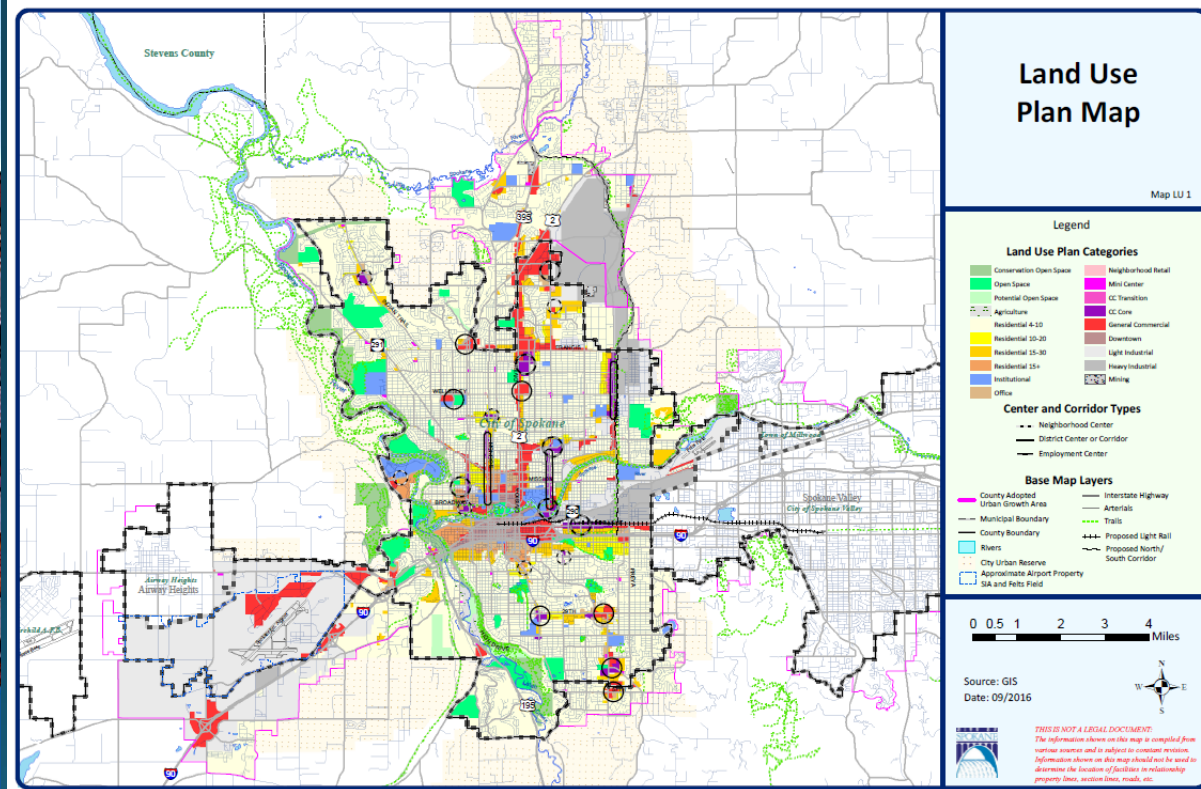
www.spokanecity.org/projects



Land Use Amendment Proposals



Chapter 3 Land Use



my.spokanecity.org/shapingspokane/comprehensive-plan/

2019 Comprehensive Plan Amendment Work Program

- Ad Hoc Committee Recommendation: Jan. 15, 2019
- Adopted by City Council Res. 2019-0011: Feb. 25, 2019

Land Use Plan Map Amendments – Private Applications		
• Z18-882	HA Tombari LLC	15 East Walton Avenue
• Z18-883	Acceleration Phys. Therapy	701 and 707 South Sherman Street
• Z18-884	Department of Ecology	near Wellesley & Monroe
Text Amendments Sponsored by City Council		
• Z18-958	LU 4.6 Transit-Supported Development	
• Z19-002	LU 1.8 General Commercial Uses	

Process Guidance

- Review and amendment procedures
 - Established under RCW 36.70A.130
 - SMC 17G.020, Comprehensive Plan Amendments
 - Allows once per year amendment process (except emergency or subarea plans)
- Cumulative impact of all proposed changes must be considered
- State Environmental Policy Act (SEPA) review must be completed



The screenshot shows the Washington State Legislature website. The header features the text "WASHINGTON STATE LEGISLATURE" in gold, flanked by an image of the state capitol dome on the left and the state seal on the right. Below the header is a navigation menu with the following items: "Legislature Home", "House of Representatives", "Senate", "Find Your District", and "Laws & Agency Rules". The main content area displays the breadcrumb trail "RCWs > Title 36 > Chapter 36.70a > Section 36.70a.130". Below this is a navigation bar with the links "36.70A.120 << 36.70a.130 >> 36.70A.131". The title "RCW 36.70a.130" is prominently displayed, followed by the subtitle "Comprehensive plans—Review procedures and schedules—Amendments."

WASHINGTON STATE LEGISLATURE

Legislature Home

House of Representatives

Senate

Find Your District

Laws & Agency Rules

RCWs > Title 36 > Chapter 36.70a > Section 36.70a.130

36.70A.120 << 36.70a.130 >> 36.70A.131

RCW 36.70a.130

Comprehensive plans—Review procedures and schedules—Amendments.

Procedural Steps after Annual Amendment Work Program Set

- Agency & Departmental Review April 5-30, 2019
- Notice of Application & SEPA Review May 28, 2019
- Public Comment Period May 28-July 29, 2019
- Plan Commission Substantive Workshops
June 12, June 26, **July 10**, and July 24, 2019
- SEPA Determinations August 2019 (est.)
- Notice of Plan Commission Hearing & SEPA
Determinations August 2019 (est.)
- Plan Commission Hearing September 2019 (est.)
- City Council Action Fall 2019

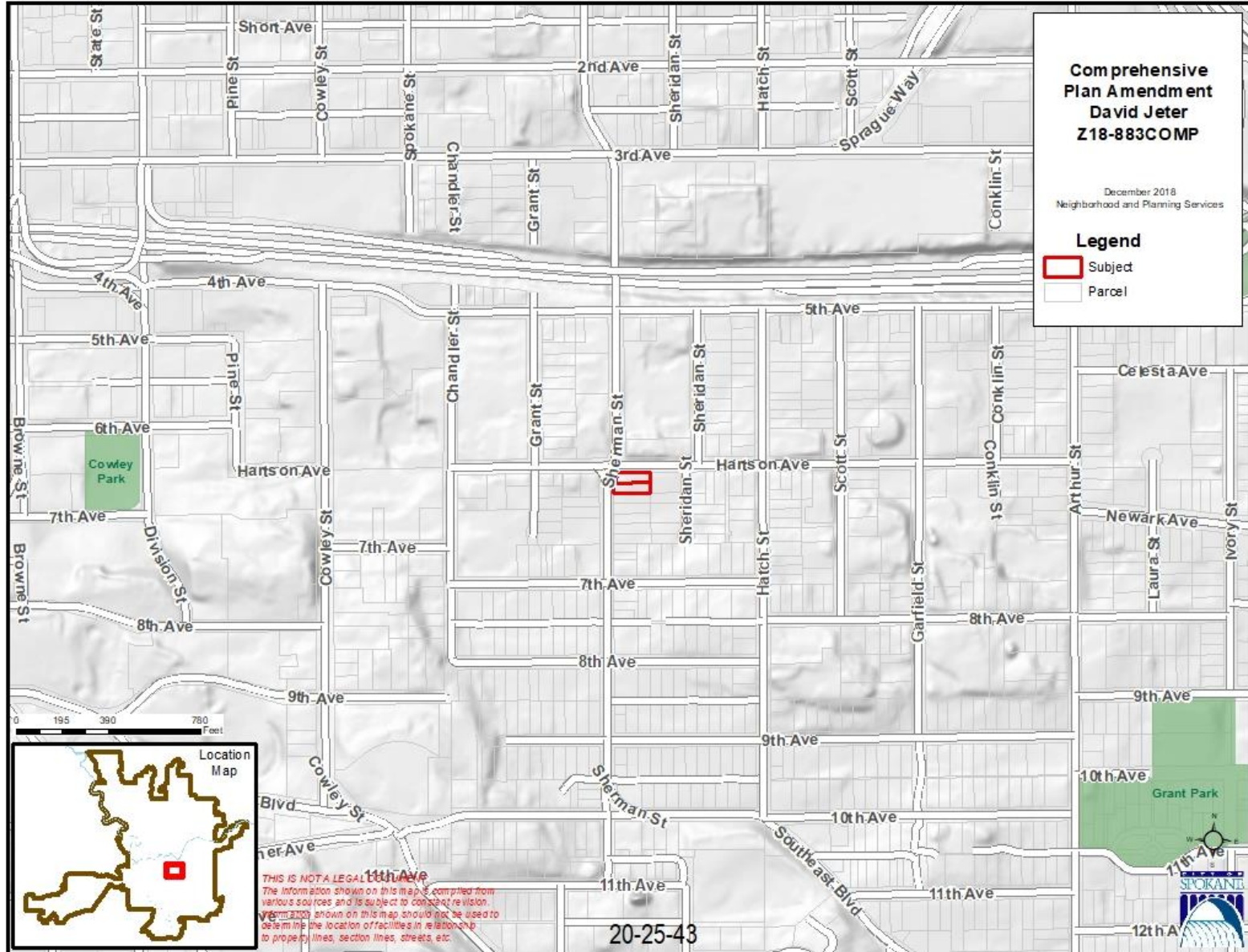
File Z18-883COMP

701 & 707 S. Sherman St.
Acceleration Physical Therapy

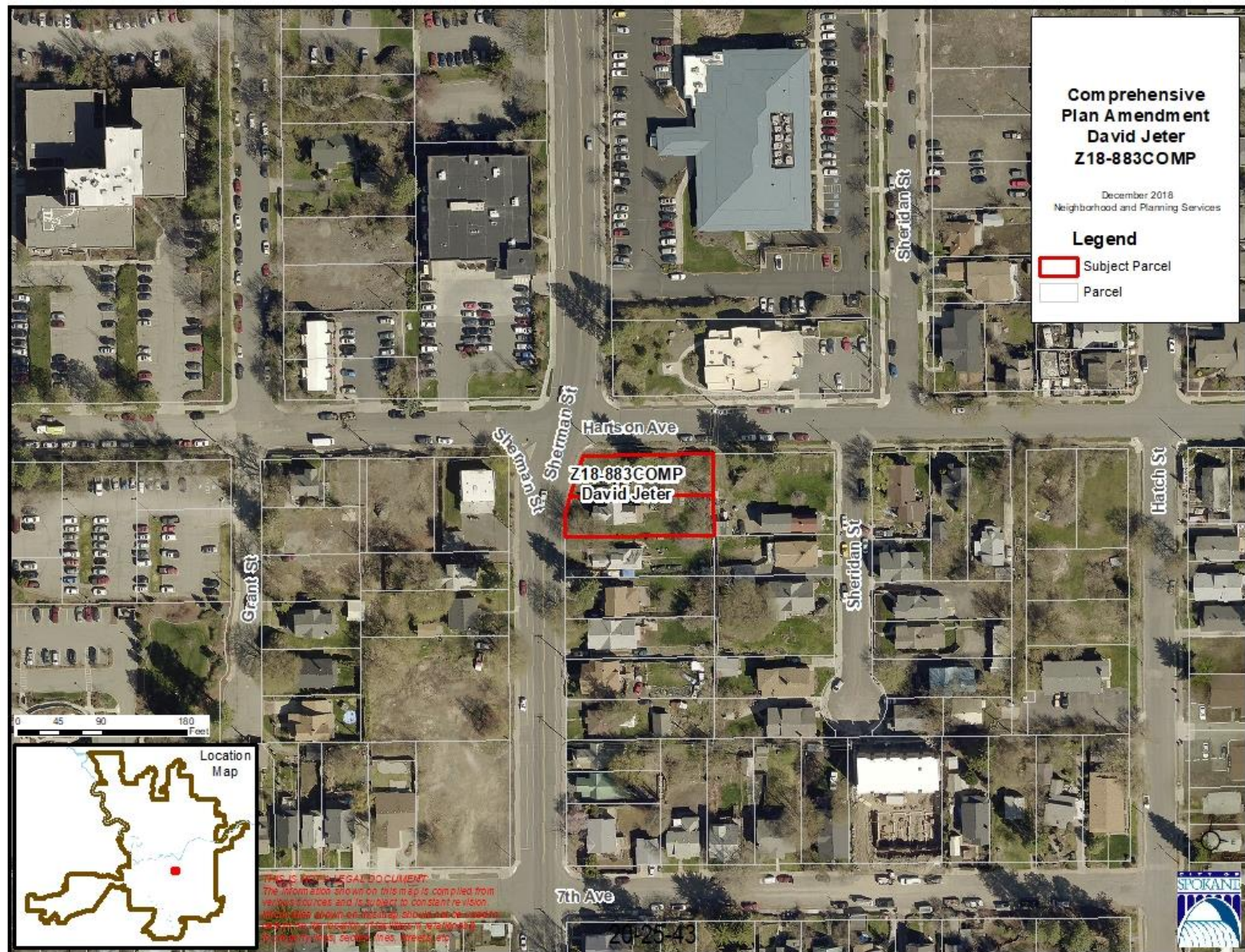
Z18-883COMP (Acceleration Physical Therapy)

- General Location: 701 and 707 S Sherman
- Current and Proposed Land Use:
Residential 15-30 to Office
- Current and Proposed Zoning: RMF to O-35
- Parcels: 35203.0101 and 35203.0102
- Parcel size: 0.29 acres
- Neighborhood Council: East Central

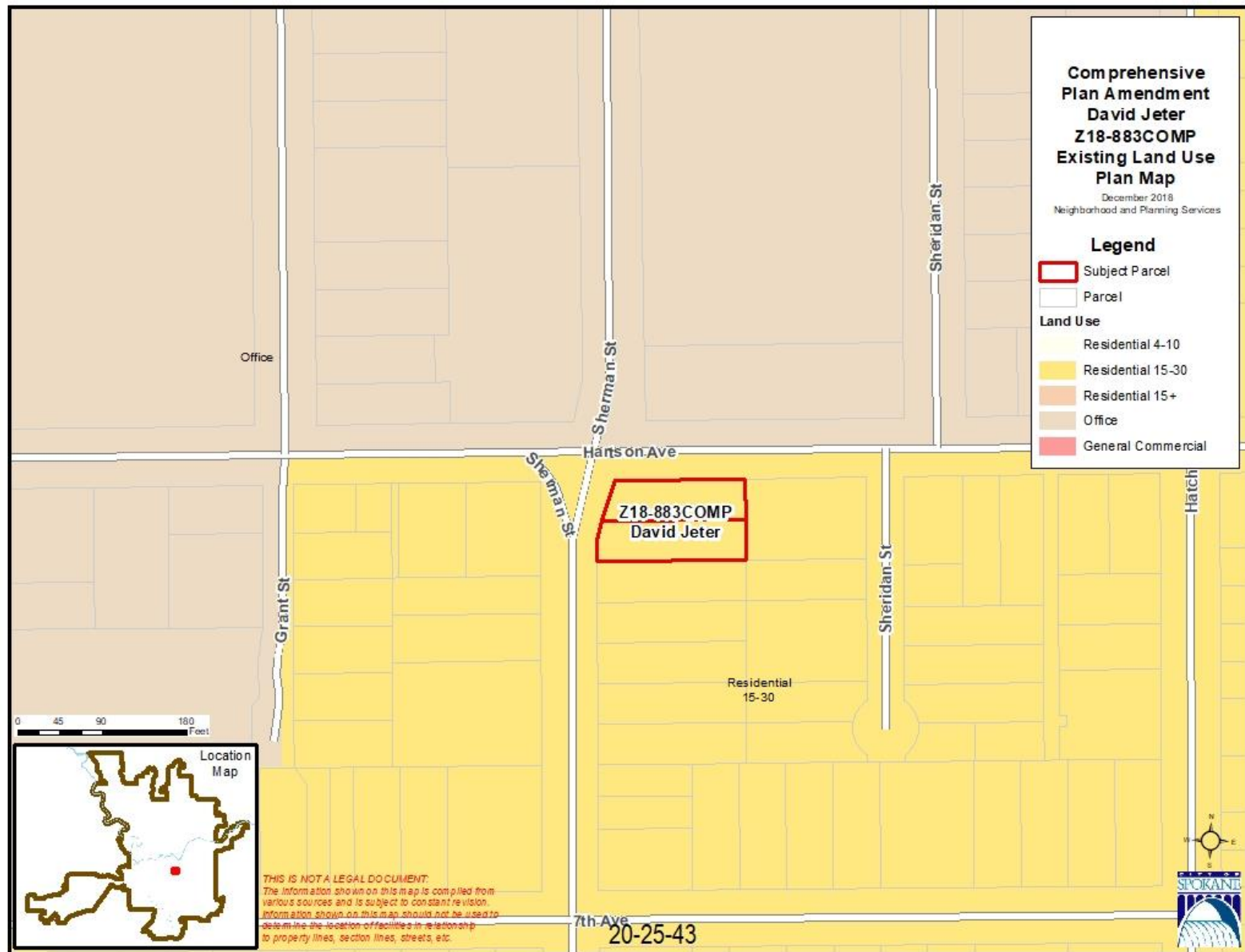
General Vicinity



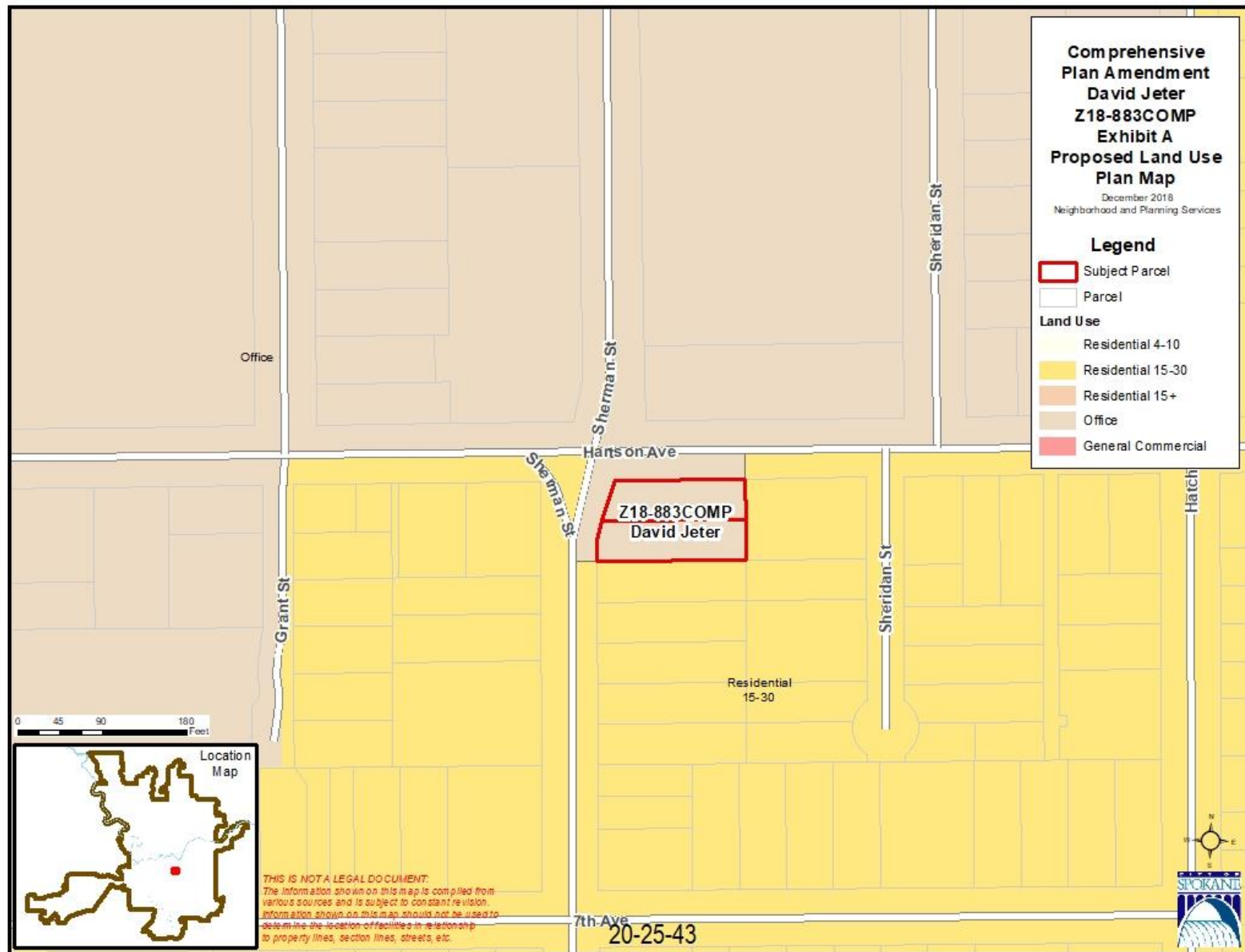
Aerial



Existing Land Use



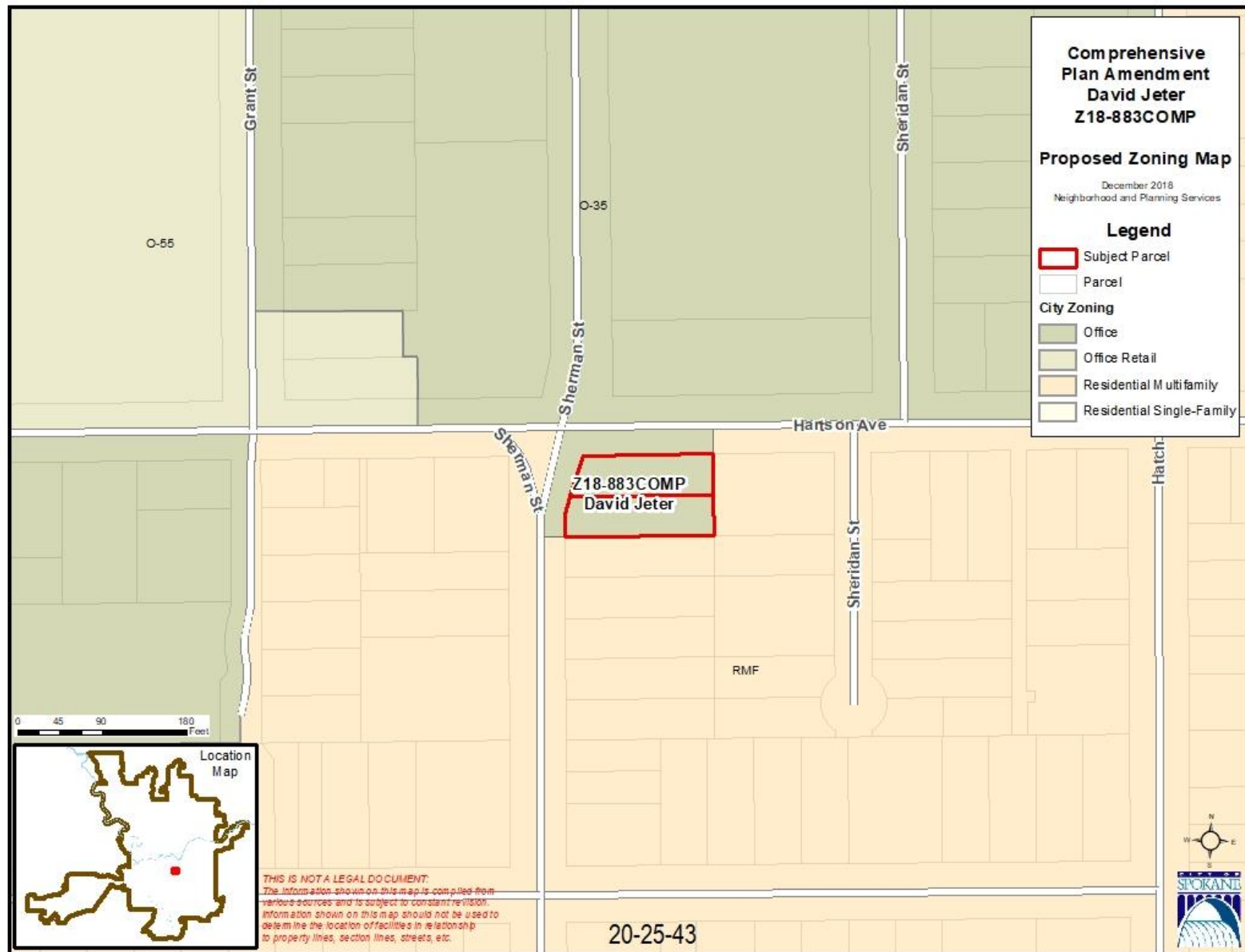
Proposed Land Use



Existing Zoning



Proposed Zoning






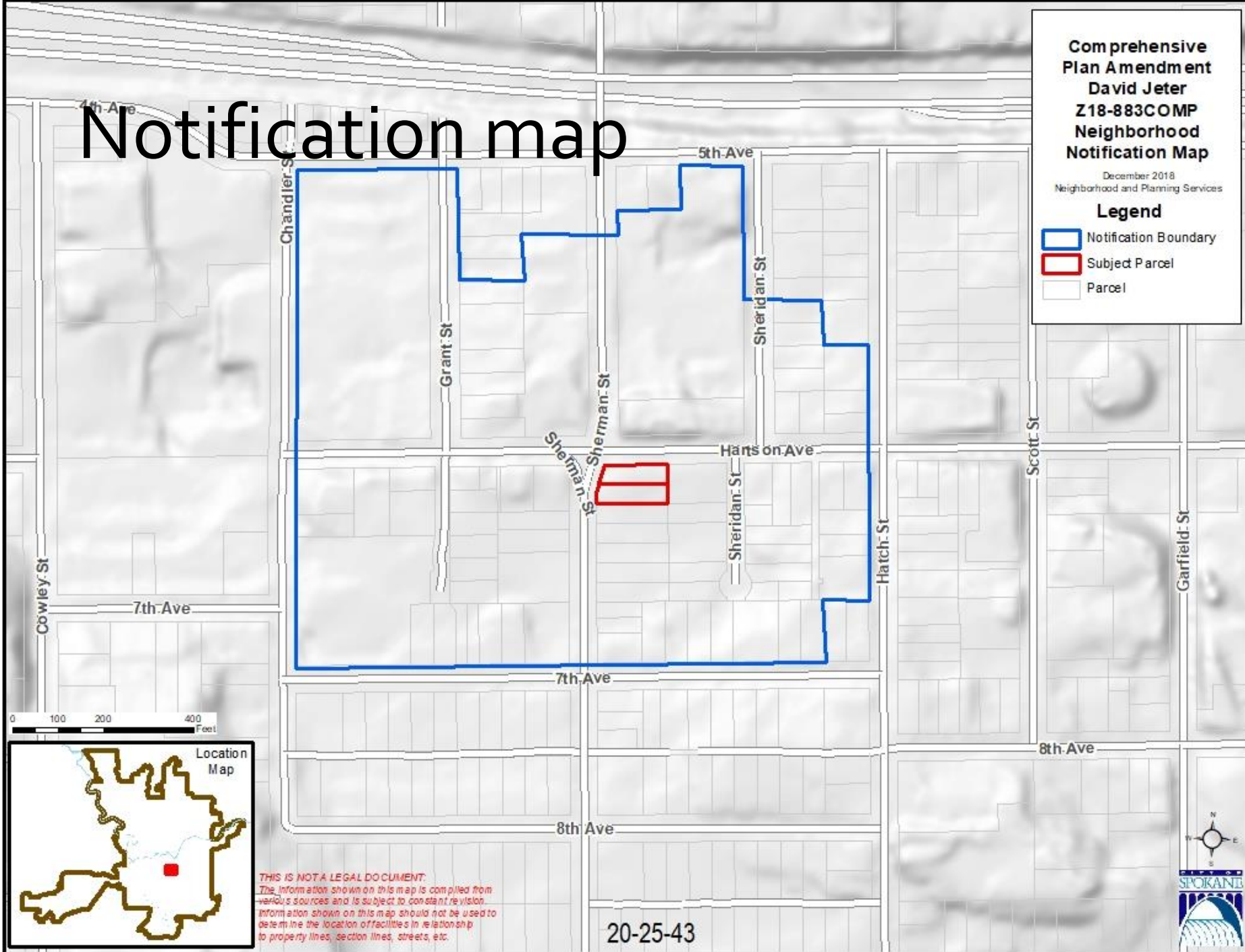
Notification map

**Comprehensive
Plan Amendment
David Jeter
Z18-883COMP
Neighborhood
Notification Map**

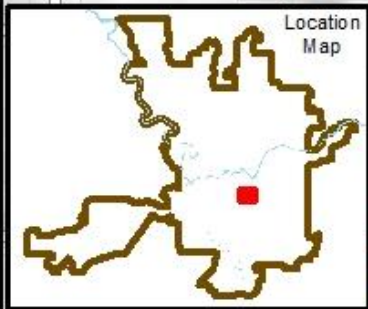
December 2018
Neighborhood and Planning Services

Legend

-  Notification Boundary
-  Subject Parcel
-  Parcel



0 100 200 400 Feet



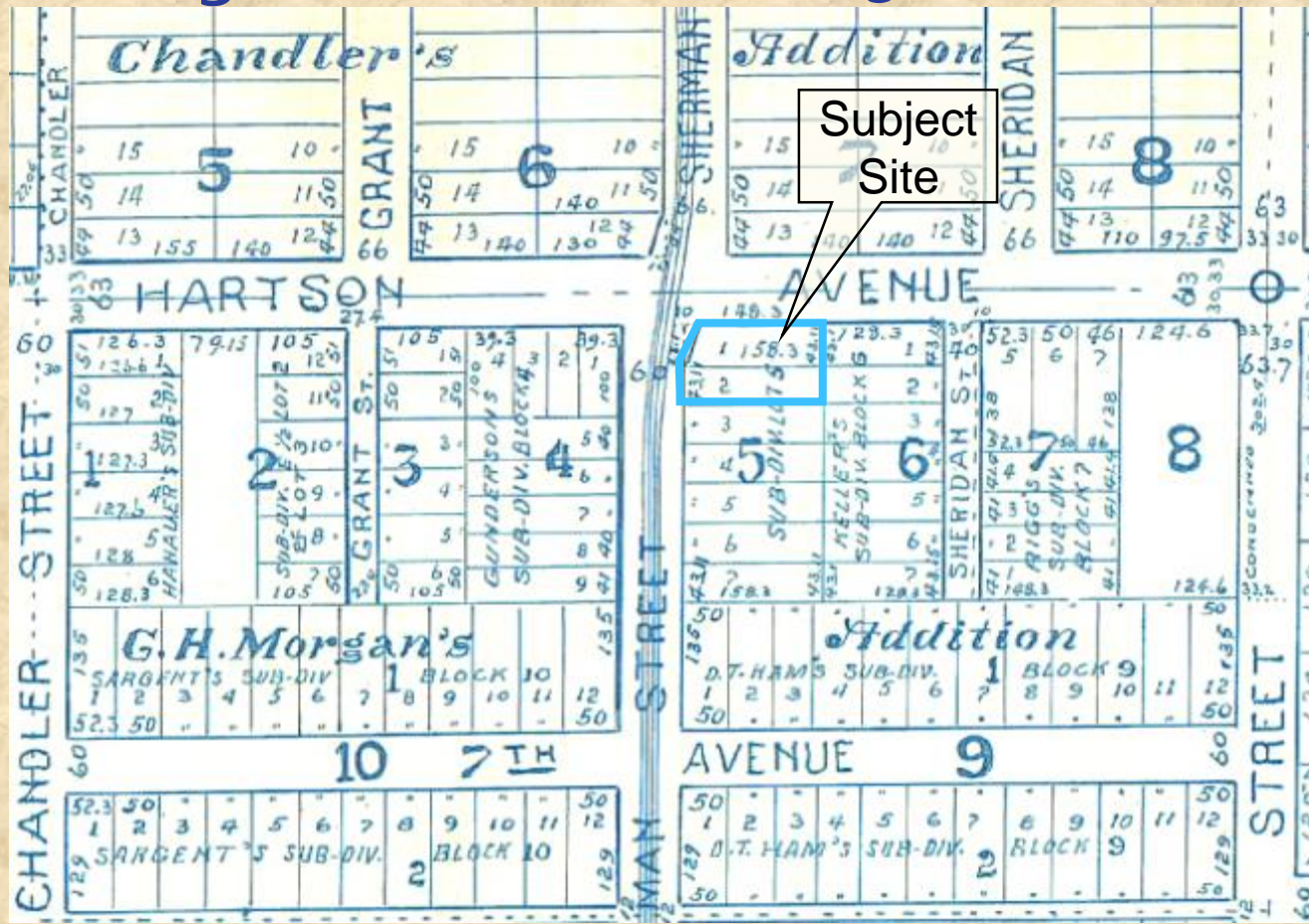
THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

20-25-43

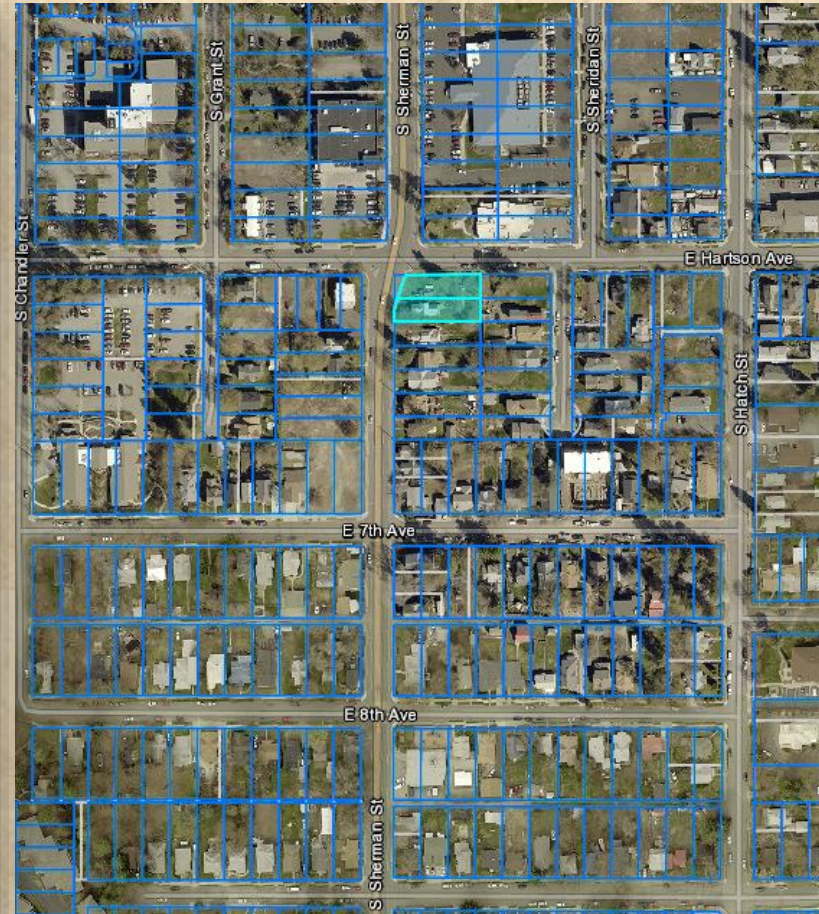


Planning History of Block

- This area was annexed into the city in 1883
- Platted as Lots 1 & 2 of "Sub-division of Lot 5," G.H. Morgan's Addition (1889)



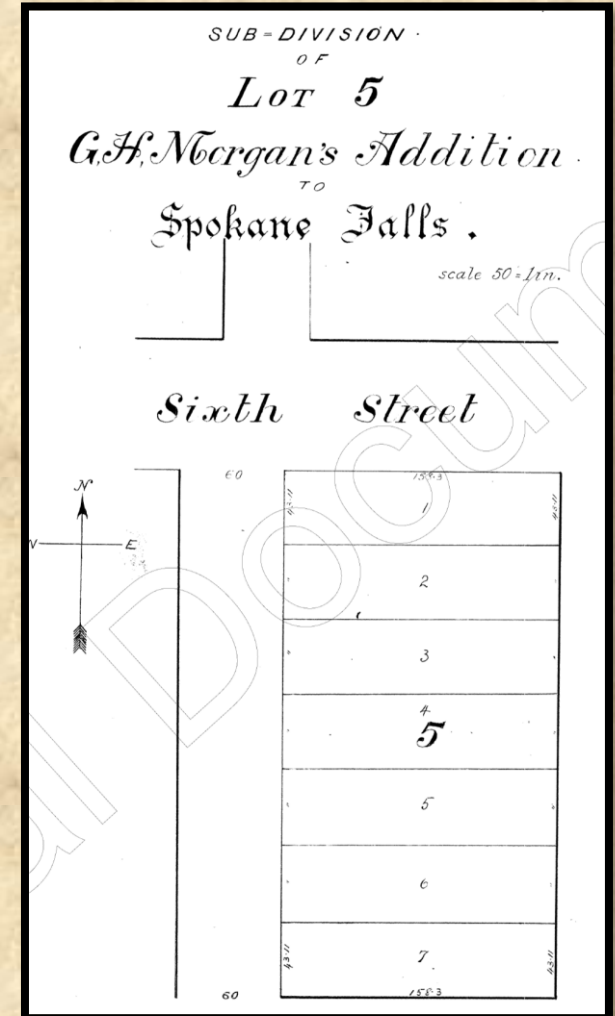
Historic Zoning (1975)



2018 Aerial Photo

Planning History of Block

- | | |
|------|--|
| 1895 | Single-family residence constructed at 707 S. Sherman St. |
| 1917 | Side sewer installed to "frame dwelling" at 701 S. Sherman St. (this home no longer exists) |
| 1975 | Site had been designated Multifamily Residential (R3) |
| 1983 | Land Use Plan designates the site Low Density Residential |
| 2001 | Adoption of Comprehensive Plan designates the site Residential 4-10 |
| 2007 | Land Use Plan Map designation changed from Residential 4-10 to Residential 15-30 (East Central Area Land Use Plan Changes) |



Subject site at southeast corner of Hartson and Sherman



North side facing Hartson, view to southwest



Opposite S. Sherman St., view to west



Residences on S. Sherman St., south of site



Sherman St., view to north



Medical office built in 2003 on northwest corner of Hartson and Sherman



At corner of Hartson and Sherman,
view to northwest



East side facing Sherman, view to
southwest (Google Street View)

Medical office built in 2013 north of site,
across Hartson, view to northwest



Residential neighborhood, southwest corner of Hartson and Sheridan



Policy LU 1.5 Office Uses

“Direct new office uses to Centers and Corridors designated on the Land Use Plan Map.”

- “...designations located outside Centers are generally confined to the boundaries of existing Office designations.”
- “The Office designation is also located where it continues an existing office development trend and serves as a transitional land use between higher intensity commercial uses on one side of a principal arterial street and a lower density residential area on the opposite side of the street.”

Policy LU 1.5 Office Uses (continued)

"Direct new office uses to Centers and Corridors designated on the Land Use Plan Map."

- "Drive-through facilities associated with offices such as drive-through banks should be allowed only along a principal arterial street..."
- "Ingress and egress for office use should be from the arterial street."

SMC Section 17C.120.100

Commercial Zone Primary Uses

Office (O-35) zone

- **Permitted:** Residential, Office, Basic Utilities, Colleges, Community Service, Daycare, Medical Centers, Parks and Open Areas, Religious Institutions, Schools
- **Limited:** Group Living (CU), Drive-through facility, Mobile Food Vending
- **Conditional Use:** Commercial Parking, Aviation and Surface Passenger Terminals, Detention Facilities, Essential Public Facilities, Rail Lines and Utility Corridors

Technical Analyses

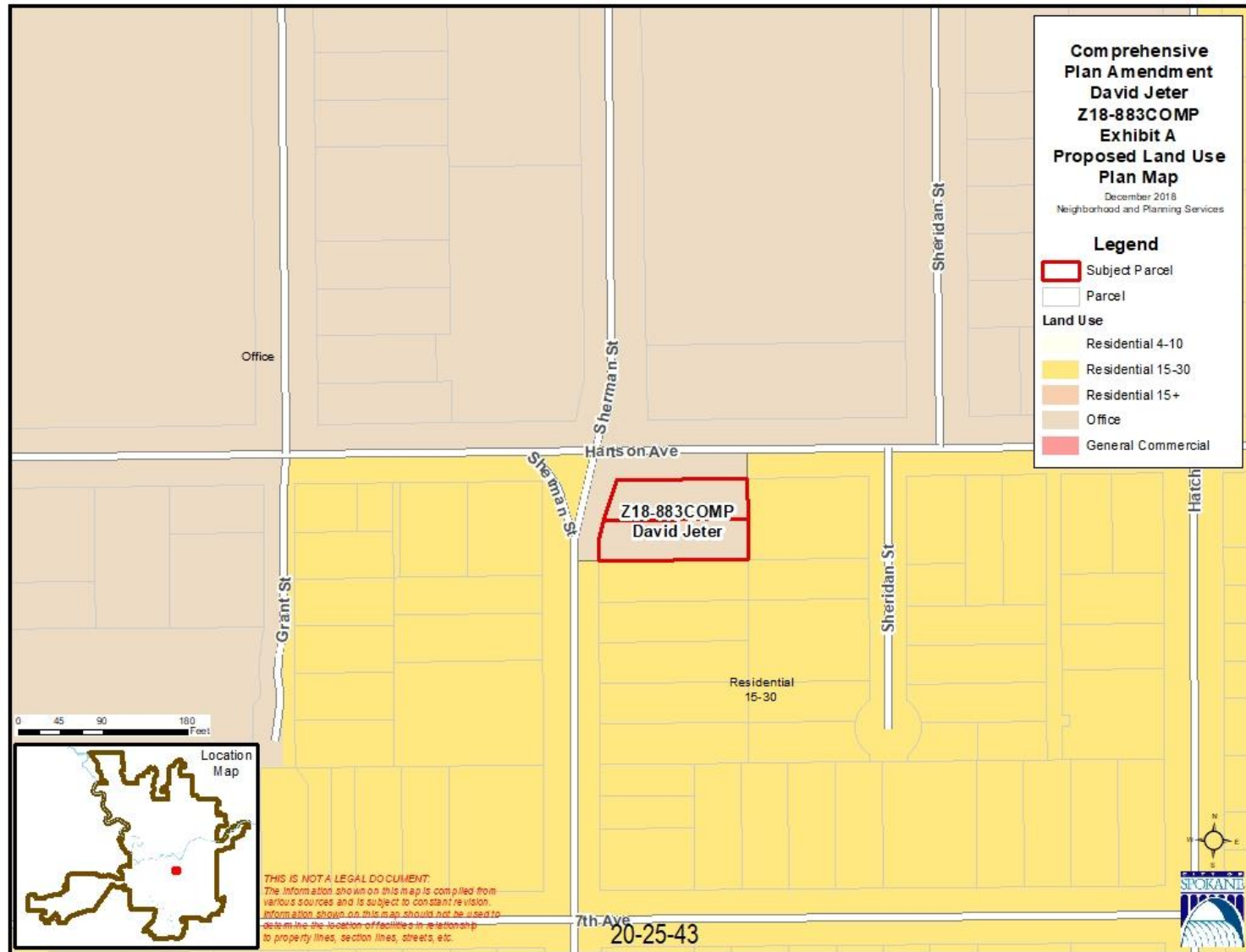
- City staff/commenters did not require any technical analyses.
- No evidence that such analyses are required/recommended.

SEPA Review

- Underway, during public comment period.
- Likely A SEPA DNS will be issued in August.

Public Comment

Applicant Presentation



File Z19-002COMP

Policy LU 1.8

General Commercial Uses

Work to date

- City Council directs revisions – to simplify and clarify. (November 2018)
- PC Establishes Subcommittee (March 2019)
- Subcommittee met 3 times in April 2019
- May 8 – PC Workshop - staff presented back to PC the Subcommittee Draft
 - PC directed staff to make additional considerations in the draft
- May 22 – Plan Commission Workshop
 - “Draft 2” Discussion - PC asked to bring both back after some public comment period.
- July 10 – Plan Commission Workshop
 - Staff request direction on which draft to provide at hearing

Subcommittee Guidance

- Consistent with Centers & Corridors vision
- Containment of General Commercial is most consistent with Centers & Corridors
- Simple policy

Draft 1 – see PDF in packet

Plan Commission Subcommittee Working Group

Draft Policy LU 1.8, proposed changes:

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.

Discussion: General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

~~Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres.~~

~~If a General Commercial land use designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone land use plan map change to allow the commercial use to be extended to the next street or alley that runs parallel to the principal arterial street may be allowed, but should not exceed 250 feet from a principal arterial. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.~~

Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Draft 2, Staff additional draft

- Removed reference to arterial intersections as an expansion preference.
- Added new language with “factors to consider” in limited expansions of existing areas:
 - Maintain minimum depth from arterial street necessary
 - Avoid intrusion into established neighborhoods
 - Combine to physical boundaries

Draft 2 see PDF in packet

Draft 2

Plan Commission

Additional Draft Policy LU 1.8, proposed changes:

LU 1.8 General Commercial Uses

~~Contain~~ Direct new General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated uses to Centers and Corridors designated on the Land Use Plan Map.

Discussion: General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. New General Commercial areas should not be designated in locations outside Centers and Corridors. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

~~Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was~~

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~~If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.~~

However, recognizing existing investments, and given deference to existing land-use patterns, exceptions to the containment policy may be allowed for limited expansions adjacent to existing General Commercial areas located outside Centers and Corridors. The factors to consider in such adjacent expansions include: maintaining the minimum depth from an arterial street necessary for the establishment or expansion of a neighborhood-scale business; avoiding intrusion of incompatible land uses in established neighborhoods; and confining any such expansion within physical boundaries such as streets or alleys.

Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

Technical Analyses

- City staff/commenters did not require any technical analyses.
- No evidence that such analyses are required/recommended.

SEPA Review

- Underway, during public comment period.
- Likely A SEPA DNS will be issued in August.

Public Comment

Staff Request Motion

- To provide direction on which draft should go into Hearing packet.

Looking ahead to PC Hearing



Plan Commission

- Hearing is tentatively scheduled for September 11, 2019 which may be continued to Sept 25, 2019
- At hearing, will deliberate and make a recommendation to City Council.
- Spokane Municipal Code Chapter 17G.020 - Comprehensive Plan Amendment Procedure

Section 17G.020.010 Comprehensive Plan Amendment Purpose

Guiding Principles of the annual process:

1. Keep the comprehensive plan alive and responsive to the community.
2. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
3. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.

Section 17G.020.010 Comprehensive Plan Amendment Purpose

Guiding Principles of the annual process:

4. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
5. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
6. The proposed changes must result in a net benefit to the general public.

Review Criteria outlined in SMC Section 17G.020.030

Criteria Include:

- *Regulatory Changes, GMA,*
- *Financing, Funding Shortfall,*
- *Internal Consistency,*
- *Regional Consistency,*
- *Cumulative Effect, SEPA,*
- *Adequate Public Facilities, UGA*

Plan Commission Recommendation 17G.020.060 (B)(10)

- Plan Commission Recommendation is based on:
 - Review guidelines and decision criteria,
 - public input,
 - required studies,
 - staff report, and
 - SEPA determination.

Plan Commission Recommendation

17G.020.060 (B)(10)

The plan commission's recommendation may take the form of one of the following:

- **Approval** based on:
 - support for the proposal,
 - consistency with the comprehensive plan, and/or
 - adequate evidence to justify the need.
- **Approval with conditions**
 - Plan Commission may recommend conditions to the approval.

Plan Commission Recommendation

17G.020.060 (B)(10)

- Denial for the following reason(s):
 - Does not comply with review guidelines or decision criteria.
 - Proposal would be more appropriately and effectively addressed through another aspect of the planning department's work program,
 - neighborhood planning, writing new regulations, etc.
 - Not enough information from the applicant to be able to reach a decision based on the merits of the proposal.

City Council Public Hearing

- Will be scheduled after Plan Commission.
- Notice will be provided via email and on the webpage.

Information Resources

- 2017/2018 Comprehensive Plan Amendments
my.spokanecity.org/projects
- **Plan Commission**
my.spokanecity.org/bcc/commissions/plan-commission/
- City Council Agenda
my.spokanecity.org/citycouncil/

Policy LU 1.8 in current version (2018) of Comprehensive Plan, Land Use Chapter 3

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.

Discussion: General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres.

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Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

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(end)

Draft 1

Plan Commission Subcommittee Working Group

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DRAFT

Draft 2

Plan Commission

Additional Draft Policy LU 1.8, proposed changes:

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Discussion: General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. New General Commercial areas should not be designated in locations outside Centers and Corridors. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

~~Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres.~~

~~If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.~~

However, recognizing existing investments, and given deference to existing land-use patterns, exceptions to the containment policy may be allowed for limited expansions adjacent to existing General Commercial areas located outside Centers and Corridors. The factors to consider in such adjacent expansions include: maintaining the minimum depth from an arterial street necessary for the establishment or expansion of a neighborhood-scale business; avoiding intrusion of incompatible land uses in established neighborhoods; and confining any such expansion within physical boundaries such as streets or alleys.

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Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

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