

Excelsior Wellness Development Agreement

Urban Experience

FILE 25-004COMP

July 21, 2026

Spencer Gardner, Planning Director
Planning & Economic Development



File 25-004COMP (Excelsior Wellness)



* Note 2024 Aerial Photo

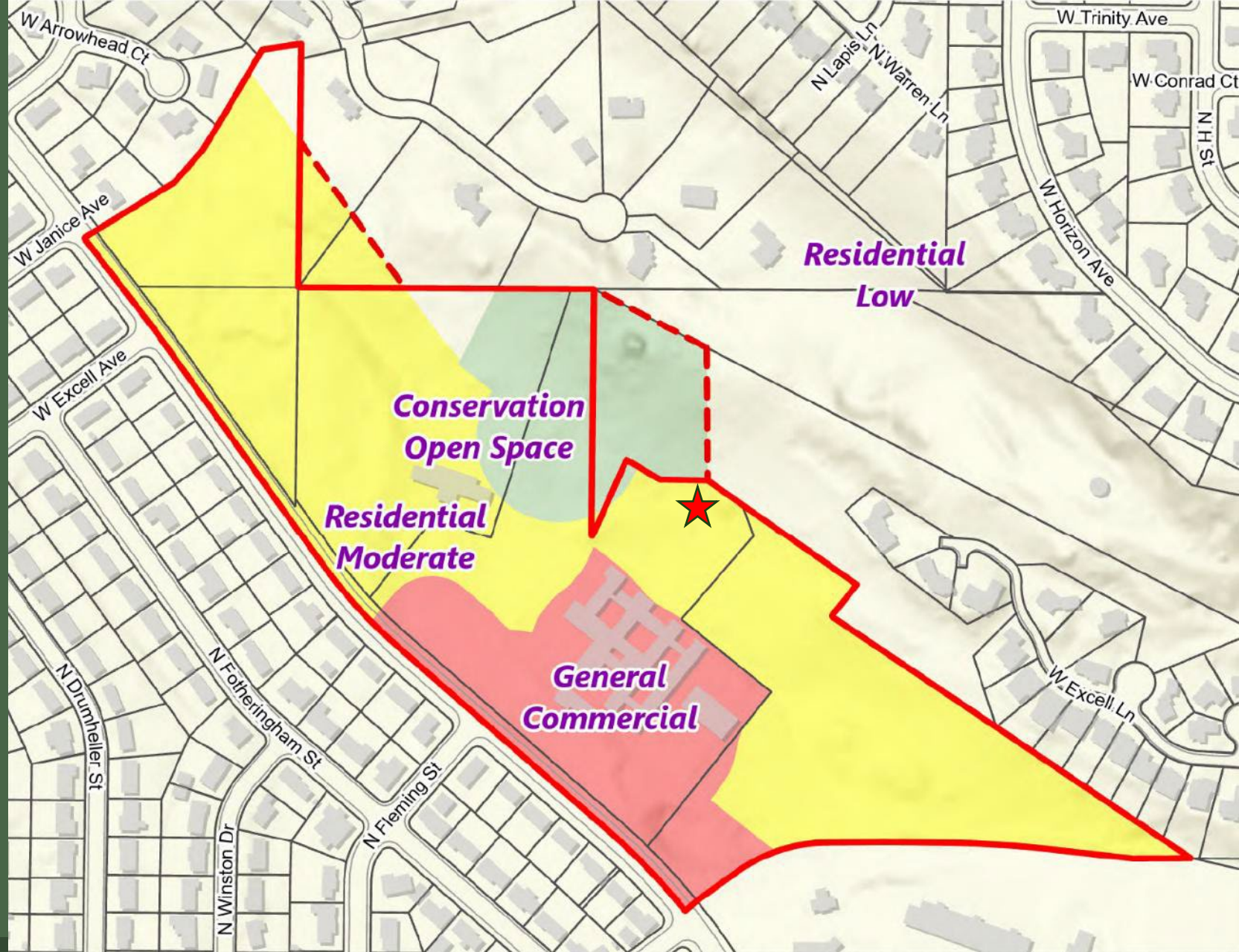
2023/2024 Comprehensive Plan Amendment

ADOPTED Land Use Plan Map Designation

Note for PlanSpokane:

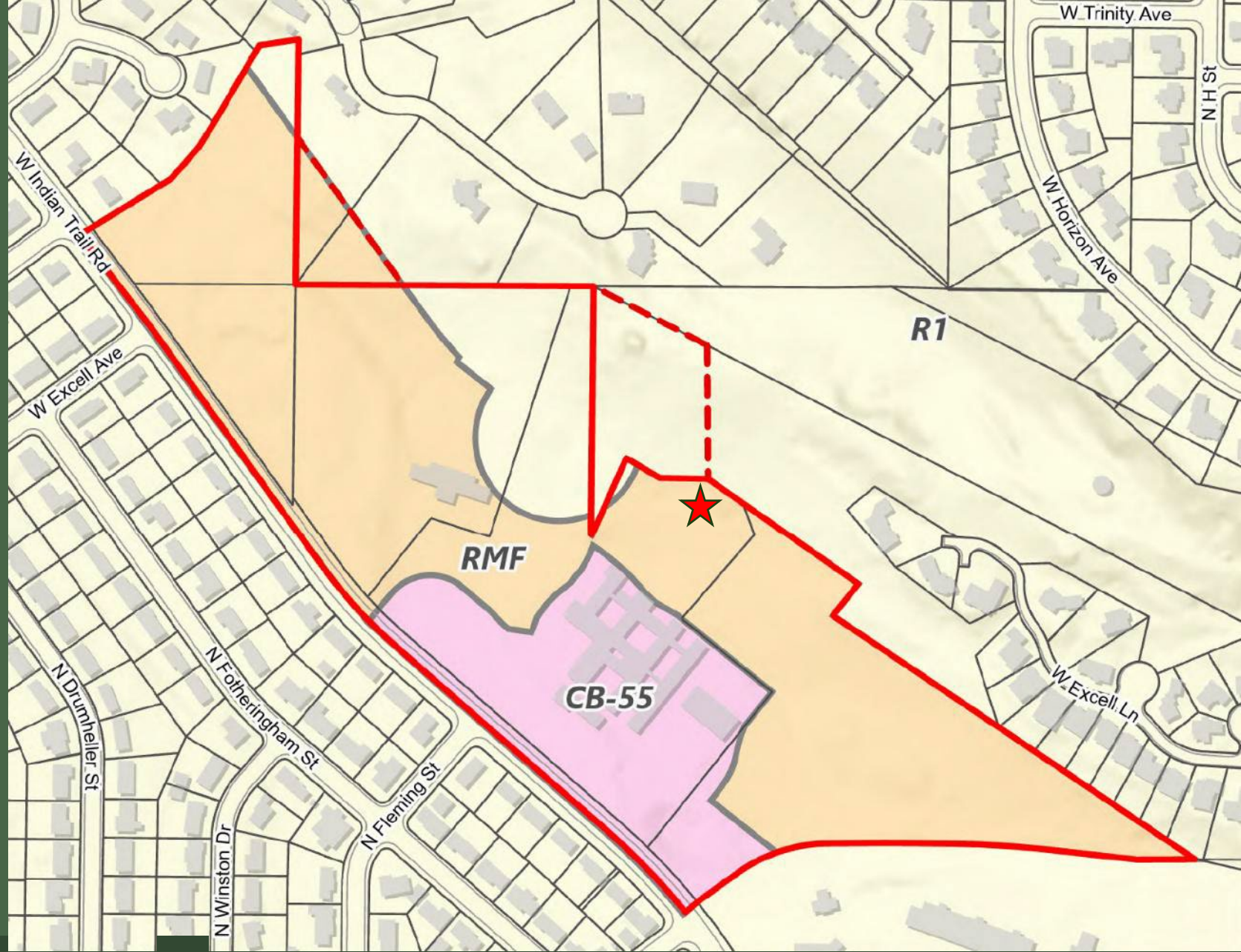
Conservation Open Space would be
"Open Space"

Residential Moderate would be
"Residential High"



2023/2024 Comprehensive Plan Amendment

ADOPTED Zoning Map Designation



Adopting Ordinance (Ord C36613)

- Required Development Agreement to Address:
 - Site Plan
 - Circulation Plan
 - Development Details for ICM
 - Limitations on Primary Uses
 - Emergency Egress



Development Agreement

- Text provided in Agenda Packet
- All parties of record/interest notified and provided a draft.
- One written comment received from adjacent property owner.
 - Overall concerns about traffic impacts to Indian Trail



General DA Requirements:

6. Some limits on primary uses in Community Business zone.
7. Drive throughs only for bank/medical.
8. Consider a water line/tank on the site.
9. Consider use of “Spokanescape” standards for landscaping.
10. Future development will pay current transportation impact fees, general facilities charges, etc.



Council Action (Next Steps)

A proposed Ordinance and Resolution:

ORDINANCE: Extend timeline for DA adoption & change names of land use designations to match PlanSpokane.

RESOLUTION: Approve the DA.

Anticipated Council Final Action: August 26, 2026

