Comprehensive Plan Amendments

Land Use Committee of Community Assembly
December 2018
Z18-881COMP (Francis Nevada Partnership)

- **General Location**: 6204 N Nevada St
- **Current and Proposed Land Use**: Residential 4-10 to General Commercial
- **Current and Proposed Zoning**: RMF to CB-55
- **Existing Zoning Overlay**: None
- **Parcel(s)**: 36321.0209 and 36321.0210
- **Parcel size**: 0.50 acres
- **Neighborhood Council**: Nevada Heights
General Vicinity
Existing Land Use

Comprehensive Plan Amendment Francis Nevada Partnership Z18-881COMP Existing Land Use Plan Map December 2018 Neighborhood and Planning Services

Legend
- Subject Parcel
- Parcel
- Land Use
  - Residential 4-10
  - Office
  - General Commercial
  - Heavy Industrial

Z18-881COMP Francis Nevada Partnership

THIS IS NOT A LEGAL DOCUMENT. The location shown on this map is approximate and is subject to constant revision. Information shown on this map should not be used to determine the location of streets, blocks, roads, etc.

32-26-43
Proposed Land Use
Proposed Zoning

Comprehensive Plan Amendment Francis Nevada Partnership Z18-881COMP Exhibit B Proposed Zoning Map

Legend

- Subject Parcel
- Parcel
- City Zoning
  - Community Business
  - General Commercial
  - Office
  - Residential Single-Family

Z18-881COMP Francis Nevada Partnership

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Location Map

32-26-43
Z18-882COMP (H A Tombari LLC)

- **General Location:** 15 E Walton Ave
- **Current and Proposed Land Use:** Residential 15-30 to General Commercial
- **Current and Proposed Zoning:** RMF to GC-70
- **Existing Zoning Overlay:** None
- **Parcel(s):** 35052.2920
- **Parcel size:** 0.12 acres
- **Neighborhood Council:** Nevada Heights
Proposed Zoning

Comprehensive Plan Amendment
H A Tombari LLC
Z18-882COMP
Exhibit B
Proposed Zoning Map

Legend
- Subject Parcel
- Parcel
- City Zoning
  - General Commercial
  - Residential Multifamily
  - Residential Single-Family

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05-25-43
Z18-883COMP (David Jeter)

- **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
- **Existing Zoning Overlay:** None
- **Parcel(s):** 35203.0101 and 35203.0102
- **Parcel size:** 0.29 acres
- **Neighborhood Council:** East Central
Proposed Land Use

Comprehensive Plan Amendment
David Jeter
Z18-883COMP
Exhibit A
Proposed Land Use Plan Map
December 2018
Neighborhood and Planning Services

Legend
- Subject Parcel
- Parcel
- Land Use
  - Residential 4-10
  - Residential 15-30
  - Residential 30+
  - Office
  - General Commercial

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Proposed Zoning

Comprehensive Plan Amendment
David Jeter
Z18-883COMP
Exhibit B
Proposed Zoning Map
December 2018
Neighborhood and Planning Services

Legend
- Subject Parcel
- Parcel
- City Zoning
  - Office
  - Office Retail
  - Residential Multi-family
  - Residential Single-Family

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to property lines, section lines, streets, etc.
Z18-884COMP (Department of Ecology)

- **General Location:** SE corner of Monroe and Wellesley
- **Current and Proposed Land Use:** Residential 4-10 to Office
- **Current and Proposed Zoning:** RSF to O-35
- **Existing Zoning Overlay:** None
- **Parcel(s):** 35062.3610, 35062.3609 (currently houses); 35062.3619 (W Parking Lot); 35062.3515 (NE Parking Lot)
- **Parcel size:** 1.02 acres total
- **Neighborhood Council:** North Hill
Existing Land Use
Proposed Land Use

Legend:
- Subject Parcel
- Parcel

Land Use:
- Conservation Open Space
- Residential 4-10
- Office
- Neighborhood Retail

Comprehensive Plan Amendment
Department of Ecology
Z18-884COMP
Exhibit A
Proposed Land Use Plan Map
December 2018
Neighborhood and Planning Services

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Proposed Zoning
Z18-889COMP (Harlan D Douglass)

- **General Location:** 5025 N Mile Rd
- **Current and Proposed Land Use:** Mini Center to General Commercial
- **Current and Proposed Zoning:** NR-35 to GC
- **Existing Zoning Overlay:** None
- **Parcel(s):** 26274.2020
- **Parcel size:** 4.285 acres
- **Neighborhood Council:** Northwest
Existing Land Use

Comprehensive Plan Amendment
Harlan D Douglass
Z18-899COMP
Existing Land Use Plan Map
December 2018
Neighborhood and Planning Services

Legend

- Subject Parcel
- Parcel
- Land Use
  - Conservation Open Space
  - Open Space
  - Residential 4-10
  - Residential 10-20
  - Mini Center

218-889COMP
Harlan D Douglass

Mini Center

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27-26-42
Proposed Land Use
Existing Zoning
Proposed Zoning
Z18-890COMP (Harlan D Douglass)

- **General Location:** 8109-8201 N Indian Trail Rd
- **Current and Proposed Land Use:** Residential 4-10 to General Commercial
- **Current and Proposed Zoning:** RSF to GC
- **Existing Zoning Overlay:** None
- **Parcel(s):** 26224.0101 and 26224.0103
- **Parcel size:** 25 acres
- **Neighborhood Council:** North Indian Trail
Proposed Zoning

Comprehensive Plan Amendment
Harlan D Douglass
Z18-890COMP
Exhibit B
Proposed Zoning Map
December 2018
Neighborhood and Planning Services

Legend
- Subject Area
- Parcel
- City Zoning
  - Center and Corridor Type 2
  - Office
  - Residential Multifamily
  - Residential Single-Family
  - Residential Two-Family
  - General Commercial

THIS IS NOT A LEGAL DOCUMENT:
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22-26-42
Z18-993COMP (Ventura Land Holdings LLC)

- **General Location:** NW corner of Sunset Hwy and Government Way
- **Current and Proposed Land Use:** Residential 4-10 to Residential 15-30
- **Current and Proposed Zoning:** RSF to RMF
- **Existing Zoning Overlay:** None
- **Parcel(s):** 25234.6501 and 25234.0902
- **Parcel size:** 2.2 acres
- **Neighborhood Council:** West Hills
Proposed Land Use
Proposed Zoning

Comprehensive Plan Amendment
Ventura Land Holdings LLC
Z18-933COMP
Exhibit B
Proposed Zoning Map
December 2018
Neighborhood and Planning Services

Legend

- Subject Parcel

City Zoning
- Community Business
- Neighborhood Retail
- Office
- Office Retail
- Residential High Density
- Residential Multi-family
- Residential Single-Family

Z18-933COMP
Ventura Land Holdings LLC

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For more information, contact Nate Gwinn, ngwinn@spokanecity.org