



2019-2020 Proposed Comprehensive Plan Amendments

Under Revised Code of Washington (RCW) 36.70A.130, the City may generally amend the comprehensive plan once a year. During the application acceptance period in September and October of 2019, the City received six private applications. Furthermore, there are three city-sponsored applications proposed by various departments for consideration. Each of the applications under consideration are listed in the following table, along with the pages in this packet where more information can be found for each.

Comprehensive Plan Amendment Applications under Consideration in 2020

Application #	Address	Neighborhood	Proposed Change
Z19-499COMP	3001, 3022, 3207 E. Liberty Avenue	Bemiss (Adjacent to Minnehaha)	Land Use Plan Map R 4-10 to GC
Z19-501COMP	6204 N Nevada St & 1015 E Decatur Ave	Nevada Heights (Near Shiloh Hills)	Land Use Plan Map R 4-10 to GC
Z19-502COMP	3203 & 3207 E 29 th Ave	Lincoln Heights	Land Use Plan Map R 4-10 to Office
Z19-503COMP	3227 E 53 rd Ave	Southgate	Land Use Plan Map R 4-10 to R 15-30
Z19-504COMP	3004 W 8 th Ave	West Hills	Land Use Plan Map R 4-10 to R 15-30
Z19-505COMP	1117 W 10 th Ave	Cliff-Cannon	Land Use Plan Map R 4-10 to R 15-30
Z20-019COMP	City Street ROW	Various	Multiple Amendments to the Bike Network Map
Z20-042COMP	City Street ROW	Various	Multiple Amendments to the Arterial Network Map
Z20-045COMP	N/A	Various	Text Amendment to Address Rail Crossing Safety Improvements

Additional information regarding this year's suite of applications can be found here:

<https://my.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/>

The process for each year's consideration of amendments is laid out in the Municipal Code under [SMC 17G.020](#). For your reference, the following graphic provides a rough outline of the process, which generally takes 12-14 months to complete.

Application: Z19-499COMP

Action: Map amendment to the Land Use Plan Map in Chapter 3

Applicant/Agent: Ms. Leslie Perez of Storhåug Engineering, Inc.

Site Address(es): 3001, 3022, 3027 E Liberty Avenue

Neighborhood: Bemiss (Adjacent to Minnehaha)

Current Land Use: Residential 4-10

Proposed Land Use: General Commercial

Current Zoning: Residential Single Family

Proposed Zoning: General Commercial

Ad-Hoc Committee Results: Recommended for inclusion in the 2020 Work Program.



Z19-499COMP

(3001, 3022, & 3027 E Liberty Ave)

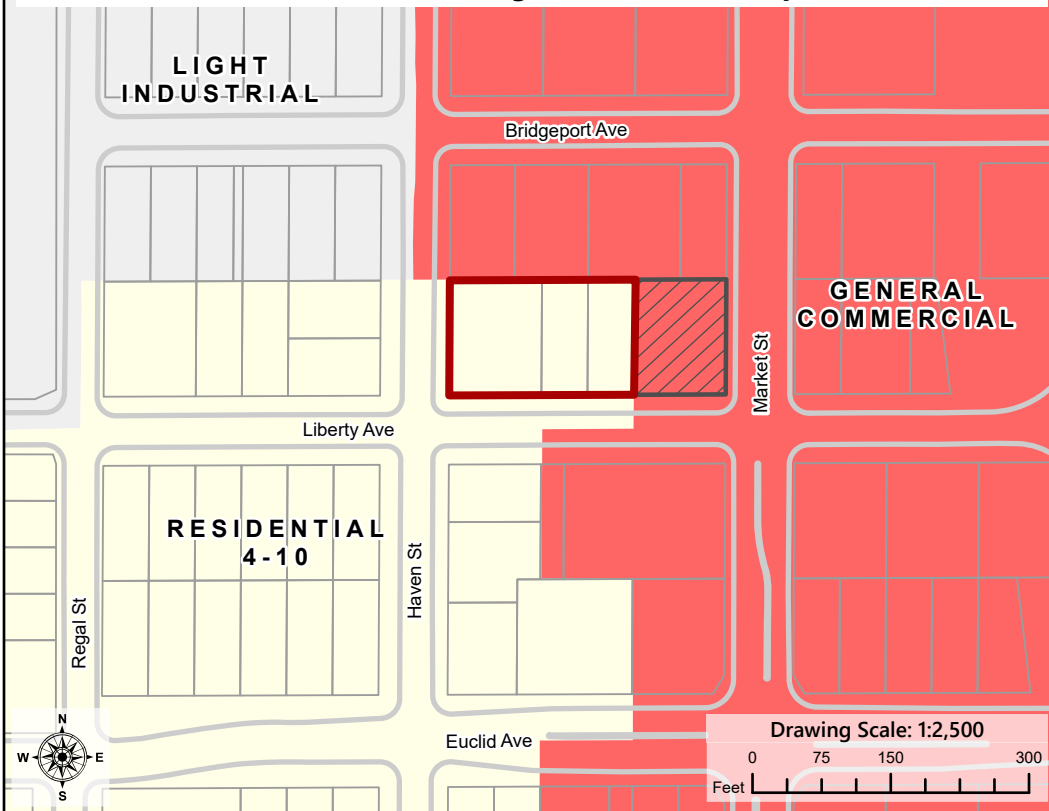
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 12/5/2019

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EXHIBIT A: Existing Land Use Plan Map



Legend

Subject Parcels

Same Owner

Parcel

Curb Line

Land Use Plan Designation

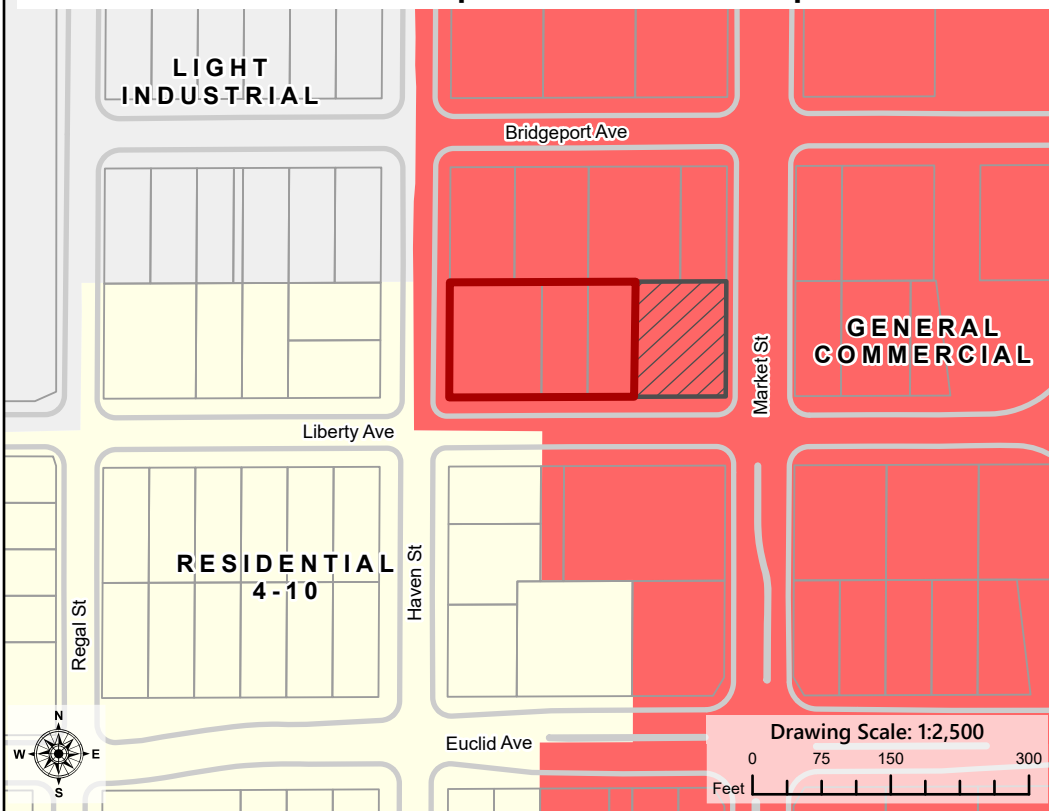
Residential 4-10

General Commercial

Light Industrial

Acres (Proposal): 0.85
Acres (Adjacent): 0.28

EXHIBIT B: Proposed Land Use Plan Map



Legend

Subject Parcels

Same Owner

Parcel

Curb Line

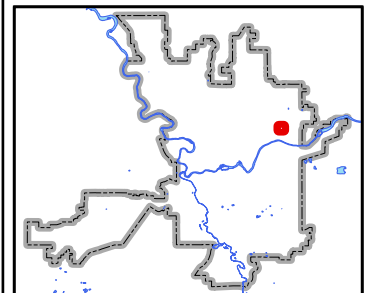
Proposed Land Use

Residential 4-10

General Commercial

Light Industrial

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Application: Z19-501COMP

Action: Map amendment to the Land Use Plan Map in Chapter 3

Applicant/Agent: Mr. Dwight Hume of Land Use Solutions & Entitlement

Site Address(es): 6204 N Nevada Street & 1015 E Decatur Avenue

Neighborhood: Nevada Heights (within the vicinity of Shiloh Hills)

Current Land Use: Residential 4-10

Proposed Land Use: General Commercial

Current Zoning: Residential Single Family

Proposed Zoning: Community Business-55

Ad-Hoc Committee Results: Recommended for inclusion in the 2020 Work Program.



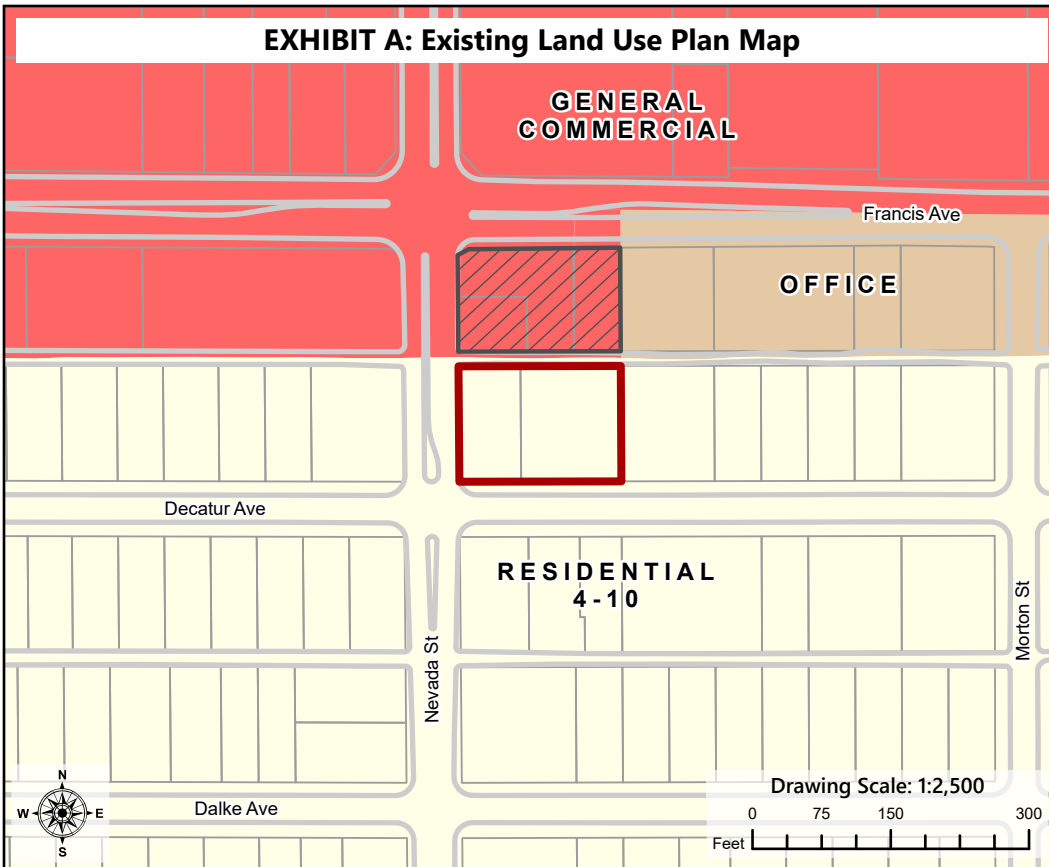
Z19-501COMP (6204 N Nevada St & 1015 E Decatur Ave) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

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EXHIBIT A: Existing Land Use Plan Map



Legend

Subject Parcels

Same Owner

Parcel

Curb Line

Land Use Plan Designation

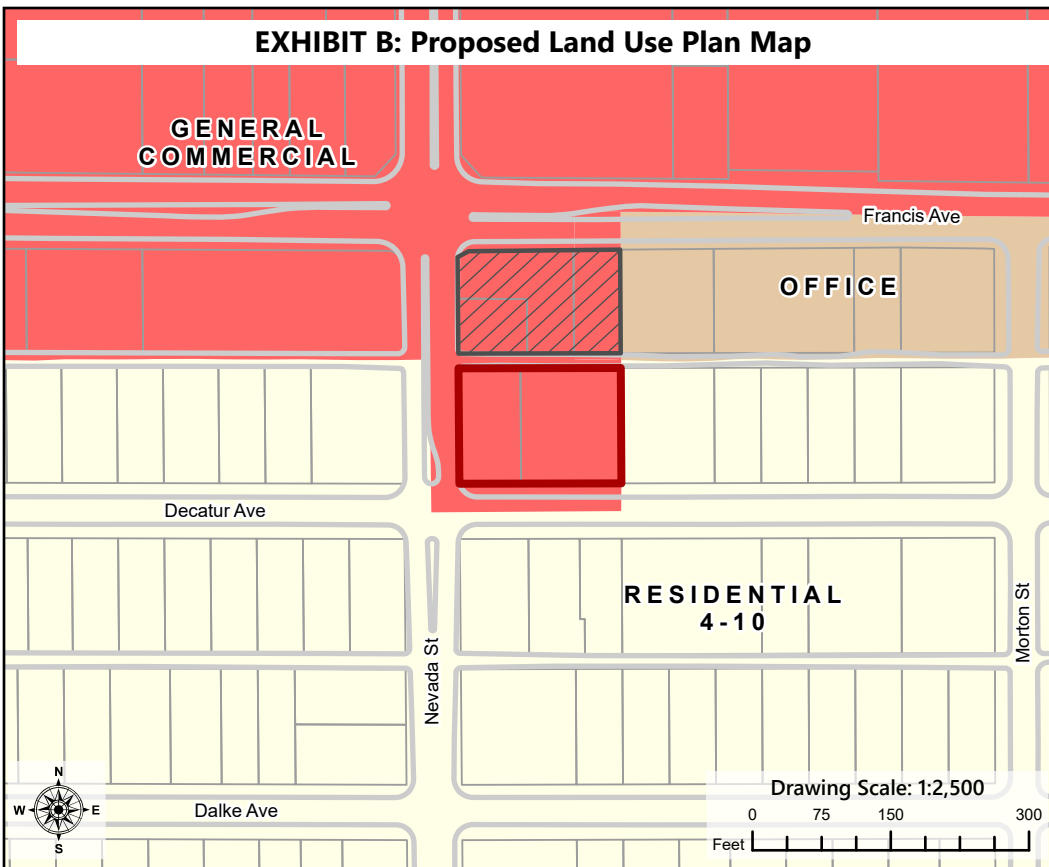
Residential 4-10

Office

General Commercial

Acres (Proposal): 0.51
Acres (Adjacent): 0.45

EXHIBIT B: Proposed Land Use Plan Map



Legend

Subject Parcels

Same Owner

Parcel

Curb Line

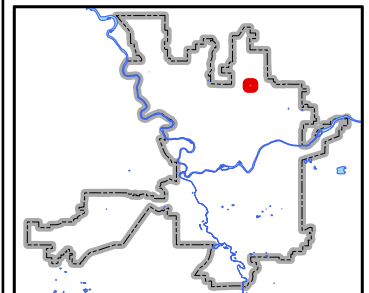
Proposed Land Use

Residential 4-10

Office

General Commercial

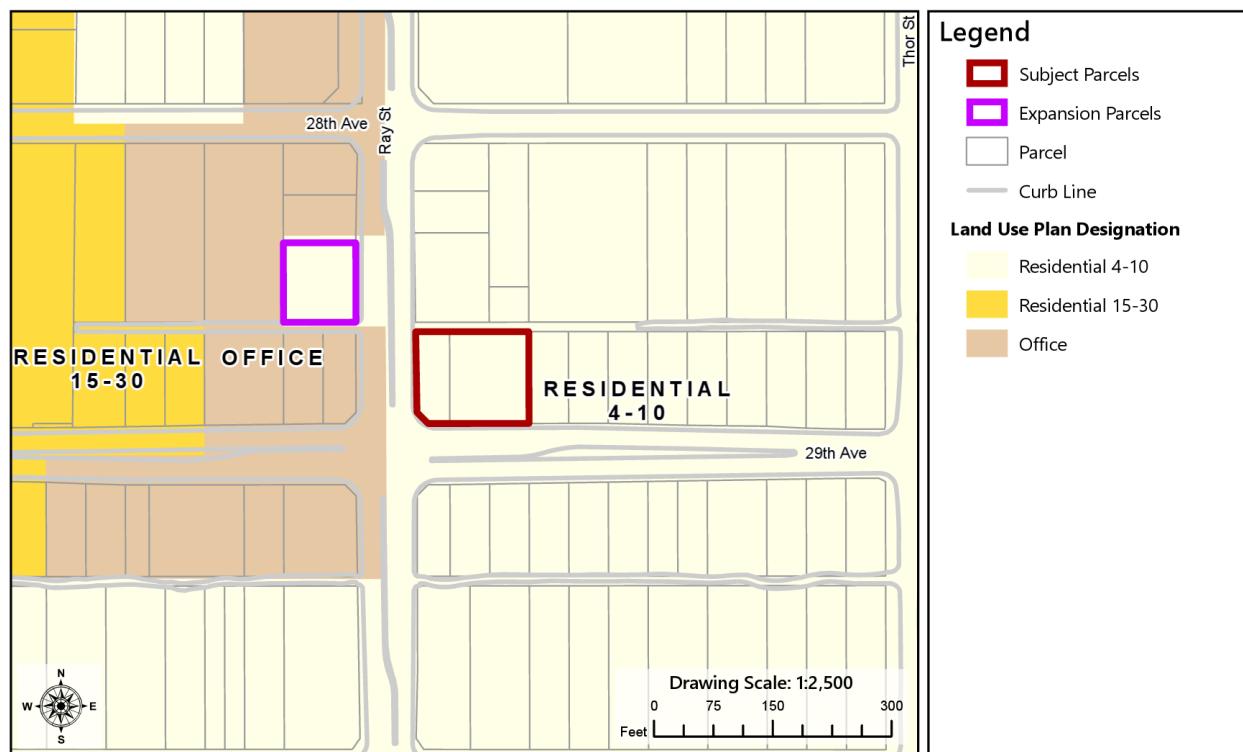
PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Application: Z19-502COMP

Action:	Map amendment to the Land Use Plan Map in Chapter 3
Applicant/Agent:	Mr. Dwight Hume of Land Use Solutions & Entitlement
Site Address(es):	3203 & 3207 E 29 th Avenue
Neighborhood:	Lincoln Heights
Current Land Use:	Residential 4-10
Proposed Land Use:	Office
Current Zoning:	Residential Single Family
Proposed Zoning:	Office-35
Ad-Hoc Committee Results:	Recommended to include parcel 35273.0306, 2820 S Ray Street (see below) for the same action and for inclusion in the 2020 Work Program.



Note: The parcel marked in purple above is approximately 0.21 acres in size. Noticing and signage on this property would be the responsibility of the City of Spokane, not the property owner. Noticing and signage on the original proposal (marked in red) would remain the responsibility of the applicant.



Z19-502COMP (3203 & 3207 E 29th Ave)

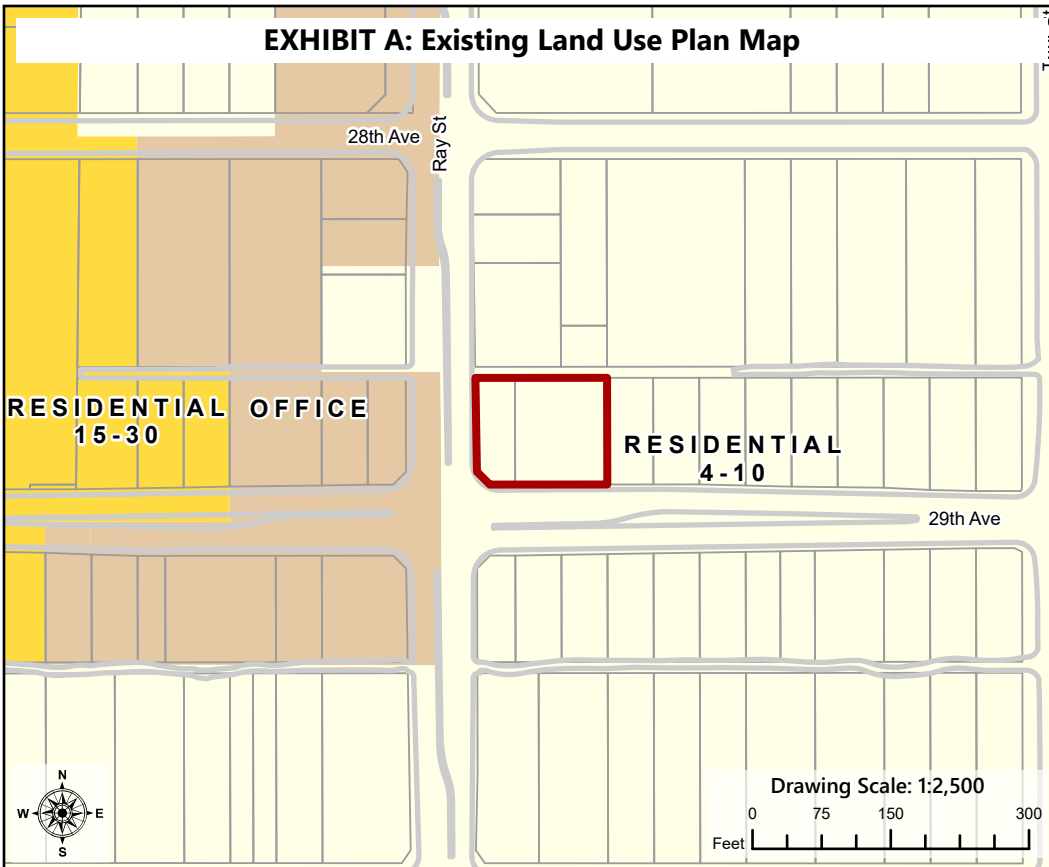
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

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EXHIBIT A: Existing Land Use Plan Map



Legend

Subject Parcels

Parcel

Curb Line

Land Use Plan Designation

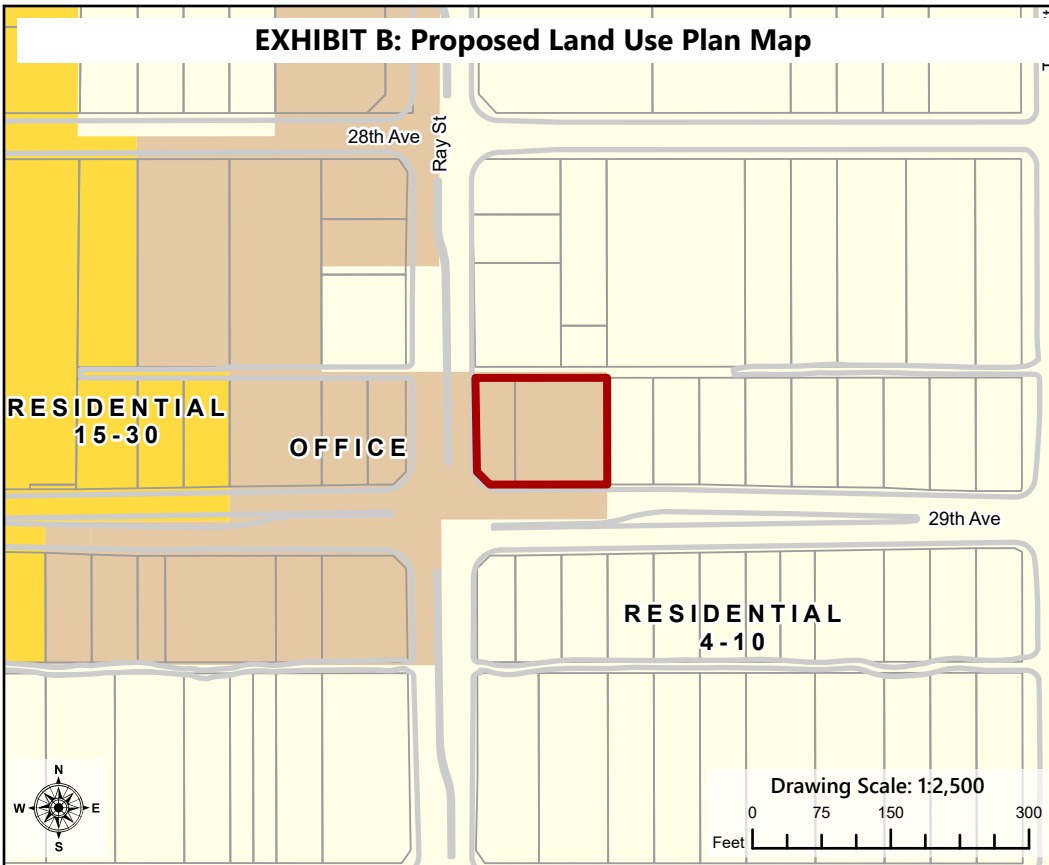
Residential 4-10

Residential 15-30

Office

Acres (Proposal): 0.38

EXHIBIT B: Proposed Land Use Plan Map



Legend

Subject Parcels

Parcel

Curb Line

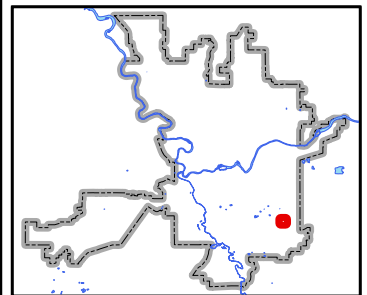
Proposed Land Use

Residential 4-10

Residential 15-30

Office

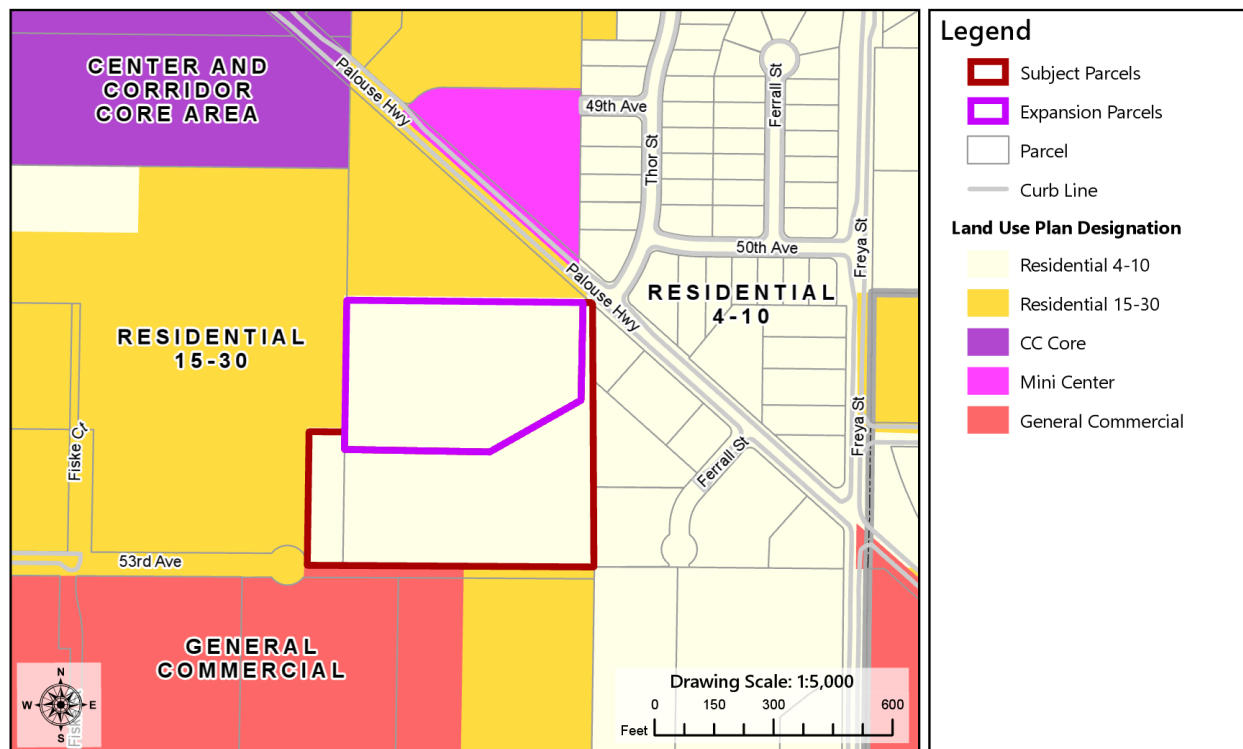
PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Application: Z19-503COMP

Action:	Map amendment to the Land Use Plan Map in Chapter 3
Applicant/Agent:	Mr. Dwight Hume of Land Use Solutions & Entitlement
Site Address(es):	3227 E 53 rd Avenue
Neighborhood:	Southgate
Current Land Use:	Residential 4-10
Proposed Land Use:	Residential 15-30
Current Zoning:	Residential Single Family
Proposed Zoning:	Residential Multi-Family
Ad-Hoc Committee Results:	Recommended to include parcel 34032.9094, 5106 S Palouse Highway (see below) for the same action and for inclusion in the 2020 Work Program.



Note: The parcel marked in purple above is approximately 4.82 acres in size. Noticing and signage on this property would be the responsibility of the City of Spokane, not the property owner. Noticing and signage on the original proposal (marked in red) would remain the responsibility of the applicant.



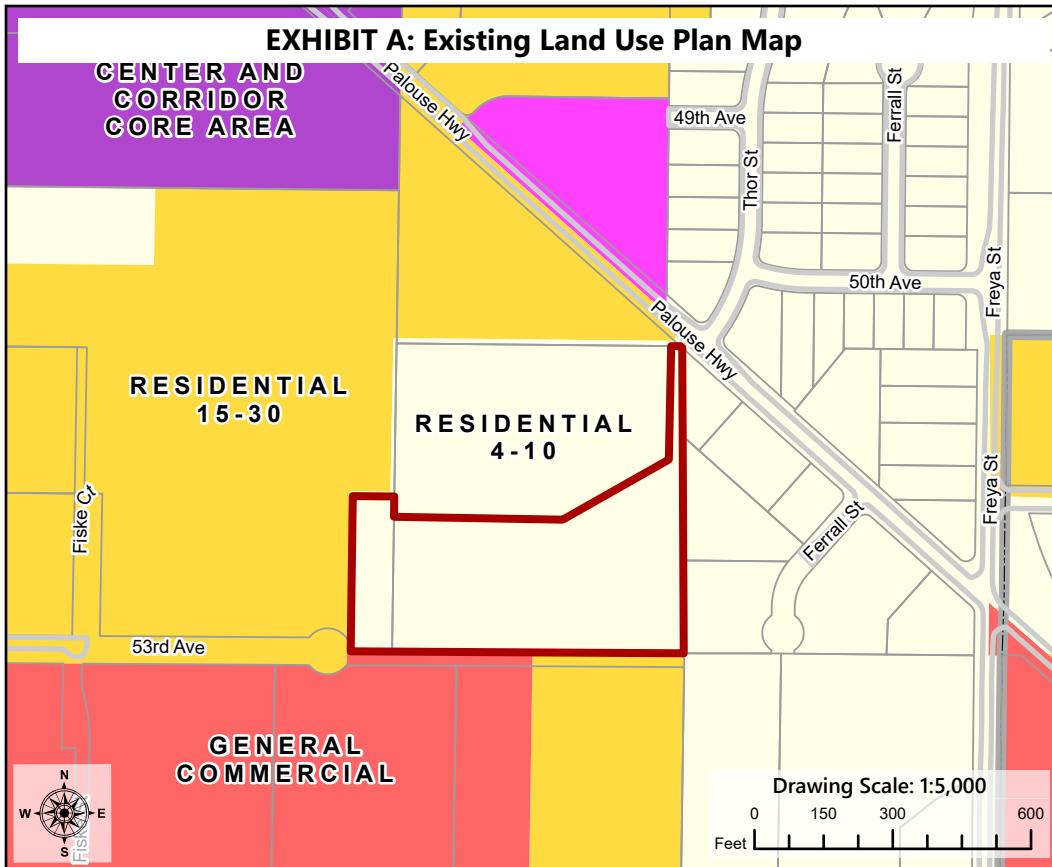
Z19-503COMP (3227 E 53rd Ave)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

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Legend

Subject Parcels

Parcel

Curb Line

Land Use Plan Designation

Residential 4-10

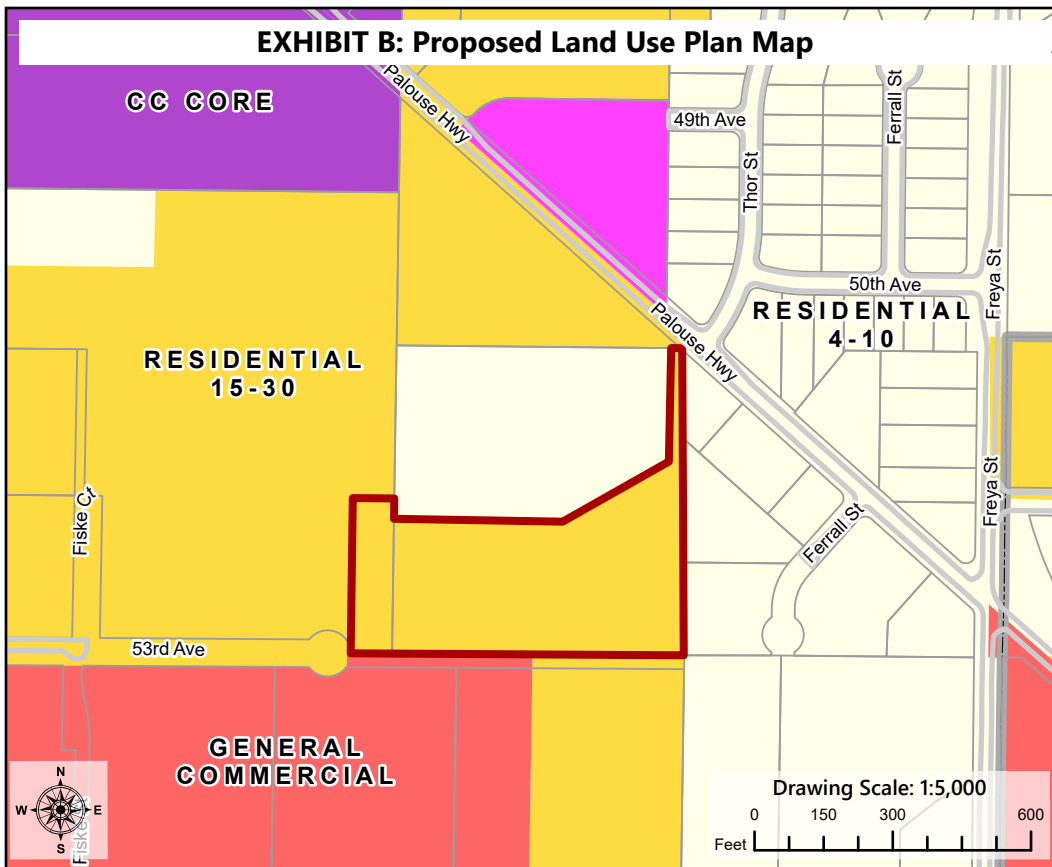
Residential 15-30

CC Core

Mini Center

General Commercial

Acres (Proposal): 5.48



Legend

Subject Parcels

Parcel

Curb Line

Proposed Land Use

Residential 4-10

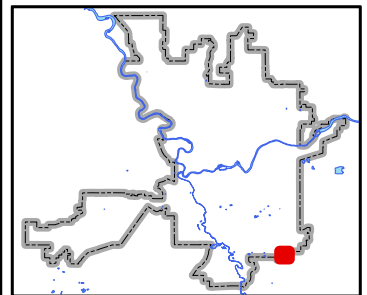
Residential 15-30

CC Core

Mini Center

General Commercial

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Application: Z19-504COMP

Action: Map amendment to the Land Use Plan Map in Chapter 3

Applicant/Agent: Mr. Dwight Hume of Land Use Solutions & Entitlement

Site Address(es): 3004 W 8th Avenue

Neighborhood: West Hills

Current Land Use: Residential 4-10

Proposed Land Use: Residential 15-30

Current Zoning: Residential Single Family

Proposed Zoning: Residential Multi-Family

Ad-Hoc Committee Results: Recommended for inclusion in the 2020 Work Program.



Z19-504COMP (3004 W 8th Ave)

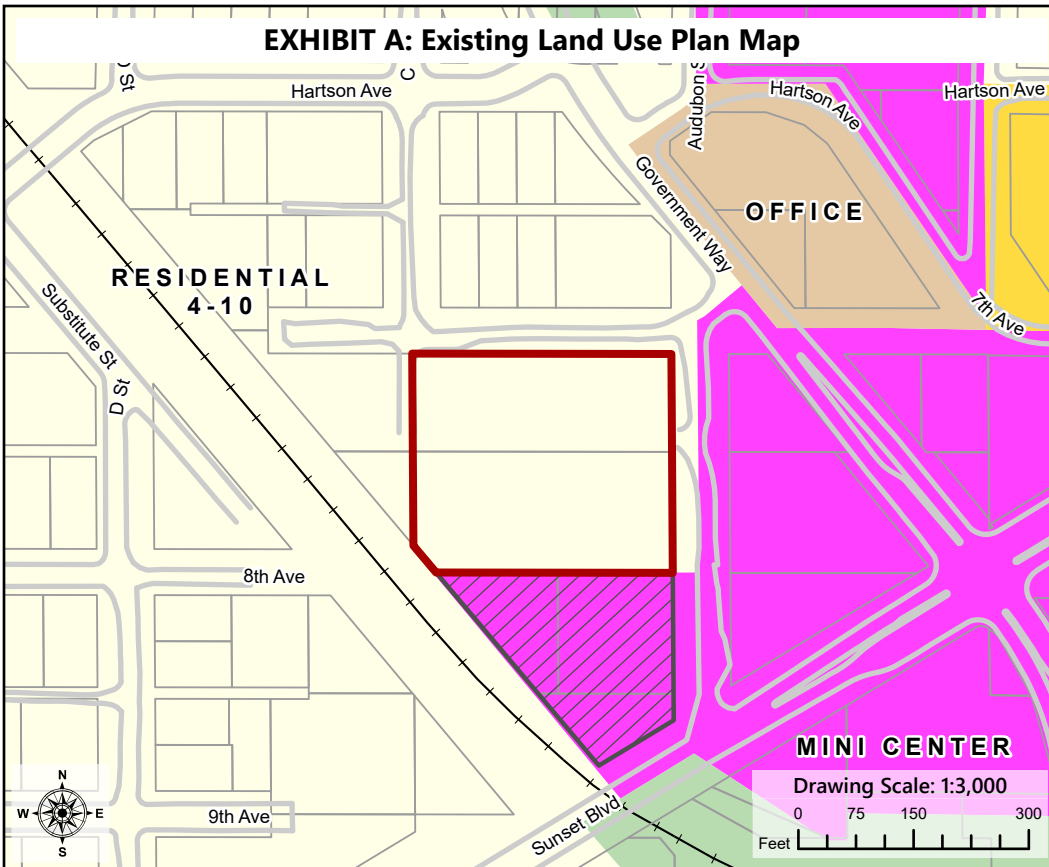
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

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EXHIBIT A: Existing Land Use Plan Map



Legend

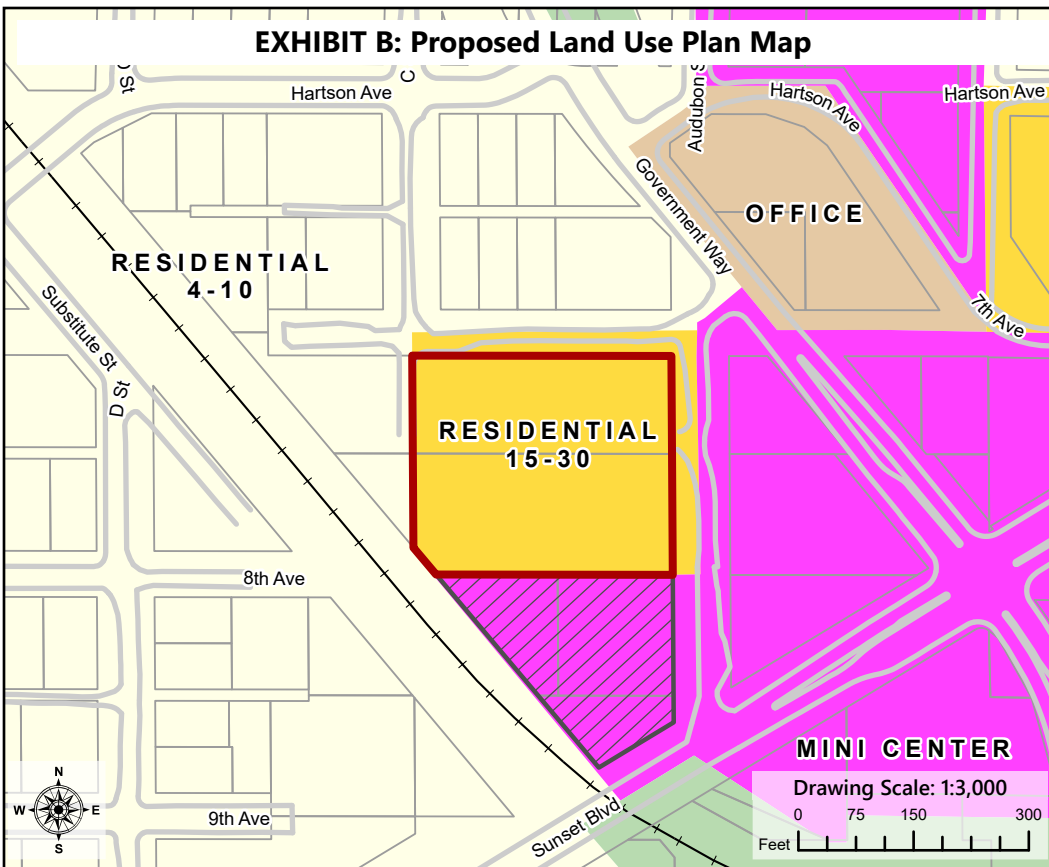
- Subject Parcels
- Same Owner
- Parcel
- Curb Line

Land Use Plan Designation

- Conservation Open Space
- Residential 4-10
- Residential 15-30
- Office
- Mini Center

Acres (Proposal): 2.20

EXHIBIT B: Proposed Land Use Plan Map

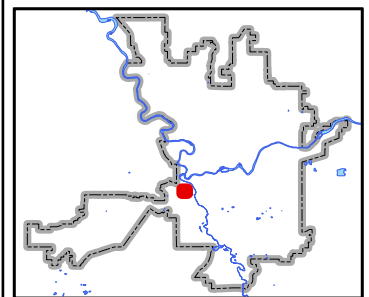


- Subject Parcels
- Same Owner
- Parcel
- Curb Line

Proposed Land Use

- Conservation Open Space
- Residential 4-10
- Residential 15-30
- Office
- Mini Center

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Application: Z19-505COMP

Action: Map amendment to the Land Use Plan Map in Chapter 3

Applicant/Agent: Mr. Dwight Hume of Land Use Solutions & Entitlement

Site Address(es): 1117 W 10th Avenue

Neighborhood: Cliff-Cannon

Current Land Use: Residential 4-10

Proposed Land Use: Residential 15-30

Current Zoning: Residential Single Family

Proposed Zoning: Residential Multi-Family

Ad-Hoc Committee Results: Not recommended.



Z19-505COMP (1117 W 10th Ave)

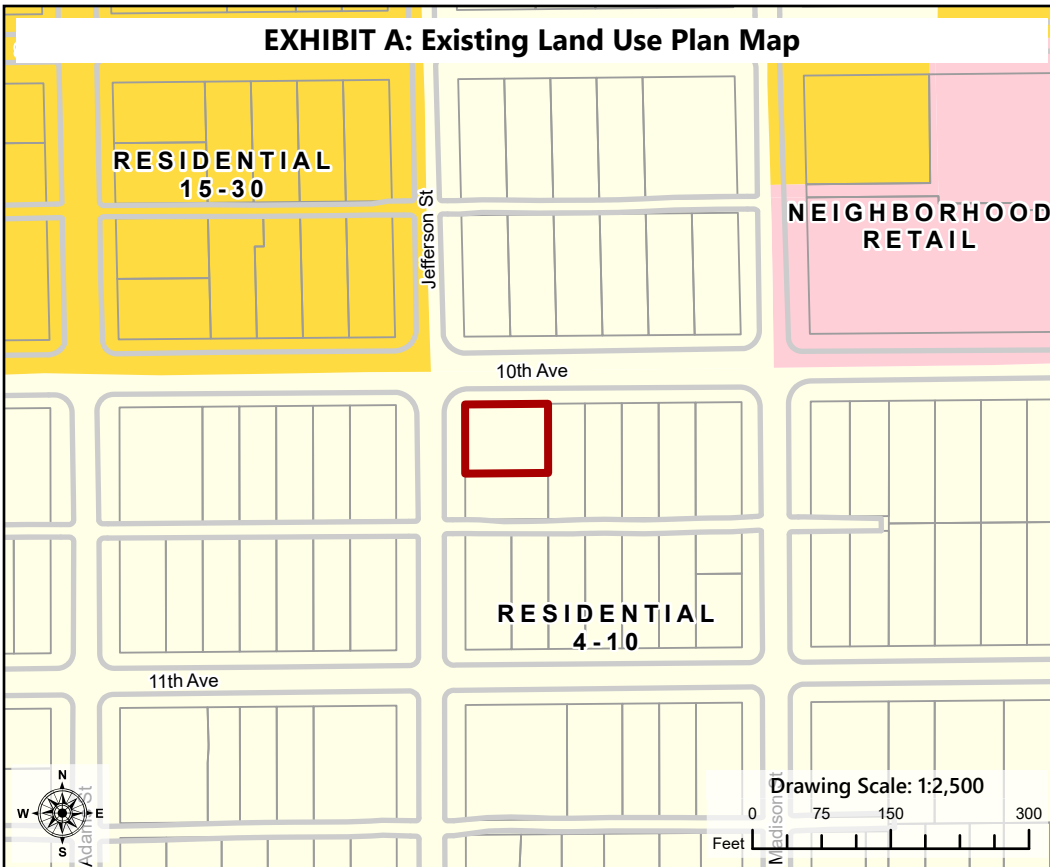
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

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EXHIBIT A: Existing Land Use Plan Map



Legend

Subject Parcels

Parcel

Curb Line

Land Use Plan Designation

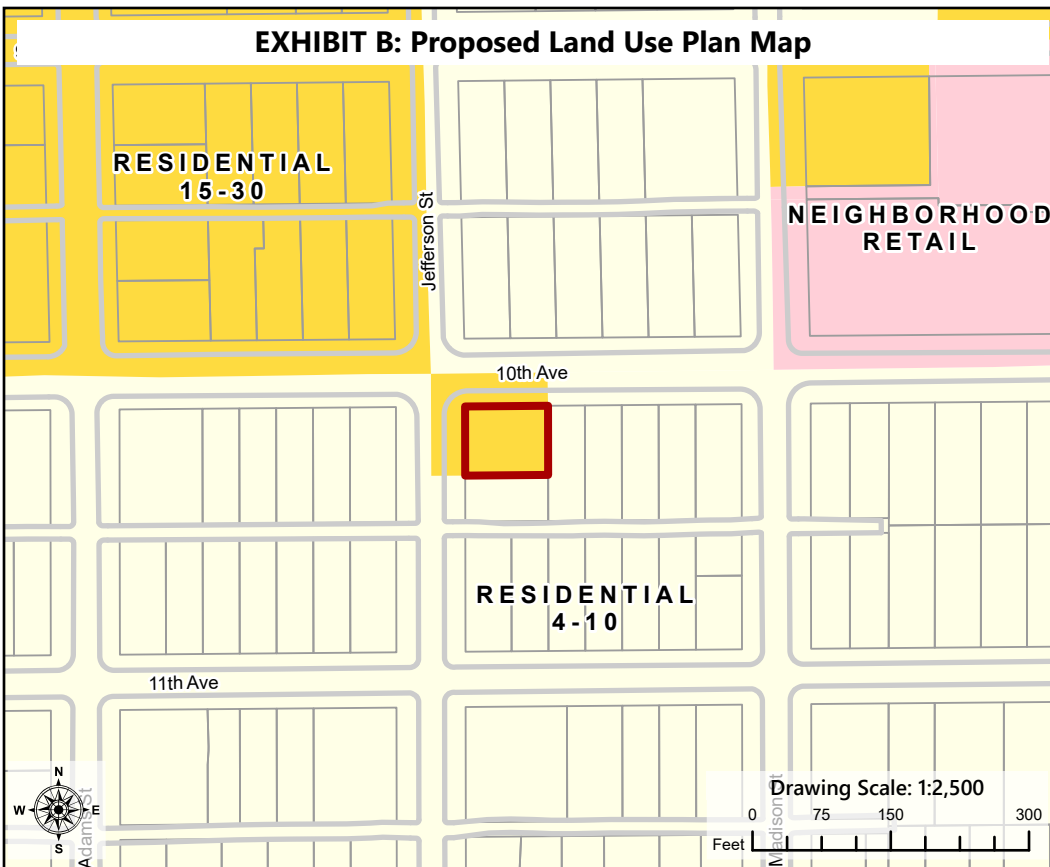
Residential 4-10

Residential 15-30

Neighborhood Retail

Acres (Proposal): 0.16

EXHIBIT B: Proposed Land Use Plan Map



Legend

Subject Parcels

Parcel

Curb Line

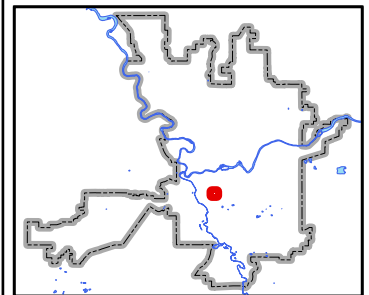
Proposed Land Use

Residential 4-10

Residential 15-30

Neighborhood Retail

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Application: Z20-019COMP

Action: Map amendment to the Proposed Bike Network Map in Chapter 4

Applicant/Agent: CITY-SPONSORED—Colin Quinn-Hurst, Department of Neighborhood and Planning Services

Site Address(es): n/a

Neighborhood: Various

The following changes to the Bike Network Map are draft in nature and may change during the next months as the proposal is refined and finalized.

Ref#	Street	From	To	Description (Future Designation)	Approx. Length
1	S Cowley St.	E 4th Ave.	E 9th Ave.	Update from medium traffic shared designation to medium traffic bike lane designation.*	0.33
2	W Strong Rd.	N Five Mile Rd.	N Nettleton Ct.	Update from moderate traffic bike lane to shared use path.*	0.42
3	E North Crescent Ave. and N North Center St.	N Perry St.	E Upriver Dr.	Designate for moderate traffic bike lane.*	0.47
4	E 17th Ave.	S Stevens St.	S Hatch St.	Shift greenway designation from 17th to 18th Ave along this stretch.	0.92
5	E Sumner Ave./ E 10th Ave./E 11th Ave./S Altamont Blvd./S Mt Vernon St./E 14th Ave.	S Grand Blvd.	S Fiske St.	Update bike-friendly route designation to neighborhood greenway designation	3.26
6	S Altamont St.	E Main Ave.	E 5th Ave.	Designate as moderate traffic bike Lane	0.53
7	S Flint Rd.	W Airport Dr.	W Airport Dr.**	Designate as moderate traffic bike lane	0.21
8	N Cook St.	E Francis Ave.	E Illinois Ave.	Designate as neighborhood greenway	
9	S Palouse Hwy.	S Thor St.	E 57th Ave.	Add shared-use pathway designation	0.80
10	W Boone Ave./N Atlantic St./W Sharp Ave.	N Lincoln St.	N Division St.	Update to moderate traffic bike lane designation	2.35
11	N Pittsburg St.	E Lyons Ave.	E Rich Ave.	Designate as a bike-friendly route.	1.51
*This designation conforms to recent improvements to the bicycle infrastructure on the street.					
**Airport Dr. loops back to intersect Flint Rd. again.					

Application: Z20-042COMP

Action: Map amendment to the Arterial Network Map in Chapter 4
Applicant/Agent: CITY-SPONSORED—Inga Note, Integrated Capital Management Department
Site Address(es): n/a
Neighborhood: Various

The following changes to the Arterial Network Map are draft in nature and may change during the next months as the proposal is refined and finalized.

Street	Limits	Classification on TR 12 Map	New Classification	Reason	Proposed by
Thorpe Rd	Craig to Lawson	local	Urban Minor Collector	Error correction	ICM
Granite Road (18 th Ave)	Flint to Campus	Local	Urban Minor Arterial	Consistency with SMC 12.08.040	ICM
Campus Road	12 th Ave to US 2	Proposed Urban Minor Collector	Urban Minor Collector	constructed	ICM
Grove Road	City limit to Sunset Hwy	Local	Urban Minor Collector	Error correction	ICM
Post Street Bridge	Summit Pkwy to SFB	Urban Minor Arterial	Urban Major Collector	Consistency with SMC 12.08.040	ICM
9 th Ave - Rockwood	Grand to Cowley	Local	Urban Major Collector	Error correction	ICM
Martin Luther King Jr. Way	Division to Trent	Proposed Urban Minor Arterial	Urban Minor Arterial	constructed	ICM
Thurston Ave	Grand to Perry	Urban Major Collector	local	Consistency with SMC 12.08.040	ICM
Rutter Parkway	Eastern to Bradley	Urban Minor Arterial	Urban Major Collector	Error correction	ICM
Upriver Drive	N. Center to Mission	Urban Minor Arterial	local	Vacated by Ordinance C35824	ICM
Upriver Drive	Buckeye to east city limits	local	Urban Minor Arterial	Error correction	ICM
Barnes Road	Phoebe to Strong	Proposed Urban Major Collector	Urban Major Collector	constructed	ICM

Application: Z20-045COMP

Action: Text Amendment to Chapter 4, Transportation
Applicant/Agent: CITY-SPONSORED—Inga Note, Integrated Capital Management Department
Site Address(es): n/a
Neighborhood: Various

The proposed amendment would add text to Chapter 4 describing background information regarding vehicle and pedestrian safety for railway crossings in the City and will include a list of locations in the City where additional improvements are necessary to ensure the public's safety, including the currently-ungated crossings at:

1. S Havana Street, just north of E Sprague Avenue;
2. N Freya Street, just north of E Sprague Avenue; and
3. E Mission Avenue, just east of N Perry Street.