

Land Use Solutions & Entitlement

Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218

509-435-3108 (V)

dhume@spokane-landuse.com

10-29-19

Kevin Freibott, Planner II
Planning & Development Services
3rd Floor City Hall
West 801 Spokane Falls Blvd.
Spokane WA 99201

Ref: 29th and Ray NEC Map Amendment R 4-10 to Office

Dear Kevin:

Per requirements of the City of Spokane, I have enclosed the completed Early Threshold Review form, the General Application, signed by the Owner, maps depicting the land use designation and zone for the subject property, together with a check for the docketing process.

The subject site has been cleared of residences and posted with a For Sale sign, resulting in numerous inquiries to purchase the property, only to find that it is not zoned beyond residential low density. Hence, this request is in response to market demand and is a pre-requisite to finalizing any pending offers.

Another observation worth mentioning is the fact that the RSF zone along Ray to 17th includes 6 lineal blocks of non-residential uses immediately adjoining residential uses. Clearly, the coexistence of major non-residential uses has not impacted the remaining residential uses and/or values. These uses include 2 churches, one day care, an elementary school with parking, a fire station and neighborhood retail at 17th. So don't be deceived by the continuous RSF zone from 29th to 17th. It's not what you'd expect it to be.

Respectfully Submitted

Dwight J Hume agent

Dwight J Hume



DESCRIPTION OF PROPOSAL:

Map Amendment from R 4-10 to Office and RSF to O-35.

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

3203 and 3207 E 29th Avenue

APPLICANT:

Name: Ryan Schmelzer and Paige Wallace

Address: 3411 E 29th Avenue, Spokane WA 99223

Phone (home): 509-951-3553

Phone (work):

Email address: pw724@hotmail.com

PROPERTY OWNER:

Name: Same as above

Address:

Phone (home):

Phone (work):

Email address:

AGENT:

Name: Land Use Solutions and Entitlement c/o Dwight Hume

Address: 9101 N Mt. View Lane Spokane WA 99218

Phone (home):

Phone (work):

435-3108

Email address: dhume@spokane-landuse.com

ASSESSOR'S PARCEL NUMBERS:

35273.0219 and 0220

LEGAL DESCRIPTION OF SITE:

Lots 22-24 Block 70, Lincoln Heights Addn. Except Streets.

SIZE OF PROPERTY:

.39 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Map Amendment and Zone Change

SUBMITTED BY:

Ryan Schmelzer

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, Ryan Schmelzer, 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 30 day of October, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ryan Schmelzer, 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.



J. K. Willmering
Notary Public in and for the State of Washington,
residing at 1315 S. Chestnut St. Spo WA 99224



Comprehensive Plan Amendments

Threshold Review

NEC 29th & Ray Map Amendment

Pre-application:

The first step in applying for an amendment to the City's Comprehensive Plan is to submit a threshold review application. Prior to submitting this application, a private applicant is required to schedule a no-fee pre-application conference with staff. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). Applications are accepted through October 31 each year, during business hours. Applicants are strongly encouraged to make an appointment with Planning Department staff prior to submitting an application.

Description of the Proposed Amendment:

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps.
Two vacant parcels located at the NE corner of 29th and Ray; Parcel #'s 35273.0219 and 0220 comprising .39 acres. See maps submitted herewith.

In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below. You may need to use a separate piece of paper.

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.
The Comprehensive Plan provides guidance on the proper location of office uses. The subject site is located at an arterial intersection where the NW and SW corners are zoned Office and occupied. The request can be interpreted as "trending" in terms of land use pattern. When "trending" occurs, it is suitable for a map change within the Comprehensive Land Use Plan.
2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.
The site is .39 acres and has limited capability for use and as stated above, the intersection has two other quadrants as office use and zoning. The request would not warrant other sub-area studies or work programs.
3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program. *Yes, this is not an extraordinary change to the existing neighborhood, nor does it set precedence for further extension easterly.*

Planning & Development Services, 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336

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(Rev Sept 2017)

4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?

As stated above, there is no purpose in expanding the Office category except as an extension of the subject property North or East. No contact has been made with either owner.

5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC. *The annual process for amending the Comprehensive Plan is to keep the Comprehensive Plan alive and responsive to the community. As stated above, the area continues to trend toward medical and/or office services.*

The requested amendment is consistent with the adjacent land use classification and zones and will implement many applicable Comprehensive Plan policies. The site has a full range of public services available and can accommodate a small office in close proximity to the Lincoln Heights shopping center.

The request is consistent with the CWPP. The CWPP encourages growth in urban areas where services and utilities already exist. When the site is further developed, the applicant or developer will be required to demonstrate that levels of service are maintained, as required by the CWPP. The CWPP also encourages the use of public transit and development where public transit is available. It is important to note that the city has adopted development regulations and policies to implement the CWPP at the City level. Thus, consistency with the CWPP is achieved.

The application is consistent with the goals and policies of the Growth Management Act. The GMA encourages densification, in-fill and urban development and redevelopment in areas designated for urban growth and within existing city limits. The property is within the UGA and the city limits of Spokane

The proposed change is consistent with the following goals of the Comprehensive Plan:

Land Use 1.5

The Office designation is located where it continues an existing office development trend and serves as a transitional land use.

Land Use 1.12

The proposed map change is consistent with LU 1.12. Existing public facilities and services are adequately available to the subject property.

Land Use 3.1

The proposed map change is consistent with LU 3.1, which encourages the efficient use of land. Under Policy LU 3.1 future growth should be directed to locations where adequate services and facilities are available.

Land Use 5.3

The Off-Site impacts are mitigated by the development standards of the city and the corner location with two access points available for ingress and egress. Accordingly, the proposed addition better ensures compliance with LU 5.3.

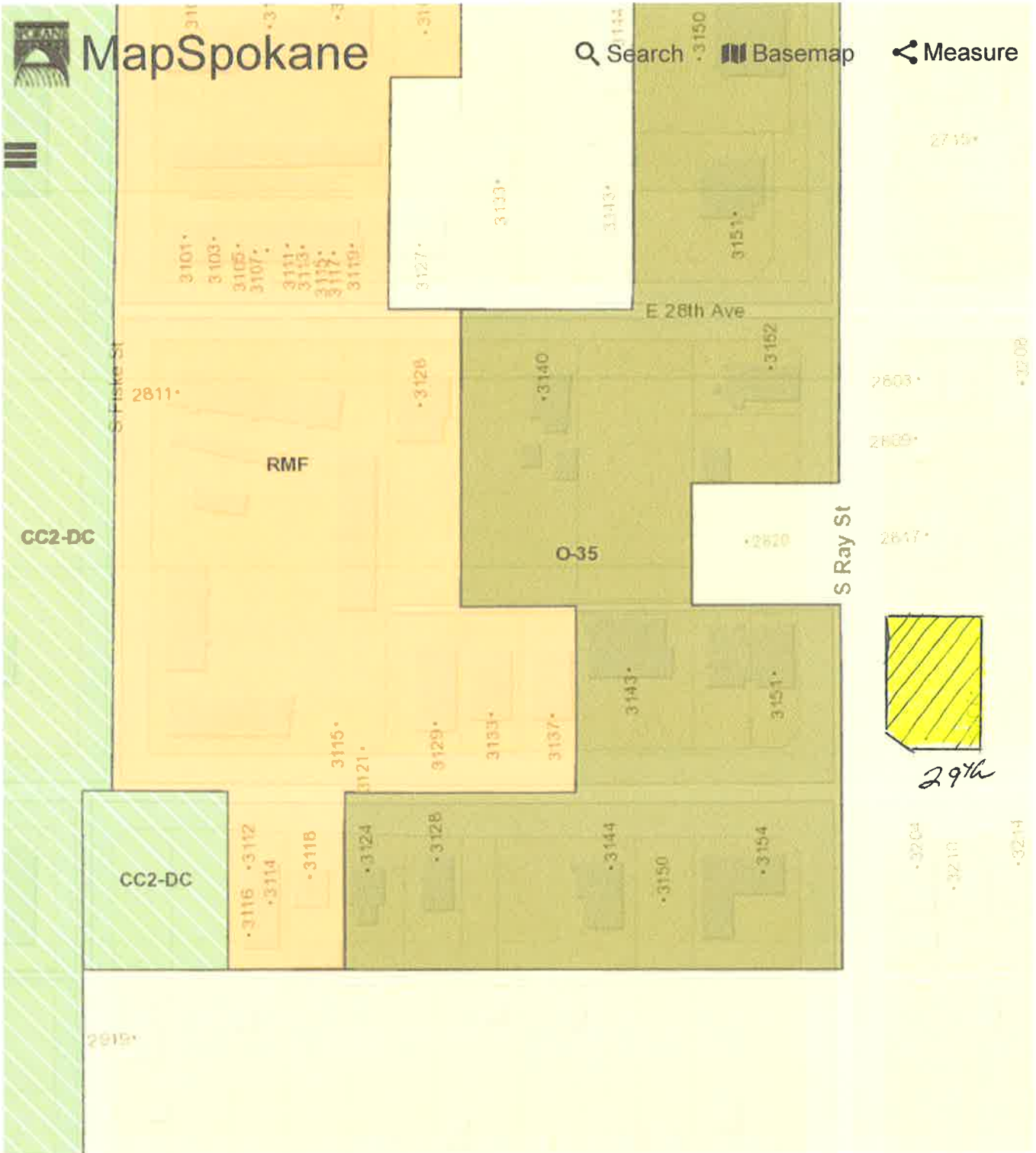
Transportation 3.1

Transportation and development patterns are important to support desired land uses and development patterns. This is a fully controlled arterial intersection with good visibility for non-residential uses, thus supporting office services to the community.

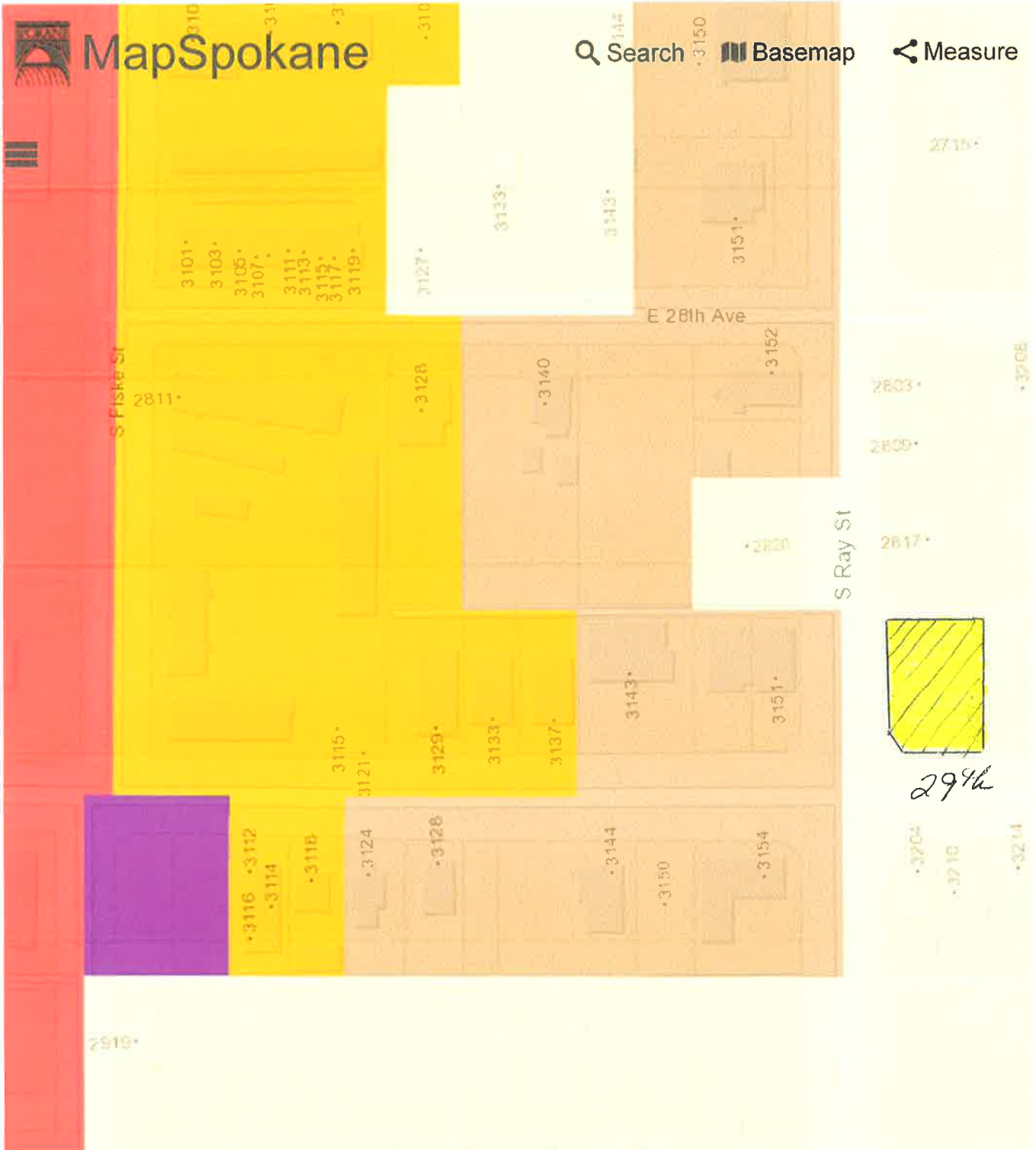
Economic Development Goal 6

The proposed map change is consistent with Goal ED 6, which recommends that development be located where infrastructure capacity already exist before extending infrastructure into new areas. In this case, all services are readily available.

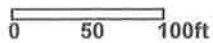
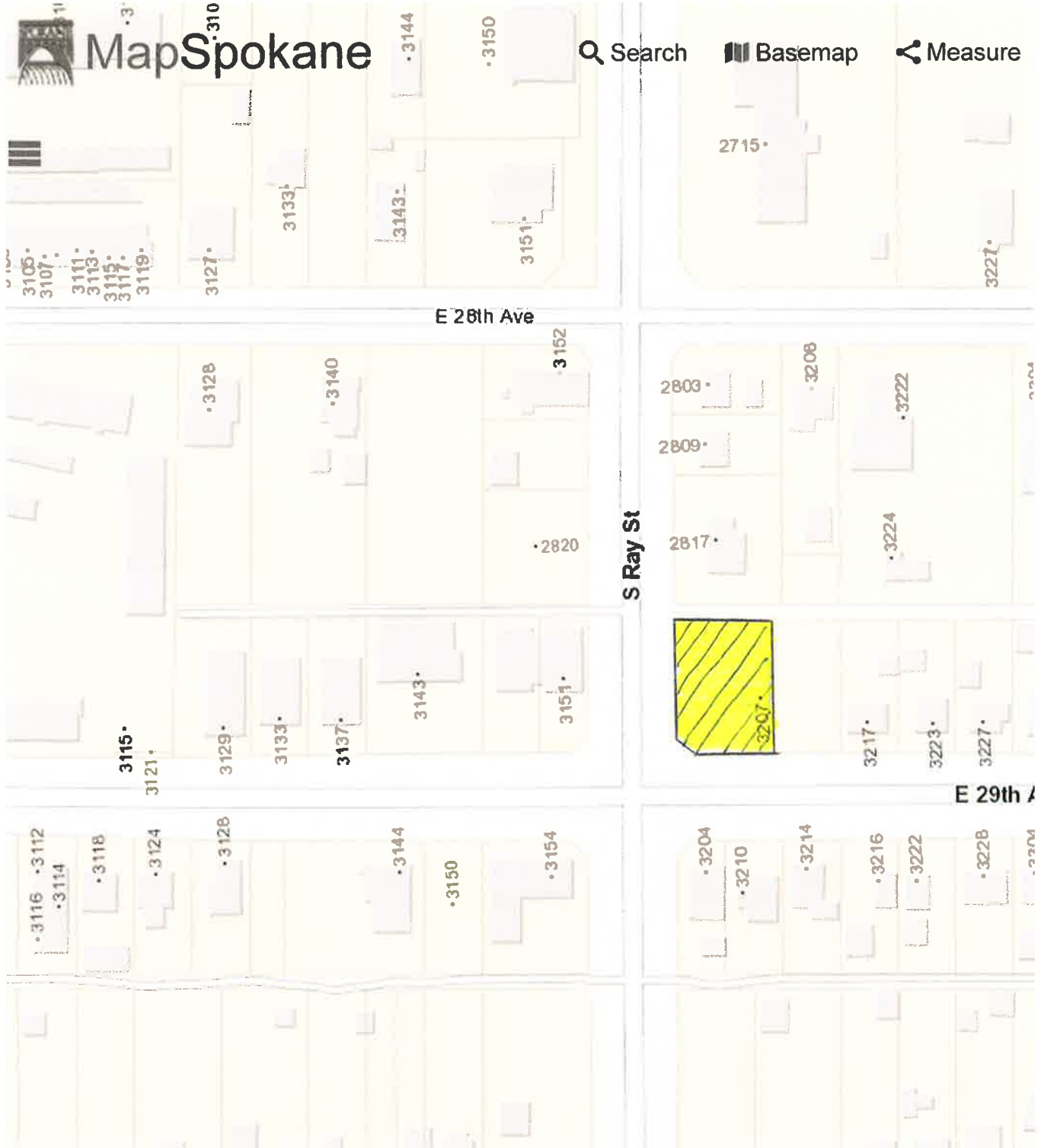
6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.
This is the first submittal at this corner under the adopted GMP.
7. If this change is directed by state law or a decision of a court or administrative agency, please describe. *N/A*
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.
The applicant will contact the Lincoln Heights NC to schedule a time to inform them of this request prior to Docketing.



0 50 100ft



0 50 100ft





Comprehensive Plan or
Development Standard Amendment
Threshold Review - Counter Complete Checklist

This checklist includes all of the required information for submitting a **Early Threshold Review Application** for an item that has been docketed for full review as a COMPREHENSIVE PLAN OR DEVELOPMENT STANDARD AMENDMENT. It includes required information of the State Environmental Policy Act. Applications will not be processed until all of the following information is submitted and determined "Counter Complete."

- Predevelopment meeting summary (if applicable)
- Pre-application meeting or correspondence with neighborhood council (for map amendments)
- General Application, completed and signed
- Threshold Review Application for Comprehensive Plan Amendments
- Environmental checklist, if required under SMC Chapter 17E.050. *HOLDING UNTIL DOCKET*
- Additional materials such as photographs illustrating the site or visioning documents appropriate to a non-project action may be included.
- For a map amendment, (2) paper copies and one PDF (formatted for posting and emailing) of the site plan, drawn to a minimum scale of 1"=100', on a sheet no larger than 24"x36", which will include all of the following:

- Applicant's name, mailing address and phone number
- Section, township and range
- North arrow and scale
- Legal description
- Dimensions of property and property lines
- City limits and section lines
- Existing utilities in adjoining right-of-way
- Existing streets, alleys, major easements or public areas
- Location of existing buildings
- Unstable slopes (if applicable)
- Wetlands (if applicable)
- Water courses such as streams, rivers, etc. (if applicable)
- Flood plains, flood fringe or flood way (if applicable)
- Significant habitat or vegetation (if applicable)

- For a text amendment, instead of the site plan, please include the proposed amendment with the text to be added underlined and the text to be deleted with ~~strikeouts~~.
- Additional application information may be requested later if item is put on the Annual Comprehensive Plan Amendment Work Program and may include, but is not limited to, the following: critical area studies, noise studies, air quality studies, visual analysis, transportation impact studies, geotechnical and wetland studies
- Planning & Development Department filing fees, as required under SMC Chapter 8.02

3203 & 3207 E 29TH AVE

RECEIVED BY: *Lenny Jurek*

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