



General Application

DESCRIPTION OF PROPOSAL:

Map amendment from Light Industrial to Centers and Corridors and a zone change from Light Industrial to CC-1

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

120 N Magnolia St

APPLICANT:

Name: McKinley School LLC
Address: 518 W Riverside Suite 200 Spokane WA 99201
Phone (home): **Phone (work):** 206-304-3964
Email address: steve.l.dewalt@gmail.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:

35163.3001

LEGAL DESCRIPTION OF SITE:

Amended Map of School Section 16 Block 69

SIZE OF PROPERTY:

2.5 acres (300' x 363' = 108900 sf)

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Map Amendment and Zone Change

SUBMITTED BY:

Sam DeWalt

☐ 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, Steven DeWalt as Manager of North Park Development LLC, and North Park Development LLC as Manager of McKinley School LLC, owner of the above-described property do hereby authorize Dwight Hume to represent us and our interests in all matters regarding this application.

ACKNOWLEDGMENT:

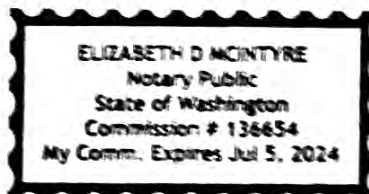
STATE OF WASHINGTON)

) ss.

COUNTY OF SPOKANE)

On this 26 day of October, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared STEVEN DEWALT, 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.



Elizabeth D. McIntyre
Notary Public in and for the State of Washington,
residing at SPOKANE, WA



Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

(McKinley School LLC Application)

DESCRIPTION OF THE PROPOSED AMENDMENT

(Please check the appropriate box(es))

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-Wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

(See Attached Pre-Application Supplement)

1. General Questions *(for all proposals):*

- a. Summarize the general nature of the proposed amendment.
- b. Why do you feel this change is needed?
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
- e. For map amendments:
 1. What is the current Land Use designation and zoning for each affected parcel?
 2. What is the requested Land Use designation and zoning for each affected parcel?
 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
☐ Yes ☒ No
- i. If yes, please answer the following questions:
 1. When was the amendment proposal submitted?
 2. Was it submitted as a consistent amendment or an inconsistent amendment?
 3. What were the Plan Commission recommendation and City Council decision at that time?
 4. Describe any ways that this amendment proposal varies from the previously considered version.

Pre-Application Supplement

McKinley School LLC

- a. Summarize the general nature of the proposed amendment.

This is a 2.50 ac. school site located at N 120 Magnolia Street, bounded by Magnolia on the West, Napa on the East, Riverside on the South and Main Avenue along the North boundary. The property is currently designated Light Industrial and zoned LI. This amendment request would change the map designation to CC Core and a CC-1 EC zone since it is within an existing Employment Center overlay.

- b. Why do you feel this change is needed?

The site adjoins the CC-Core designation along Riverside and would be a contiguous expansion of the CC-Core designation. While the school is on the Historic Register, the viability of an upgrade and use of the building requires an expanded option of utilizing the remainder of the site for other related uses, such as higher density residential.

- c. In what way(s) is your proposal similar to, or different from, the fundamental concepts contained in comprehensive plan?

As stated above, the site is located within the Sprague Napa Employment Center where a broad range of employment opportunities are possible within either the CC zones or within the nearby Light Industrial neighborhood. With a historic registration for the principal use of the property, it is best to allow additional residential use rather than industrial, so as to preserve and encourage the revitalization of the historic landmark.

- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? Not Applicable

- e. For map amendments:

- a. What is the current Land Use designation and zoning for each affected parcel? Light Industrial designation and Light Industrial zone.
- b. What is the requested Land Use designation and zoning for each affected parcel? CC Core designation and CC-1 EC zoning
- c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/occupied, etc. North: Vacant, Industrial, and Residential S/F; East: Industrial, office, residential; South: Retail, Office, Residential: West: Warehouse and Residential

- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? The adopted Comprehensive Plan as it pertains to Centers and Corridors.

- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Planning Services department's work program (e.g., neighborhood planning, public input on new regulations, etc.)? The subject property is already within the Employment Center designation and does not need further sub-area studies.

- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

☐ Yes ☒ No



Comprehensive Plan Amendments

Threshold Review

(McKinley School LLC)

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. **See General Application**

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.
(See Attached Threshold Supplement)

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.
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.
3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.
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?
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.
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.
7. If this change is directed by state law or a decision of a court or administrative agency, please describe.
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

Planning & Development Services, 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336
my.spokanecity.org | Phone: 509.625.6300

(Rev Sept 2017)

McKinley School Threshold Supplement

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.

The request is for a map change to the adopted Comprehensive Plan Map, hence the Comprehensive Plan Amendment.

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 subject site is located well within a designated Employment Center and adjacent to a CC Core designation. No sub-area plan is needed to accomplish this amendment.

3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

No special studies are expected to be generated by this request. Accordingly, this can be processed within the normal timeframe of an annual amendment.

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?

No other property owners were contacted by the applicant. This is an obligation of the Council and Docketing Committee to determine if more property should be included.

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.

a) This proposal is within an adopted designated Employment Center. Moreover, it is consistent with the CC-Core designation and CC-1 EC zone adjacent to this proposal. It is therefore consistent with County Planning policies, the GMA and the WAC.

b) Goal 3, Policy 3.2 Employment Centers: The distinction of an EC is that it includes a strong employment component of non-service-related jobs, typically adjacent to a Core zone. While the subject site is currently zoned Light Industrial and adjoins the CC-Core area, it is not conducive to generating non-service related jobs due to the historic registration of the former McKinley School on site. Hence, it is better suited for more CC-Core designation and the CC-1 EC zone to encourage retail services and residential use. It is worth noting that this 2.5 acre deletion from the LI

designation is non-significant in terms of diminishing the available LI zoned area due to its inability to be used for light industrial purposes.

- c) Goal 3, Policy 3.5 Mix of Uses in Centers; *“Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.”*

As stated above, the historic registration of the McKinley School pre-empts the ability to use the site for non-service industrial related jobs. Hence, it has remained underdeveloped for want of appropriate zoning. This amendment to CC Core would be a contiguous expansion of this designation and therefore is consistent with Policy 3.5 since there is no impact upon proportions of “nearby non-service employment opportunities.

In summary, the amendment request is merely an adjustment to the internal map designations within the boundary of the East Sprague and Napa Employment Center designated within the adopted Comprehensive Plan. No additional sub-area studies are warranted since this minimal change has no impacts to areas outside the boundaries of the Employment Center.

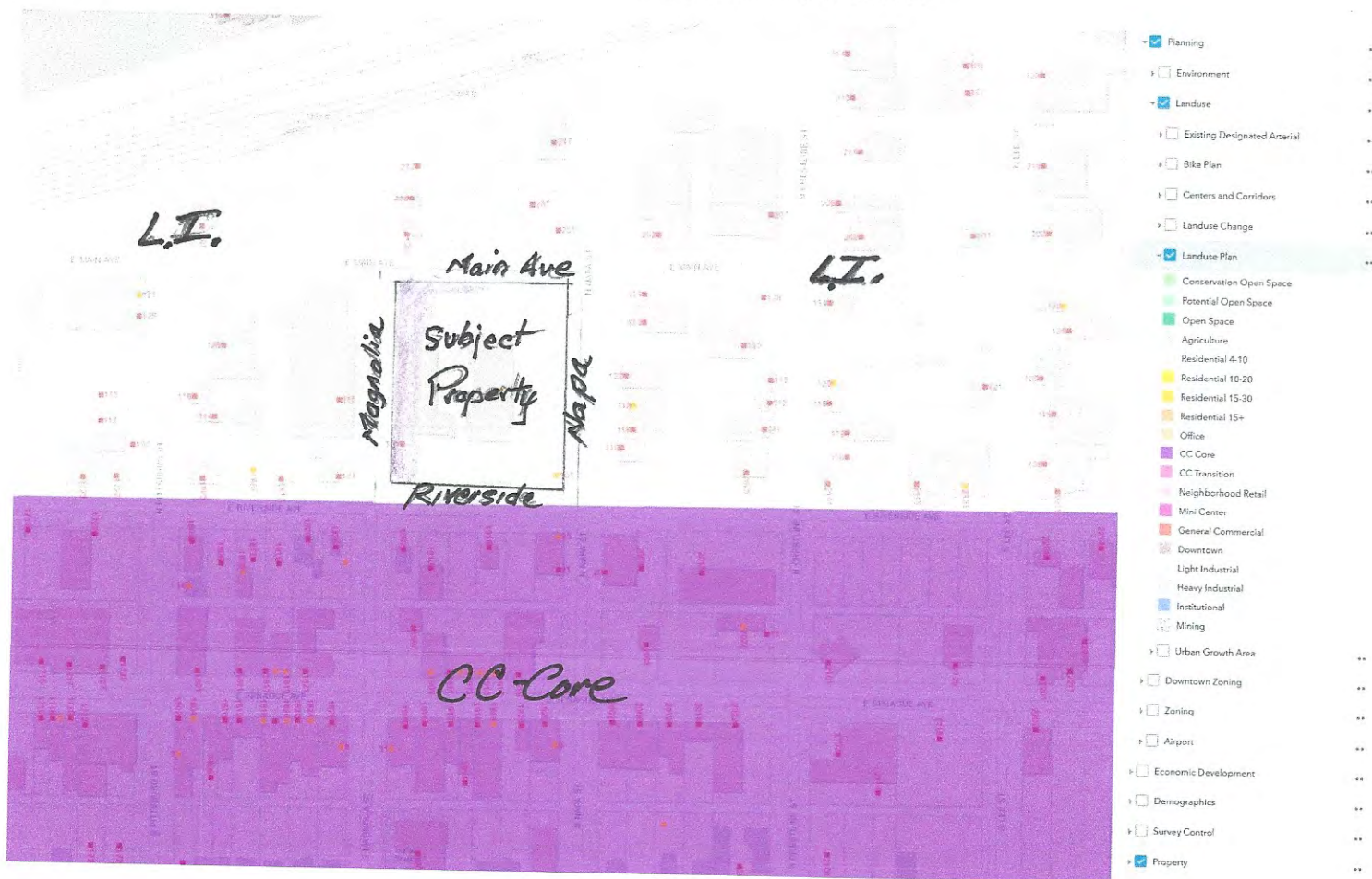
6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year’s threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.

No previous applications have been considered.

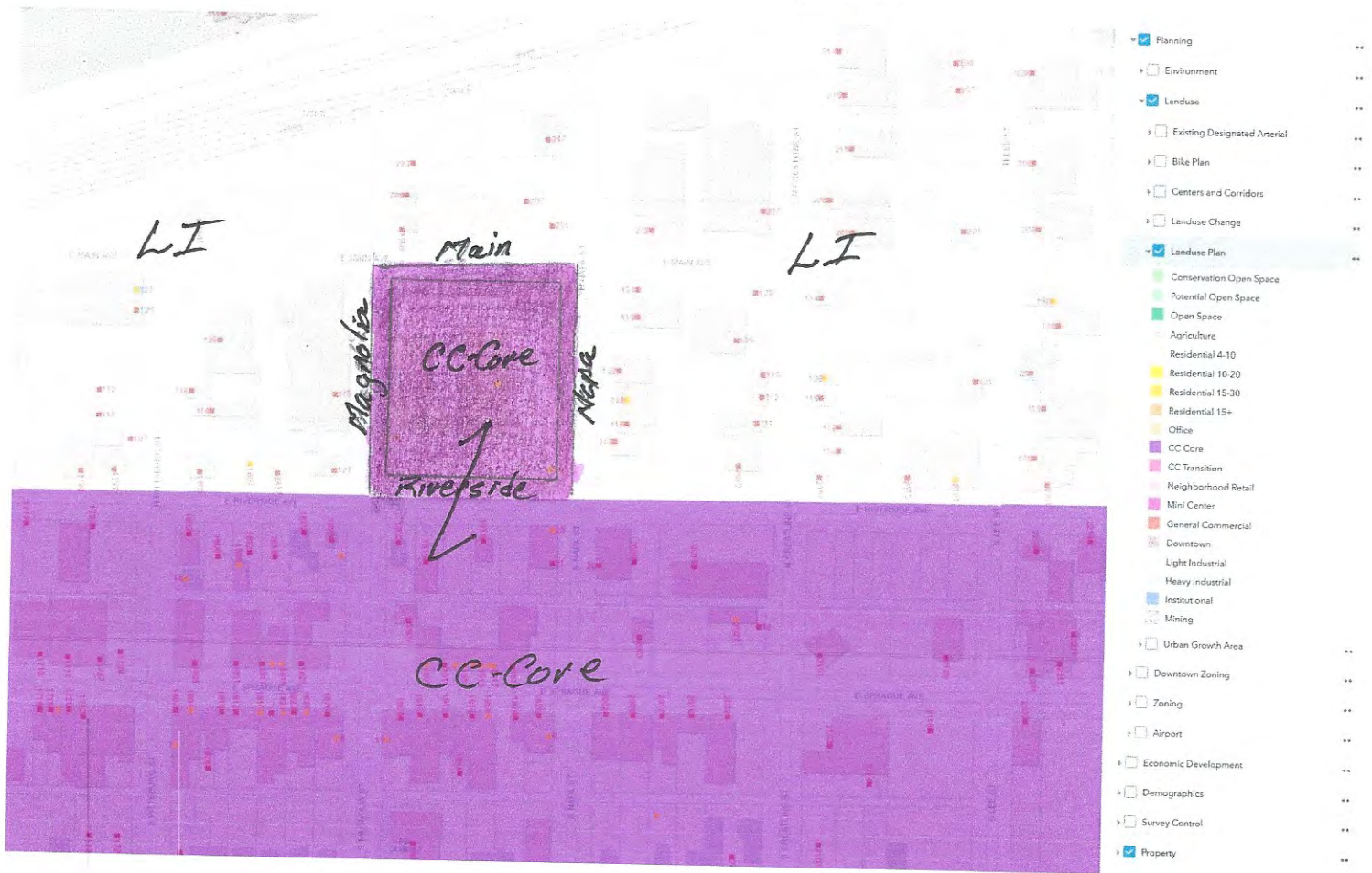
7. If this change is directed by state law or a decision of a court or administrative agency, please describe. N/A
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

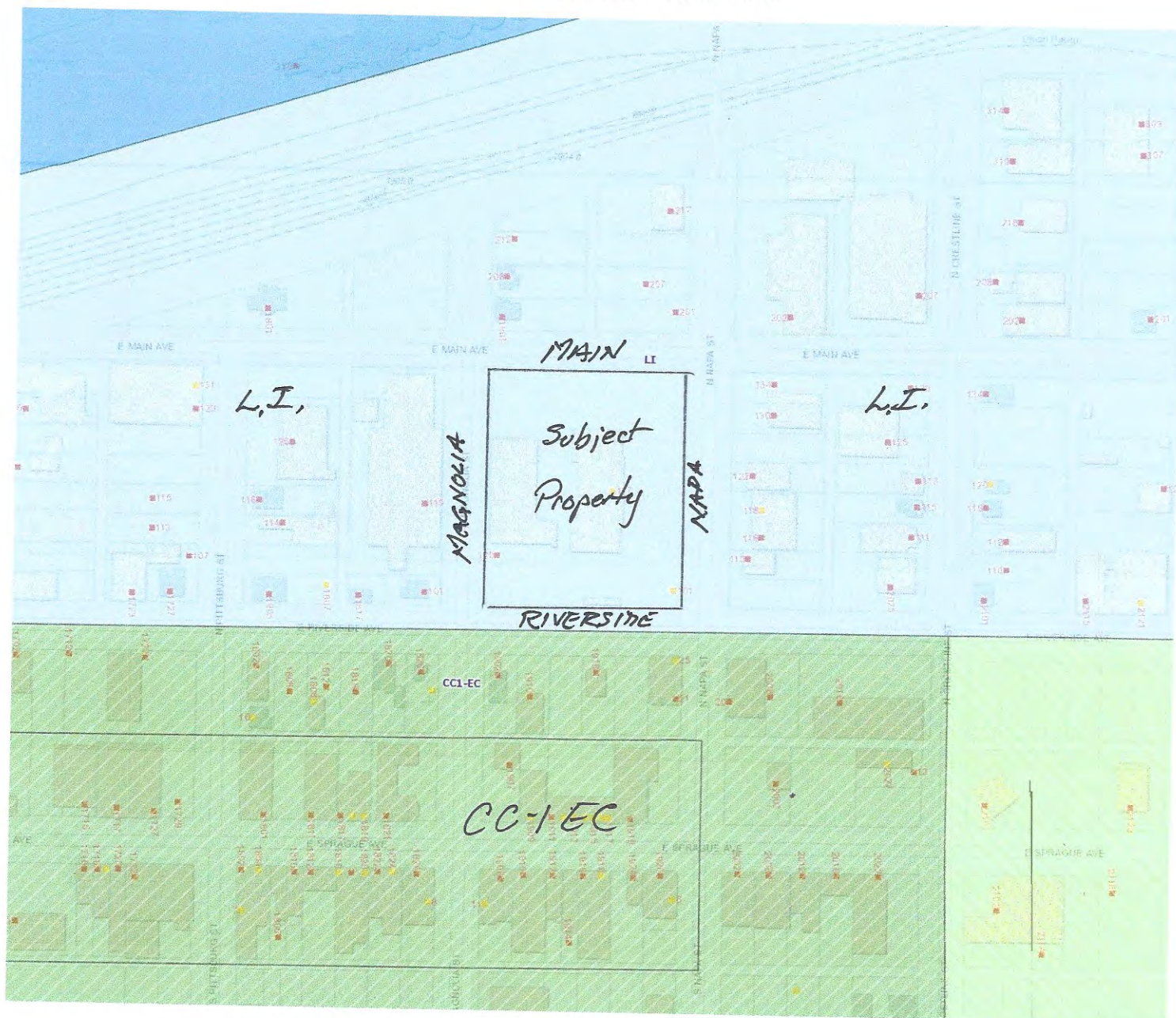
The Applicant met with Mr. McGlenn, Chair of the ECNC on October 22nd to share the vision McKinley School LLC has for the renovation of the school and the inclusion of more housing on site. He recommended that we attend the next neighborhood council meeting on December 15th, which we plan to attend.

End of Threshold Supplement

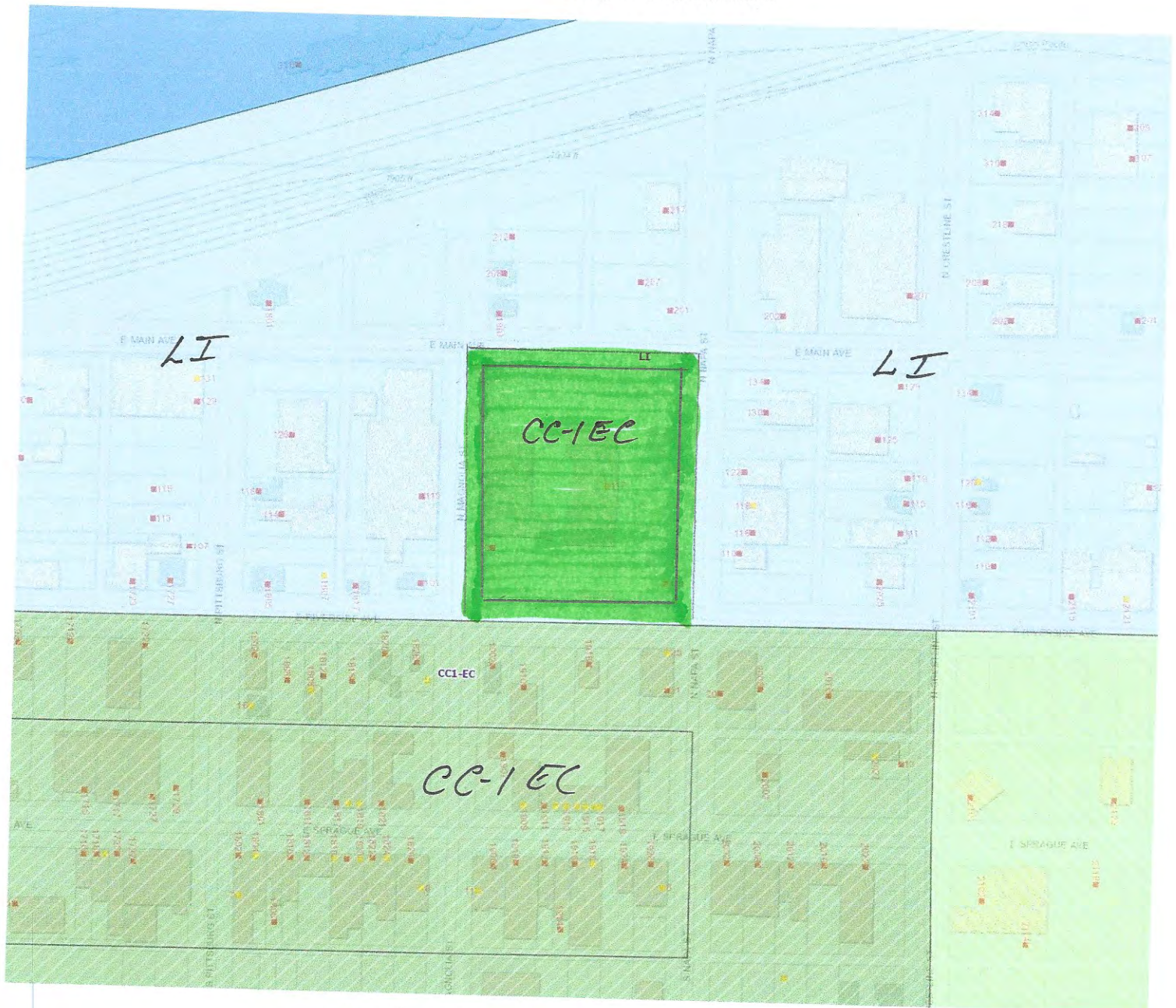


EXISTING LAND USE MAP





EXISTING ZONES



PROPOSED ZONE