



DESCRIPTION OF PROPOSAL:

This proposal requests changes to the land use designation of the Comprehensive Plan's land use map from R4-10 to CC-Core designation within a new District Center, and R15+, R15-30, and R10-20 around the Center. The proposal also intends to change the current RSF zone classification to CC2 within the center and RHD, RMF, and RTF classifications on portions of land around the Center.

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

6211 S. Meadow Lane Road, Spokane, WA

APPLICANT:

Name: Harley C. Douglass, Inc. attn. Del Stratton

Address 5520 N. Florida St., Spokane, WA 99217

Phone (home): N/A

Phone (work): (509) 496-9359

Email address: del@harleycdouglass.com

PROPERTY OWNER:

Name: Rock Island Sand & Gravel, LLC; Harley C. Douglass, Inc.

Address: 5520 N. Florida ST., Spokane WA 99207

Phone (home): N/A

Phone (work): (509) 496-9359

Email address: del@harleycdouglass.com

AGENT: J.R. Bonnett Engineering

Name: Jay Bonnett

Address: 803 E. 3rd Avenue, Spokane WA 99202

Phone (home): NA

Phone (work): (509) 534-3929

Email address: jbonnett@jrbonnett.com

ASSESSOR'S PARCEL NUMBERS:

The proposal affects parcels #34053.0070, 34053.0044, 34053.0045, 34071.0001, 34082.0012, 4082.0051, 34082.0009, 34082.0010, 34053.0069, 34053.0020.

LEGAL DESCRIPTION OF SITE:

See Attached

SIZE OF PROPERTY:

98.2 acres.

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comprehensive Plan Land Use Map Amendment: See General Description above.

Rezone: See General Description above.

SUBMITTED BY:

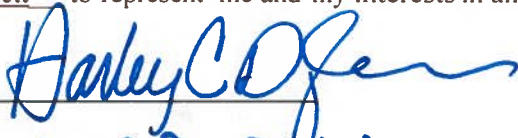
Jay Bonnett

D Applicant D Property Owner D Property Purchaser X 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, Harley Douglass _____ ' owner of the above-described property do hereby authorize Jay Bonnett to represent me and my interests in all matters regarding this application.

Signature:



Date:

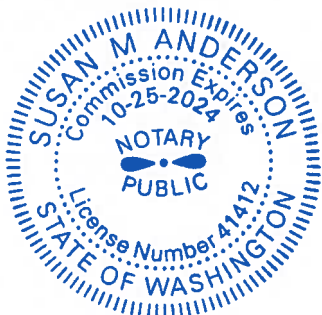
10-29-2021

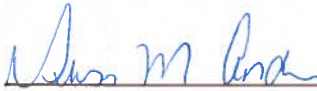
ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 29 day of October . 2020 . before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Harley C. Douglass 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.





Notary Public in and for the State of Washington,
residing at Spokane _____



J.R. BONNETT ENGINEERING

CIVIL & STRUCTURAL ENGINEERING/CONSULTING

803 E. 3RD AVENUE
SPOKANE, WA. 99202
(509) 534-3929

DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

- Comprehensive Plan Text Change Land Use Designation Change
 Regulatory Code Text Change 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.

a. Summarize the general nature of the proposed amendment.

This amendment proposes the following:

1. Create a new District Center on the Land Use map on a portion of the subject property.
2. Change a portion of the subject property's Land Use designation from a R4-10 designation to the CC Core designation within a new Center, and to R15+, R15-30, and R10-20 designations around the Center.
3. Change the current RSF zone classification within the Center to the CC2 zone classification. Change the current RSF zone classification to RHD, RMF, and RTF classifications around the center.

Future development within the Center will contain a mix of uses including; higher density housing around and above retail and commercial establishments; a variety of compatible housing types, including work/live, rentals, duplex, and townhouse residences and; transit stops and public amenities. A variety of housing options around the center will also be included.

The subject property is currently undeveloped.

b. Why do you feel this change is needed?

The subject property is located along the SR 195 corridor. The area has seen significant residential development in recent years. It is well known that there is a need for housing of all types in the Spokane area. The proposed future development would enhance the area by providing more diverse housing and mixed commercial uses while providing alternative modes of transportation and a safe, pedestrian-friendly environment.

Given the problematic traffic issues in the area, neighborhood commercial facilities will likely have a lesser impact on the existing roadway system compared to strictly residential uses.

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

The subject property implements the concepts and goals of the comprehensive plan by providing a higher and better use of property within the urban growth boundary.



d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?

Not Applicable.

e. For map amendments:

1. What is the current Land Use designation and zoning for each affected parcel?

The current Land Use designation for the affected parcels is R4-10. The current zoning classification is RSF.

2. What is the requested Land Use designation and zoning for each affected parcel?

The requested Land Use designation is CC Core within the Center. The requested zoning classification is CC2 within the Center.

The requested Land Use designations around the center will include R15+, R15-30, and R10-20. The requested zoning classifications are RHD, RMF, and RTF.

3. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/ occupied, etc.

The property surrounding the site is generally zoned single-family residential. The properties to the west and north are developed with single family homes with density consistent with the residential zoning. The properties to the east and south contain single family homes on large parcels with very low density that is inconsistent with the residential zoning.

f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

No.

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 process for a private individual to initiate a sub-area planning process is unclear in the Municipal Code. The process is generally considered long range planning and is usually led by the City in partnership with neighborhood leaders, and the general public. Currently there is no City work program studying a new Center in this area.

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

Yes No

If yes, please answer the following questions:

a. When was the amendment proposal submitted?

b. Was it submitted as a consistent amendment or an inconsistent amendment?

c. What were the Plan Commission recommendation and City Council decision at that time?

d. Describe any ways that this amendment proposal varies from the previously considered version.



J.R. BONNETT ENGINEERING

CIVIL & STRUCTURAL ENGINEERING/CONSULTING

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SPOKANE, WA. 99202
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COMPREHENSIVE PLAN AMENDMENTS – Threshold Review Criteria

Amendment Description

This amendment proposes the following:

1. Create a new District Center designation on the Land Use map on a portion of the subject property.
2. Change a portion of the subject property's Land Use designation from a R4-10 to the CC Core designation within the Center, and to R15+, R15-30, and R10-20 designations around the Center.
3. Change the current RSF zone classification within the Center to the CC2 zone classification. Change portions of the current RSF zone classification to RHD, RMF, and RTF classifications around the center.

The subject property is currently undeveloped with the exception of a single-family home and related outbuildings.

Future development within the Center will contain a mix of uses including; higher density housing around and above retail and commercial establishments. A variety of compatible housing types, including multi-family, work/live, rentals, duplex, townhouses, and single-family residences are contemplated around the Center.

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

The property must be properly zoned to permit mixed use development. A zone change effort without support of the comprehensive plan would likely be unsuccessful. The comprehensive plan amendment, changing the land use designation, would be consistent with the proposed zone change.

2. The proposed amendment does not raise policy or land issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.

To our knowledge, no City-approved work program, or sub-area planning process relating to this proposal is currently in progress.

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

It is not anticipated that this application would require additional city resources, or time, to process beyond the standard Work Program framework. If additional time is necessary for adequate planning, the amendment could be carried over to the subsequent amendment cycle.

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?

The adjacent property to the west has been developed into single family residences and would not likely be candidates for this amendment. Due to topographical restraints, inclusion of the properties to the east and south would not be feasible.

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.

Section 3.2 of the Comprehensive Plan outlines the Visions and Values for Spokane's future growth. The Vision allows for a mix of land uses that fit, support and enhance Spokane's neighborhoods. The Values include: controlling urban sprawl to protect outlying rural areas; developing and maintaining convenient access and opportunities for shopping, services, and employment; protecting the character of single-family neighborhoods; and guaranteeing a variety of densities that support a mix of land uses. The proposed mixed use development aligns with these Vision and Values by providing a new Center within the urban growth boundary where higher density housing centered around or above retail and commercial establishments will provide diverse housing options in an area of the City that is predominantly single-family homes and undeveloped land.

The Comprehensive Plan implements planning goals of the State's Growth Management Act which state the following:

1. Urban growth. Encourages development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.
3. Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities.

The proposed mixed use development would meet the above goals of the GMA by; developing in an urban area; not contributing to urban sprawl; and minimizing transportation and public service impacts to the existing systems.

Rezoning the property as described and constructing buildings would not be in violation of Countywide Planning Policies, the GMA, other state or federal laws, or the WAC.

The proposed mixed use facilities would fill a need in this area. The facility would be intended to serve the residents of the nearby neighborhoods, and would not likely attract patrons from other parts of the City. The project will encourage and provide for pedestrian and bike mobility throughout the development. In addition, the presence of this development would enable STA to service this area in the future.

Concerns of development incompatibility with the existing residences to the west can be addressed by buffering the houses with a strip of future low density residential housing directly adjacent to the higher



density housing. It is envisioned that the residential density would increase as the development moves east, with the highest density located along the east property boundary.

6. The proposed amendment is not the same as, or substantially similar to, a proposal that was considered 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 comprehensive plan amendment applications associated with this property were submitted to the City in the previous year's Annual Comprehensive Plan Amendment Work Program.

There was no indication from City Staff at the pre-application meeting that any similar applications associated with other properties in the area were submitted in the previous year's threshold review process and not included in the Annual Comprehensive Plan Amendment Work Program.

7. If this change is directed by state law or a decision of a court or administrative agency, please describe.

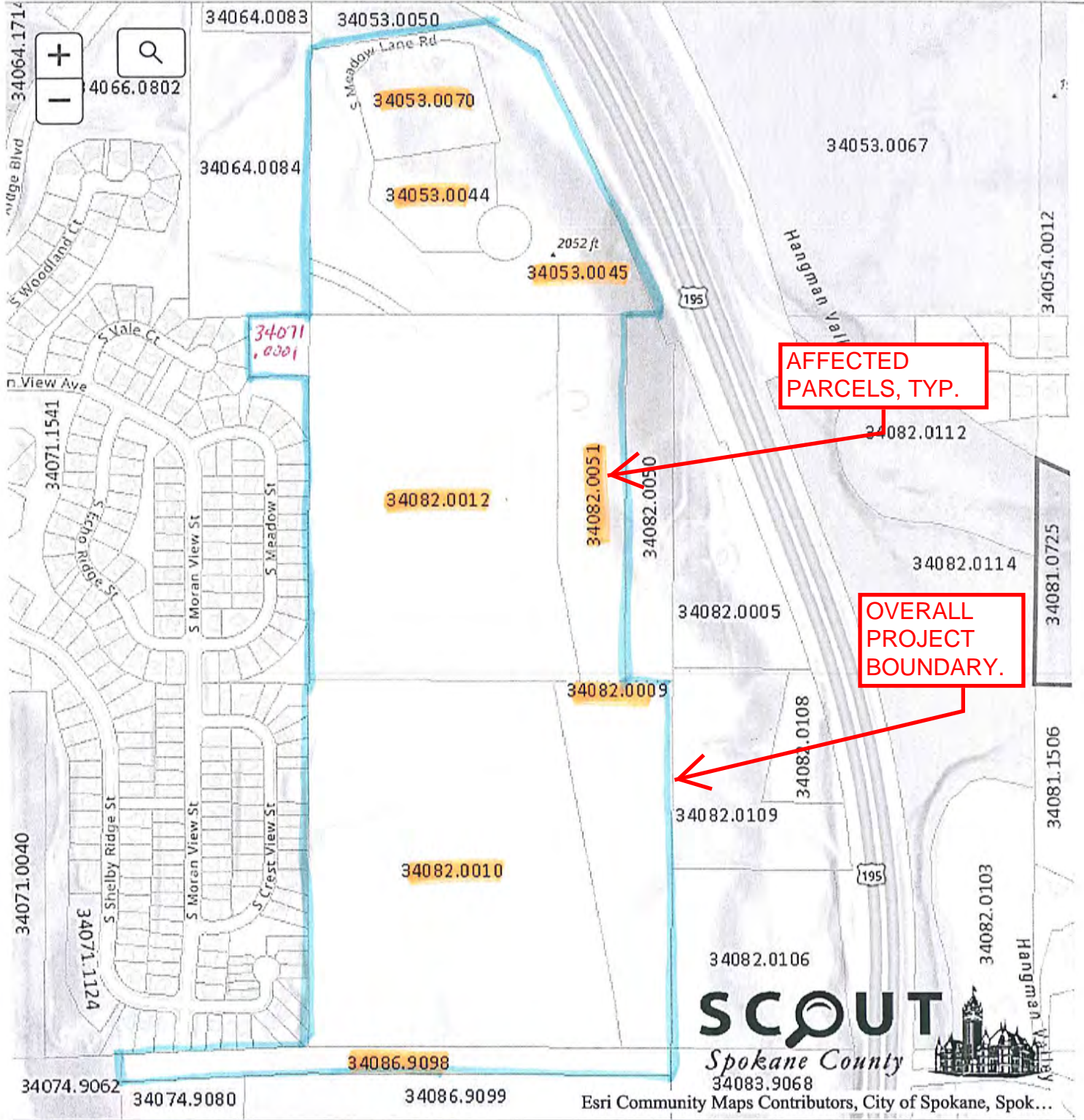
NA

8. Please provide a copy of agenda or other documentation of outreach to neighborhood council made prior to application.

See attached e-mail correspondence.

Measure

More Info



AFFECTED PARCELS, TYP.

OVERALL PROJECT BOUNDARY.

PARCEL KEY MAP EXHIBIT

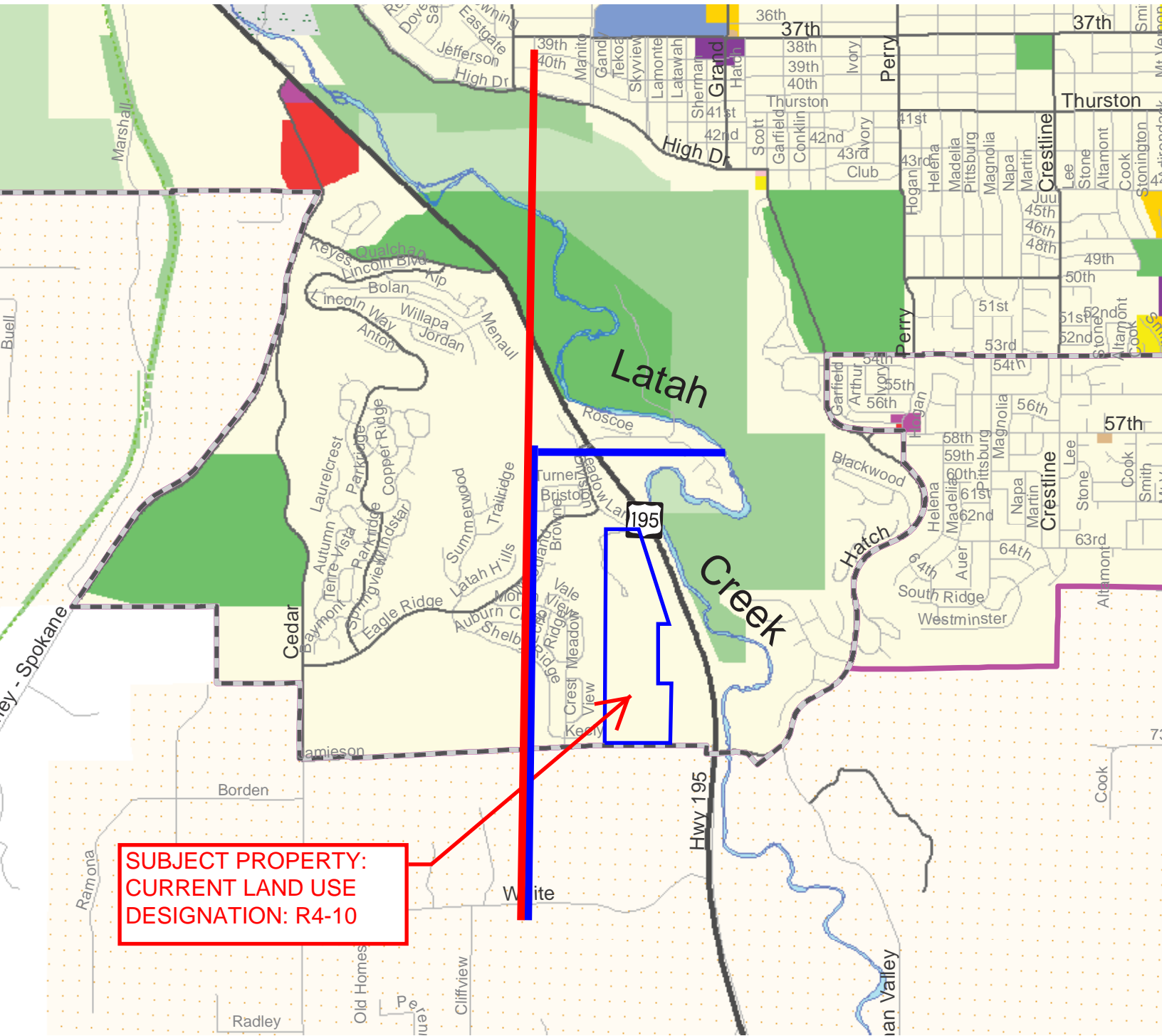
Tax Parcels

Districts

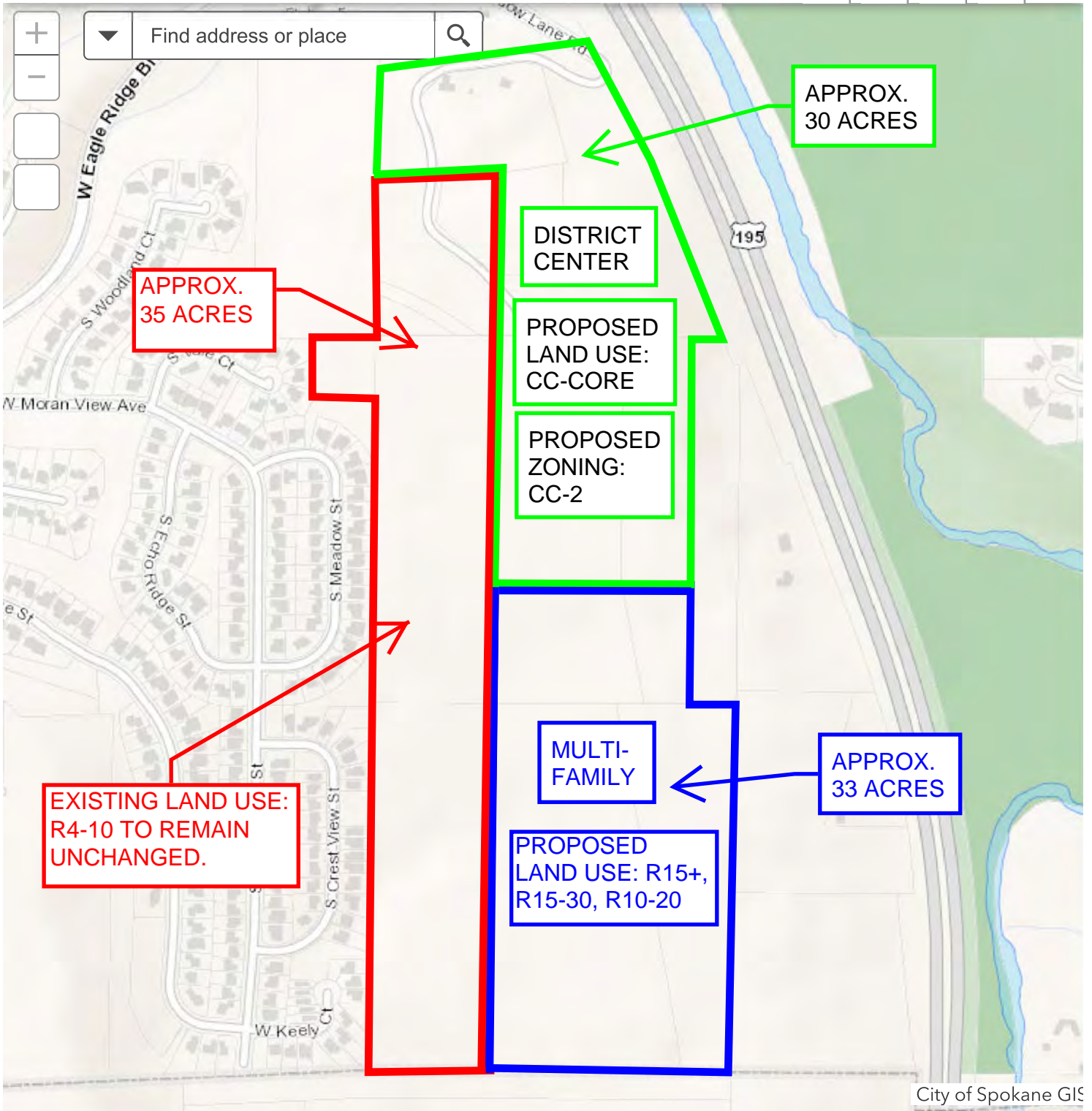
Permits

Zoning

Parcel History



**SUBJECT PROPERTY:
CURRENT LAND USE
DESIGNATION: R4-10**



PROPOSED LAND USE/ZONING MAP EXHIBIT

PROPERTY DESCRIPTION

(City)

THAT portion of the SW 1/4 of the SW 1/4 of Section 5, T. 24 N., R. 43 EWM., lying Westerly of the Primary State Highway No.3; Southerly of old PSH No.3 and South of a line described as follows:

Begin at the NW corner of the SW 1/4 of the SW 1/4 of said Section 5; thence South, along the West line of said Section 5, 372.45 feet to the True Point of Beginning of said described line; thence Easterly with an interior angle of 80°34'20", a distance of 657.51 feet to a point on the Right of Way of Primary State Highway No.3 (now abandoned) being the terminus point of said line.

ALSO, from the SW 1/4 of the SW 1/4 of said Section 5 that portion described as follows:

Begin at the NW corner of the SW 1/4 of the SW 1/4 of said Section 5; thence S00°52'40"W, along the West line of said Section 5, 413.00 feet; thence N81°27'00"E to the True Point of Beginning; thence continuing N81°27'00"E 255.00 feet; thence S80°53'30"E 98.20 feet; thence S15°24'00"E 364.44 feet; thence S81°27'00"W 460.00 feet; thence N15°24'00"W, 314.44 feet; thence N44°27'40"E 132.02 feet to the True Point of Beginning.

TOGETHER WITH all that portion of the NE 1/4 of Section 7, T. 24 N., R. 43 EWM., lying North of and East of the Plat of "Eagle Ridge", as recorded in Book 23 of Plats, pages 75 and 76 in Spokane County, Washington.

ALSO TOGETHER WITH the W 1/2 of the NW 1/4 of Section 8, T. 24 N., R. 43 EWM

EXCEPT that portion described as follows:

Begin at the NE corner of the W 1/2 of the NW 1/4 of said Section 8; thence S 00°32'19"W, along the East line of said W 1/2, 1285.40 feet; thence N 89°27'41"W 173.34 feet; thence N 00°32'19"E 1283.72 feet to a point on the North line of said N 1/2; thence East 173.35 feet to the Point of Beginning.

Situate in the City of Spokane, County of Spokane, State of Washington.

PROPERTY DESCRIPTION

(County)

The North 100.00 feet of the NE 1/4 of the NE 1/4 of the SE 1/4 of Section 7, T. 24 N., R. 43 EWM.

TOGETHER WITH the North 100.00 feet of the West 250.00 feet of the NW 1/4 of the SW 1/4 of Section 8, T. 24 N., R. 43 EWM

Situate in the County of Spokane, State of Washington.