City of Spokane

Planning Services Department

General Application

DESCRIPTION OF PROPOSAL:

Map Amendment from R 4-10 to GC and a corresponding zone change from RSF to CC 2-DC

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

W 1015 Montgomery Avenue

APPLICANT:

Name: Ten Talents LLC C/O Mark Agee

Address: P O Box 1199 Veradale WA 99037

Phone (home): **Phone (work):** 509-951-1033

Email address: marklagee@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:

35073.2505

LEGAL DESCRIPTION OF SITE:

The E 7 ft of Lot 3 and all of Lot 4 Block 25 Moore's Addition.

SIZE OF PROPERTY:

6840 sf. (.16 acres)

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Map Amendment and Zone Change

SUBMITTED BY:

☐ Applicant Property Owner ☐ 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, Ten Talents LLC Mark L Agee, Manager, 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)

See File for Notary

On this _____ day of _____, 20___, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, 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 _____

Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

1015 W Montgomery Map Amendment

DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es)

☐ Comprehensive Plan Text Change
☐ Regulatory Code Text Change
X Land Use Designation 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.

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

a. Summarize the general nature of the proposed amendment.
A map amendment from R 4-10 and RSF zone to General Commercial and a CC-2 DC zone as an inclusion to the owners flanking properties to the east and south within the North Monroe Street Corridor.

b. Why do you feel this change is needed?
The existing residential structure is 116 years old and needs to be brought up to current building code standards before future residential occupancy at greater density. In addition, the City recently upgraded the arterial to encourage safer pedestrian movement within the corridor, thereby attracting more residential use from nearby residential properties. The existing R 4-10 designation and RSF zone do not enable higher density residential use and the site warrants an upgrade to CC-2 DC to provide that option for mixed use.

c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
As stated above, this is the recently updated North Monroe Corridor and pursuant to LU 3-2, Corridors are areas of mixed use that extend no more than two blocks in either direction from the center of the transportation corridor (Monroe). Within a Corridor, there is a greater intensity of development. Housing is up to 44 units per acre with a density transition to 22 units per acre at the outer edge. This proposal is therefore consistent with the policy provisions of the comprehensive plan due to the location within the Corridor to Monroe and the applicants adjacent CC-2 DC property.

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? *R 4-10 and RSF*
   2. What is the requested Land Use designation and zoning for each affected parcel? *GC and CC-2DC*
   3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
   Subject: Existing S/F dwelling conversion to tri-plex.
   West: Residential S/F
   North/NE: Residential S/F; drive thru coffee stand
   South/SE: 33 unit apartment (applicants property)
   East: Office and vacant (applicants property)

f. Do you know of any existing studies, plans or other documents that specifically relate to or supportyour proposal? *No plans*

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.)?

There is no purpose or budget for a neighborhood study. This area has been upgraded with street improvements designed to enhance the pedestrian movement. Furthermore, the area has been designated a Corridor since the original adoption of the comprehensive plan with policy provisions for density increases at the inner corridor. Accordingly, this is the only opportunity to amend the plan.

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

W 1015 Montgomery 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 Corridor and adjacent to a CC-2 DC zone. 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 Corridor. Moreover, it is consistent with the Corridor designation and CC-2 DC zone adjacent to this proposal. A quick review of the CC-2 DC designation within this Corridor shows similar depth from Monroe with this designation and zone. It is therefore consistent with County Planning policies, the GMA and the WAC.*

   b) *LU 3.2 describes Corridors as areas of mixed land use that extend no more than two blocks in either direction from the center of a transportation corridor. Within a Corridor there is a greater intensity of development in comparison to the surrounding residential areas. Housing at a density up to 44 units per acre and employment densities are adequate to support frequent transit service.*

The amendment is consistent with LU 3.2 by enabling higher density use at or near the transportation corridor.

In summary, the amendment request further implements the intent of the area within a designated Corridor as having the appropriate zone for higher density residential use and offers a uniform boundary for a suitable mixed use upon all four of the applicants ownerships.

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.

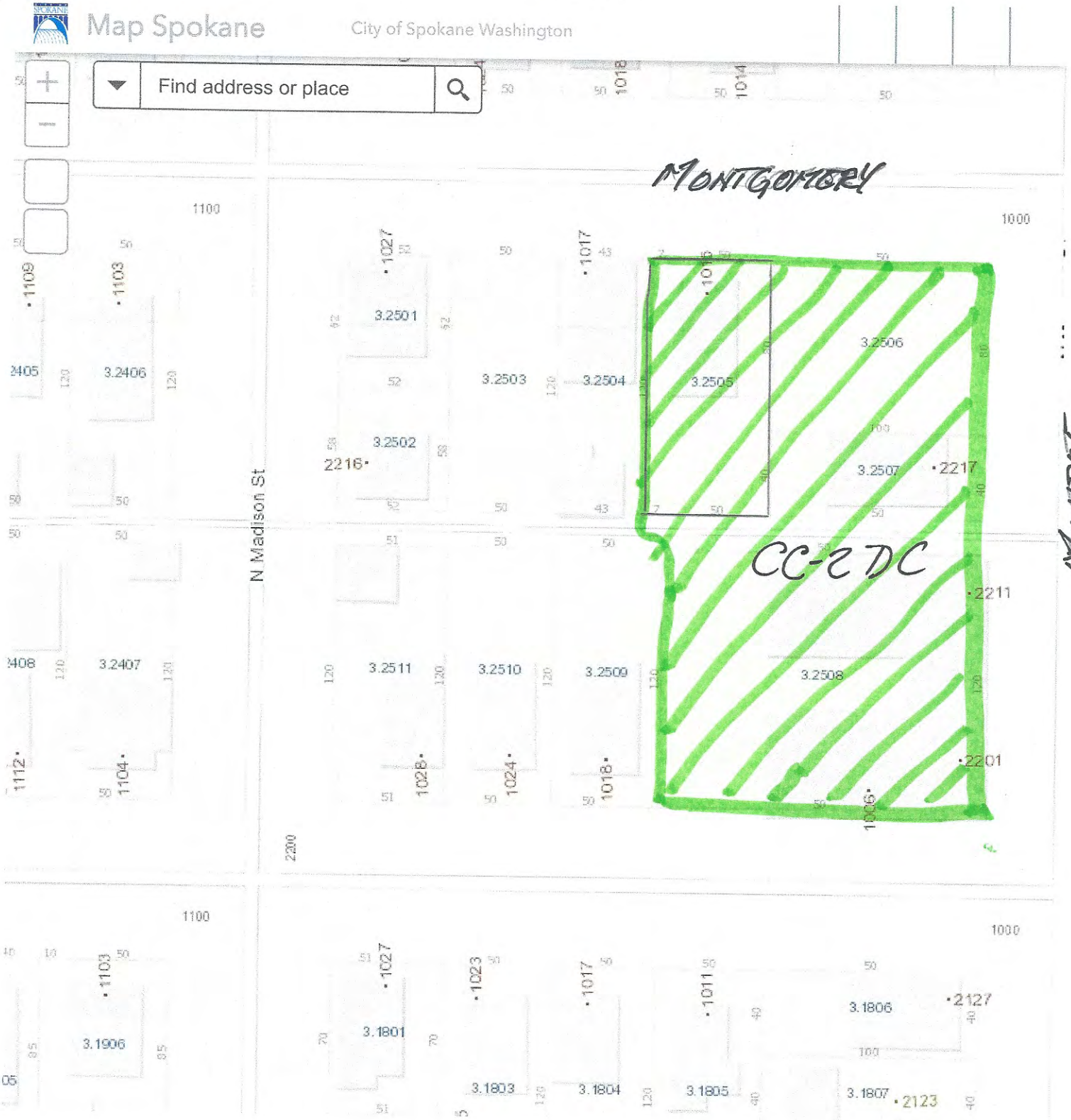
   No previous applications have been considered.

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 will reach out to the Emerson Garfield NC to inform them of this intended change to the land use and zone maps.

End of Threshold Supplement



PROPOSED COMP PLAN

(W 1015 MONTGOMERY)

Map Spokane City of Spokane Washington

Find address or place

EXISTING COMP PLAN
(W 1015 MONTGOMERY)

60ft

-117.427 47.678 Degrees