



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

Rezone and Comprehensive Plan Amendment of parcel no. 35331.0017 from RSF/Residential 4-10 (existing zoning and land use designation) to RMF/Residential 15-30 (proposed zoning and land use designations).

Amended by LJT, 11/22/2021

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

2402 E 31st Ave

APPLICANT

Name: Storhaug Engineering (Liam J. Taylor)

Address: 510 E Third Ave, Spokane, WA 99202

Phone: 509-242-1000 Email: liamt@storhaug.com

PROPERTY OWNER

Name: Touchmark on South Hill (Ryan Benson)

Address: 5150 SW Griffith Dr, Beaverton, OR 97005

Phone: 503-646-5186 Email: _____

AGENT

Name: Same as applicant

Address: _____

Phone: _____ Email: _____

Assessor's Parcel Numbers: 35331.0017

Legal Description of Site: See rezone exhibit

SEPA

Storhaug Engineering (Liam J. Taylor)

Development Services Center 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336
my.spokanecity.org | Phone: 509.625.6300 | Fax: 509.625.6822



Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es))

- | | |
|---|--|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input 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.

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.

Comprehensive Plan Amendment Pre-Application

Prepared by Storhaug Engineering, Liam J. Taylor

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

Proposal to change the Land Use Designation of parcel no. 35331.0017 from Residential 4-10 (RSF) to Residential 15-30 (RMF).

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

To allow for a greater number of residential units in the immediate vicinity of Centers and Corridor Core Land Use Designations.

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

This is a proposal is consistent with section LU 1.4 Higher Density Residential Uses, which allows for expansion of existing multi-family residential areas where the existing land use is a predominantly higher density residential. Project site is also adjacent to two (2) Center and Corridors Core Land Uses.

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

This is not a proposed text amendment. The Land Use Plan Map and the Zoning Map of the City of Spokane will be changed to reflect this proposal upon approval.

- e. For map amendments:

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

Land Use: Residential 4-10. Zoning: RSF

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

Land Use: Residential 15-30. Zoning: RMF

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

Single-family housing, multi-family housing, office/business.

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

Spokane Comprehensive Plan section LU 1.4 Higher Density Residential Uses supports this proposal by allowing for the expansion of existing multi-family residential areas where the existing land use is a predominantly higher density residential. Increased housing options and neighborhood-scale businesses adjacent Center and Corridors Core Land Use Designations will benefit from this Land Use Designation Change to Residential 15-30/RMF-55. Higher density housing of various types is the critical component of a center. Without substantially increasing population in a center's immediate vicinity, there is insufficient market demand for goods and services at a level to sustain neighborhood-scale businesses. Project is also in accordance with the Lincoln Heights District Center Plan, specially Goal 2, Development, by introducing new residential development near the Center and Corridors. This plan also recognizes that the Spokane region is growing, and that Lincoln Heights should include more housing of a variety of types. Furthermore, the South Hill Coalition Connectivity and Livability Strategic Plan has a goal of creating unique and unified neighborhoods (goal 7). A multifamily residential project will create a dense and unified place to live, and will provide a unique variety of housing options for the neighborhood.

- 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.)?

Land Use Designation changes/rezones in the City of Spokane are processed through Comprehensive Plan Amendments.

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

No.

- i. If yes please answer the following questions:

N/A



Comprehensive Plan Amendments

Threshold Review

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.

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.
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)

Comprehensive Plan Amendment Threshold Review

Prepared by Storhaug Engineering, Liam J. Taylor

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

Land Use Designation Change in the City of Spokane is processed via 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.

There are no ongoing work programs approved by the City Council, neighborhood, or subarea planning process that address this area and request.

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

The Land Use Designation Change/Comprehensive Plan Amendment will affect only one parcel and 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?
No outreach to surrounding property owners has been made. Outreach to the Lincoln Heights has been made.

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 proposed amendment follows the guiding principles of the annual amendment process as found in SMC 17G.020.010.B, by following the correct procedure to change and improve the Comprehensive Plan, as well as change and improve the neighborhood and the City. The proposed amendment is also consistent with the policy implementation in the Countywide Planning policies, specifically Policy Topics 3 (Promotion on Contiguous and Orderly Development and Provision of Urban Services), and 8 (Economic Development), as well as the GMA planning goals, specifically goals 1-5 (Urban Growth, Reduce Sprawl, Transportation, Housing, and Economic Development). The proposal meets these goals by changing the Land Use Designation of mostly vacant land from Residential 4-10/Residential-Single Family (RSF) to

Residential 15-30/Residential Multi-Family (RMF-55). This Land Use Designation Change will allow for multi-family units to be constructed as opposed single-family units in the immediate vicinity 2 Center & Corridors Core Land Uses, which will also increasing the housing supply of the city, and promoting economic development (LU 1.4). The project also satisfies aspects of the Transportation/ Housing chapters of the Comp Plan, by maximizing public benefits (goal G) by providing multifamily housing within close range (within a 1/4 mile) to multiple STA routes. Multifamily development offers a diverse range of fair housing (goal H 1.6) and provide mixed-income housing to potentially hundreds of people (goal H 1.9). Project is also in accordance with the Lincoln Heights District Center Plan, specially Goal 2, Development, by introducing new residential development near the Center and Corridors. This plan also recognizes that the Spokane region is growing, and that Lincoln Heights should include more housing of a variety of types. Furthermore, the South Hill Coalition Connectivity and Livability Strategic Plan has a goal of creating unique and unified neighborhoods (goal 7). A multifamily residential project will create a dense and unified place to live, and will provide a unique variety of housing options for the neighborhood.

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 proposal is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process and was 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.

N/A

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

Outreach to Lincoln Heights has been made, and any correspondence with these neighborhood councils will be forwarded to the City ASAP.



DESCRIPTION OF PROPOSAL:

Rezone/Comp. Plan Amendment, Changing parcel no.
35331.0017 from RSF to RME

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

2402 E 31st Ave

APPLICANT:

Name: Storhang Engineering (Liam J. Taylor)

Address: 510 E Third Ave, Spokane, WA 99202

Phone (home):

Phone (work): 509-242-1000

Email address: liamt@storhang.com

PROPERTY OWNER:

Name: Touchmark on South Hill (Marcus Breuer)

Address: 5150 SW Griffith Dr, Beaverton, OR 97005

Phone (home):

Phone (work): 503-646-5186

Email address:

AGENT:

Name: Same as applicant

Address:

Phone (home):

Phone (work):

Email address:

ASSESSOR'S PARCEL NUMBERS:

35331.0017

LEGAL DESCRIPTION OF SITE:

See rezone exhibit

SIZE OF PROPERTY:

Approx. 3.81 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Rezone/Comp. Plan Amendment. SEPA

DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?

If yes, provide all parcel numbers.

No

I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Planning Services Department or on www.spokaneplanning.org.

SUBMITTED BY:



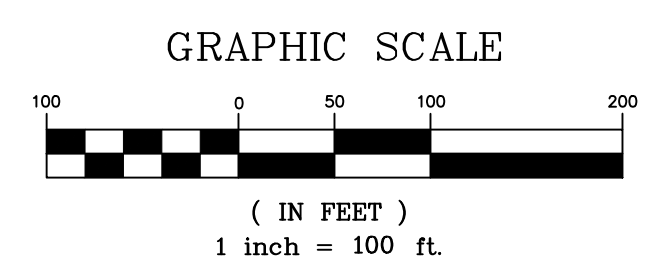
☐ Applicant ☐ Property Owner ☐ Property Purchaser ☒ Agent

COMPREHENSIVE PLAN AMENDMENT

THIRTY-FIRST AVE REZONE

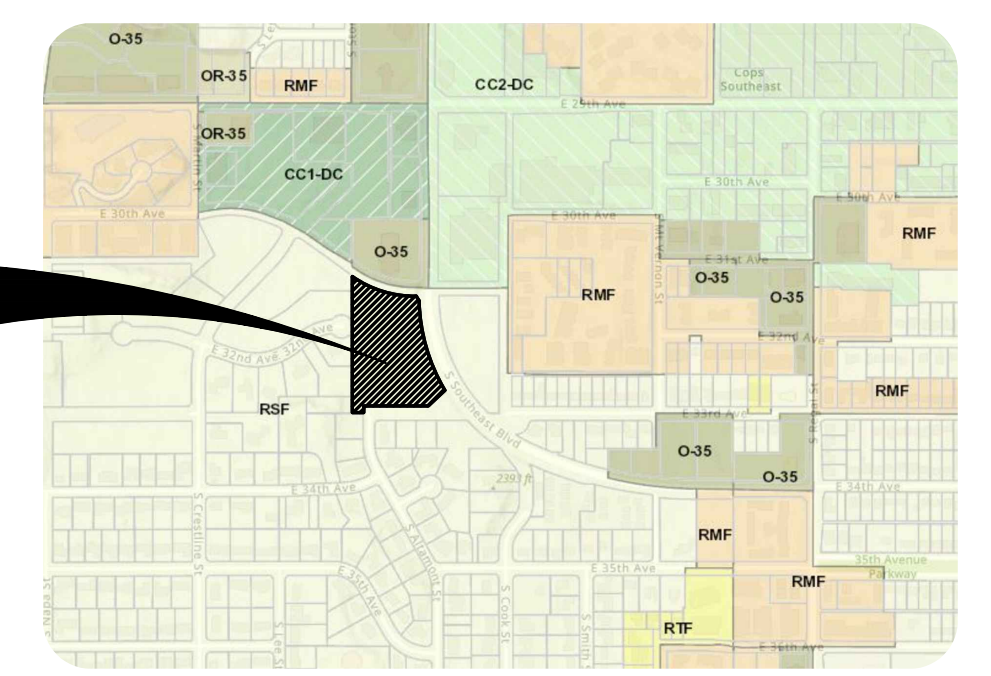
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 33, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

- ZONES**
- CENTER AND CORRIDOR TYPE 1
 - CENTER AND CORRIDOR TYPE 2
 - OFFICE
 - RESIDENTIAL SINGLE-FAMILY
 - RESIDENTIAL MULTI-FAMILY
 - FEMA 500-YEAR FLOODZONE



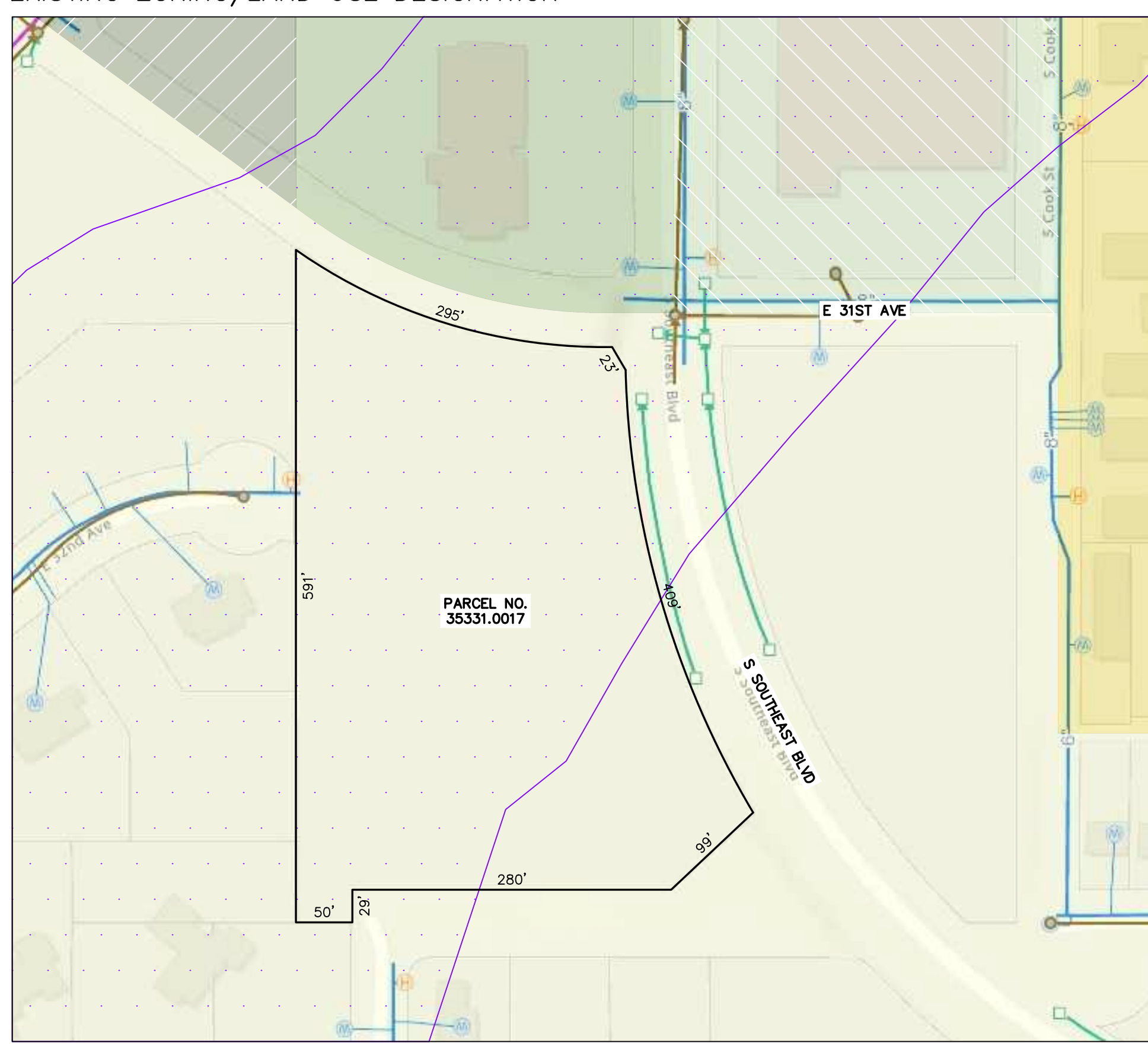
PRELIMINARY

PROJECT
AREA

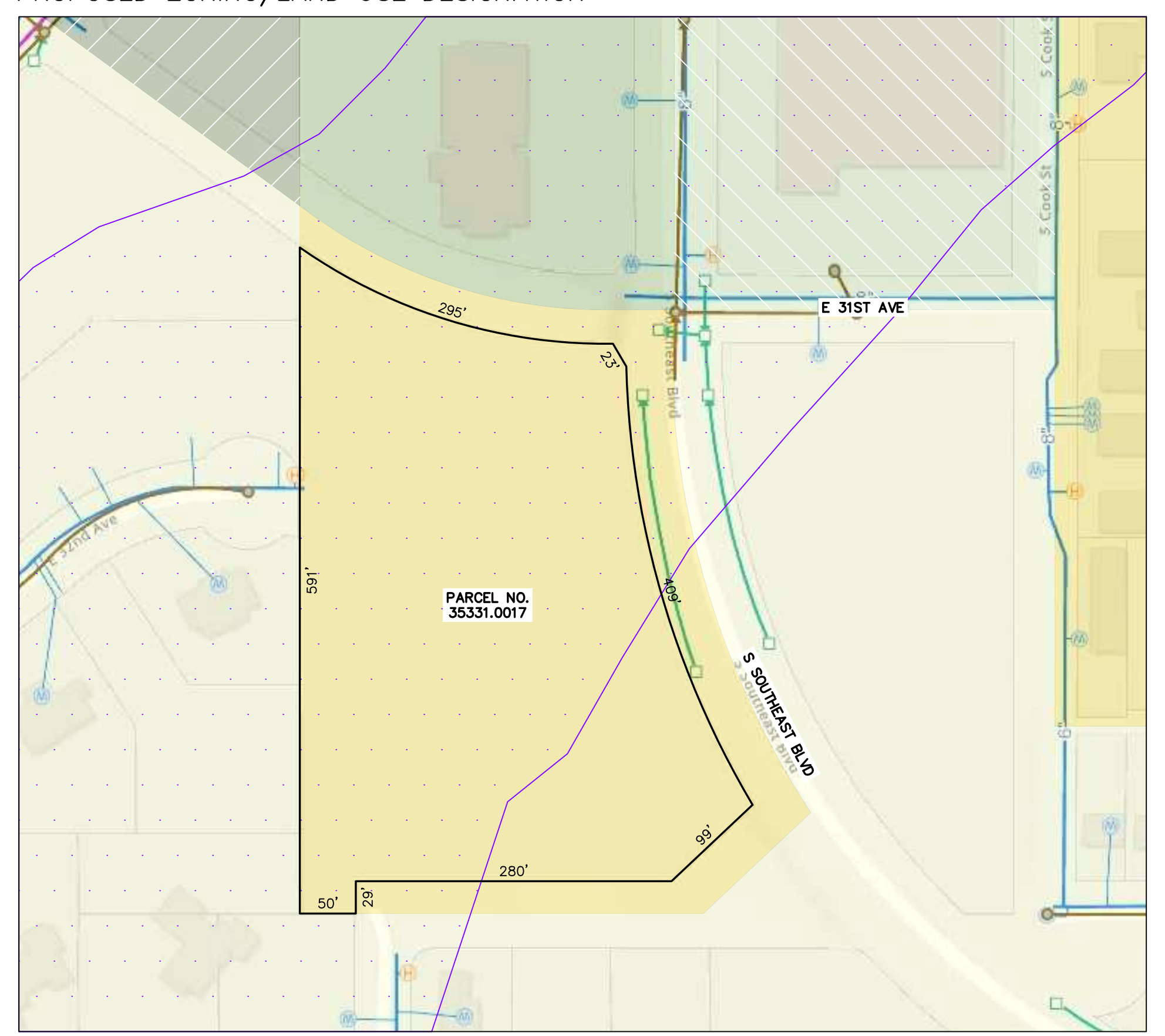


VICINITY MAP

EXISTING ZONING/LAND USE DESIGNATION



PROPOSED ZONING/LAND USE DESIGNATION



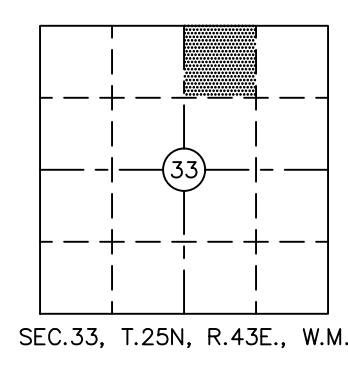
21-402-REZONE.dwg EXHIBIT

OWNER
TOUCHMARK ON SOUTH HILL
5150 SW GRIFFITH DR,
BEAVERTON, OR 97005
503-646-5186

APPLICANT
STORHAUG ENGINEERING
510 E THIRD AVE
SPOKANE, WA
509-242-1000

LEGAL DESCRIPTION
33-25-43 LT "B" OF CITY S.P. Z01-31
"SOUTHEAST BOULEVARD" AUDITOR'S FILE
4661956 BEING A PTN OF NE1/4

NOTE:
INFORMATION SHOWN DOES
NOT REPRESENT A SURVEY

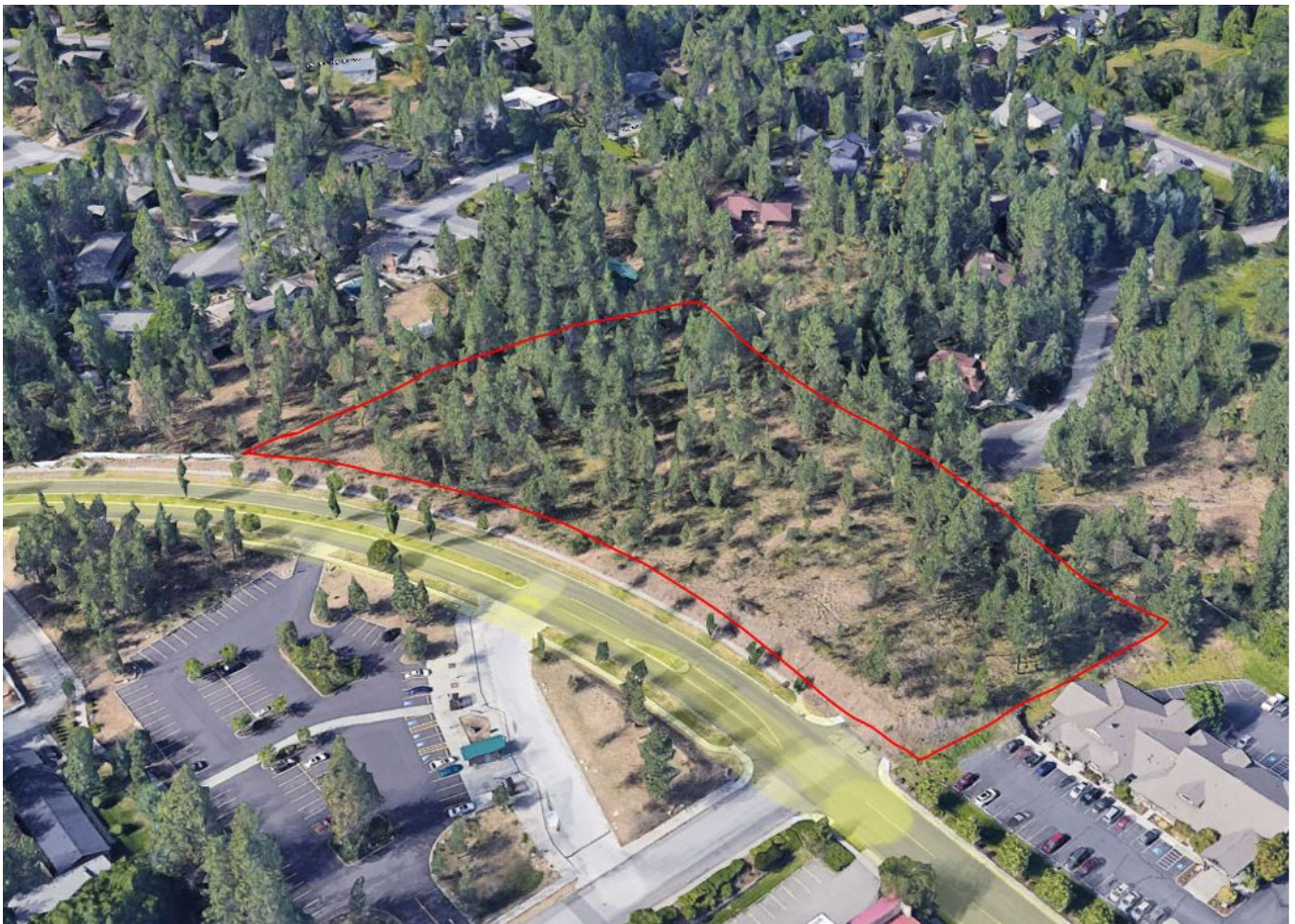


SEC.33, T.25N, R.43E., W.M.

storhäug
civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
p 509.242.1000

DATE 10/26/2021	SCALE 1" = 100'
FIELD BOOK N/A	DRAWN LJT
PROJECT NUMBER 21-402	DRAWING NO. 1 OF 1





Freibott, Kevin

From: Liam Taylor <liamt@storhaug.com>
Sent: Tuesday, October 26, 2021 1:25 PM
To: carol_tomsic@yahoo.com; mdlloyd@comcast.net
Subject: 21-402: 31st Ave Rezone: Neighborhood Outreach
Attachments: 21-402-REZONE-EXHIBIT.pdf

Carol and Marilyn,

We are reaching out to you regarding a possible rezone via a Comprehensive Plan Amendment located within the Lincoln Heights Neighborhood. The subject parcel number is [35331.0017](#), located at 2402 E 31st Ave. Currently, the parcel is zoned Residential Single-Family (RSF), and we are proposing a change to the Residential Multi-Family (RMF) zone. If you have any questions, comments, or would like to schedule a meeting to further discuss please feel free to get in touch.

Sincerely,

Liam J. Taylor, CESCL, Planner II



civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa 99202
p. 509.242.1000 | www.storhaug.com



Comprehensive Plan Amendment

Record/Permit Number: Z21-282COMP



Development Services Center

808 W Spokane Falls Blvd

Spokane, WA 99201

Phone: (509) 625-6300

my.spokanecity.org

Job Title: Rezone of parcel # 35331.0017 from RSF to RMF

Expires:

Site Information:

Address: 2402 E 31ST AVE

Permit Status: Pending

Status Date: 11/03/2021

Parcel #: 35331.0017

Parent Permit:

Applicant

Owner

**Storhaug Engineering
510 E Third Ave
SPOKANE WA 99202**

**TOUCHMARK ON SOUTH HILL
5150 SW GRIFFITH DR
BEAVERTON OR 97005-2935**

Description of Work: Rezone of parcel # 35331.0017 from RSF to RMF

Contractor(s)

Fees:	Qty:	Amount:	Payments:	Ref#	Amount:
Amend Comp. Plan, Map, Text or Other Land Use Codes (pre app fee has been paid)	500	\$500.00			
			Estimated Balance Due :		Amount:
		\$500.00			\$500.00

CONDITIONS OF APPROVAL