



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

Map Amendment from Residential 4-10 to Office and a resulting zone change from RSF to OR-35

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):
Formerly 6217 N Post Street now aggregated into 801 W Francis Avenue.

APPLICANT

Name: Land Use Solutions and Entitlement

Address: 9101 N Mt. View Lane Spokane WA 99218

Phone: 509-435-3108 Email: dhume@spokane-landuse.com

PROPERTY OWNER

Name: 801 Francis Development LLC C/O Joe Lobb

Address: 624 W Hastings Rd #11 Spokane WA 99218

Phone: 509-325-5049 x301 Email: joe@themanshops.com

AGENT

Name: Same as Applicant

Address: _____

Phone: _____ Email: _____

Assessor's Parcel Numbers: 36312.0215

Legal Description of Site: The S 50 ft. of Lot 2 Block 2 Wall Street Addn. as recorded in Book "J" of Plats Page 31



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 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

801 W Francis

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

This is a remnant of Parcel 36312.0215 which contains the Residential 6-10 category and corresponding RSF zone. The remainder of said Parcel "0215" is classified Office and recently was approved for OR-35 zoning. This requested amendment removes the R 6-10 designation and makes the entire parcel Office and OR-35 zone.

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

The current construction in Parcel "0215" could then have additional on-site parking landscaping and storm drainage containment for that project. At this time, parking would be prohibited and the substandard size of the RSF portion at 3368 sf is otherwise unusable in that zone.

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

The unification of the zone within a single parcel has been done before. While LU1.5 states that Office designation is supported along Francis Avenue, it suggests that it not extend back further than 140 ft from the arterial. However, in a recent annual amendment along Francis this very issue of a split zone within a parcel was before the Planning Commission and Council at 6216 N Washington and approved for consolidation of the Office designation at 185'. Moreover, the Docketing Committee added 6217 N Whitehouse to the amendment and extended the Office designation a distance of 157 ft. Closer to the subject request, Wells Fargo extends 172 ft from Francis Avenue and this proposal has a similar extension of 172 ft.

- 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? R 6-10 and RSF

b. What is the requested Land Use designation and zoning for each affected parcel? Office and OR-35

c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/occupied, etc. North: Town and Country Shopping Center and Office construction on site; West: S/f and Wells Fargo Bank; East: Photography Studio and SF residential; South: S/f Residential.

- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? Construction Permit for Office on site; Aggregation of parcels (See Z20-225BLA).

- 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.)? There are no sub-area plans currently being done. This is the most expeditious means of overcoming the restriction caused by the split zoned parcel.

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

Yes N



Comprehensive Plan Amendments

Threshold Review

(801 Francis Development 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)

801 Francis Development LLC Threshold Supplement

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

It is supported by LU 1.5 and past actions of the Planning Commission and Council.

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 proposed amendment is the consolidation of a split zoned site and has been done on several occasions along Francis Avenue. (See Pre-App supplement comments)

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.

The unification of the zone within a single parcel has been done before. While LU1.5 states that Office designation is supported along Francis Avenue, it suggests that it not extend back further than 140 ft from the arterial. However, in a recent annual amendment along Francis this very issue of a split zone within a parcel was before the Planning Commission and Council at 6216 N Washington and approved for consolidation of the Office designation at 185'. Moreover, the Docketing Committee added 6217 N Whitehouse to the amendment and extended the Office designation a distance of 157 ft. Closer to the subject request, Wells Fargo extends 172 ft from Francis Avenue and this proposal has a similar extension of 172 ft.

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.

No contact has been made with the North Hill Neighborhood Council as of October 2021.
We will certainly meet with them on a subsequent meeting schedule.

End of Threshold Supplement



DESCRIPTION OF PROPOSAL:

Comprehensive Plan Map Amendment from R4-10 to Office

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

801 W Francis Avenue

APPLICANT:

Name: Land Use Solutions and Entitlement C/O Dwight Hume
Address: 9101 N Mt. View Lane Spokane WA 99218
Phone (home): **Phone (work):** 509-435-3108
Email address: dhume@spokane-landuse.com

PROPERTY OWNER:

Name: 801 Francis Development LLC c/o Joe Lobb
Address: 624 W Hastings Rd #11 Spokane WA 99218
Phone (home): **Phone (work):** 509-325-5049 x 301
Email address: joe@themanshops.com *509-768-1324 cell*

AGENT:

Name: Dwight Hume
Address: 9101 N Mt. View Lane Spokane WA 99218
Phone (home): **Phone (work):** 509-435-3108
Email address: dhume@spokane-landuse.com

ASSESSOR'S PARCEL NUMBERS:

36312.0215

LEGAL DESCRIPTION OF SITE:

S. 50 ft of Lot 2 Block 2 Wall Street Addition as recorded in Book "J" of Plats, Page 31

SIZE OF PROPERTY:

3368 sf. (SFR) portion and 13590 sf (OR) for remainder of 36312.0215

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comp Plan Map Amendment

DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?

If yes, provide all parcel numbers.

Yes, 36312.0702 is also owned by the owner

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.

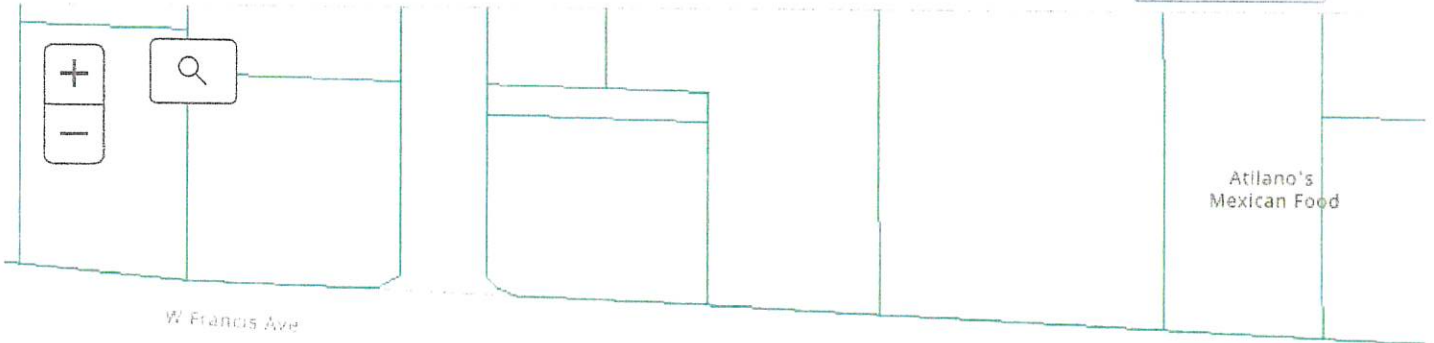
SUBMITTED BY:



Applicant Property Owner Property Purchaser Agent

Measure

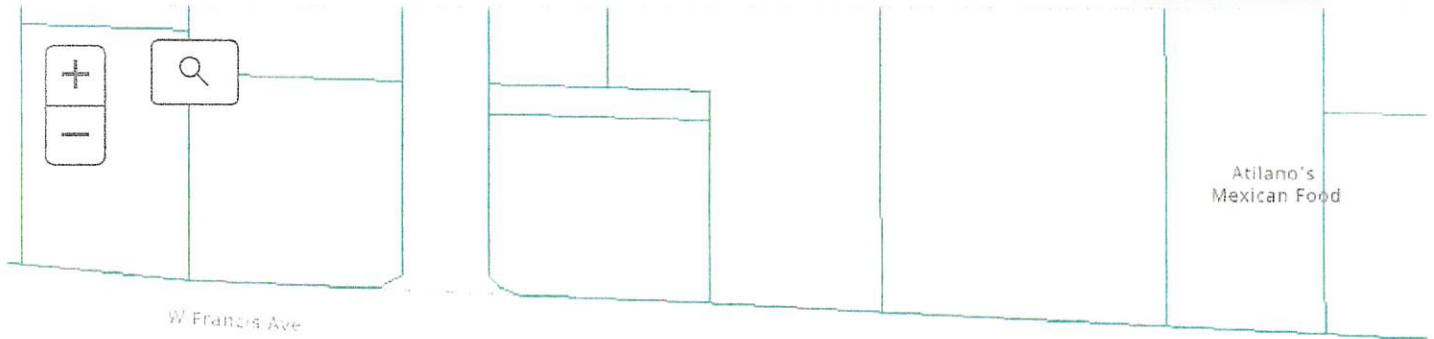
More Info



[Tax Parcels](#)
[Districts](#)
[Permits](#)
[Zoning](#)
[Parcel History](#)

BEFORE

Measure More Info



Atilano's Mexican Food

W Francis Ave



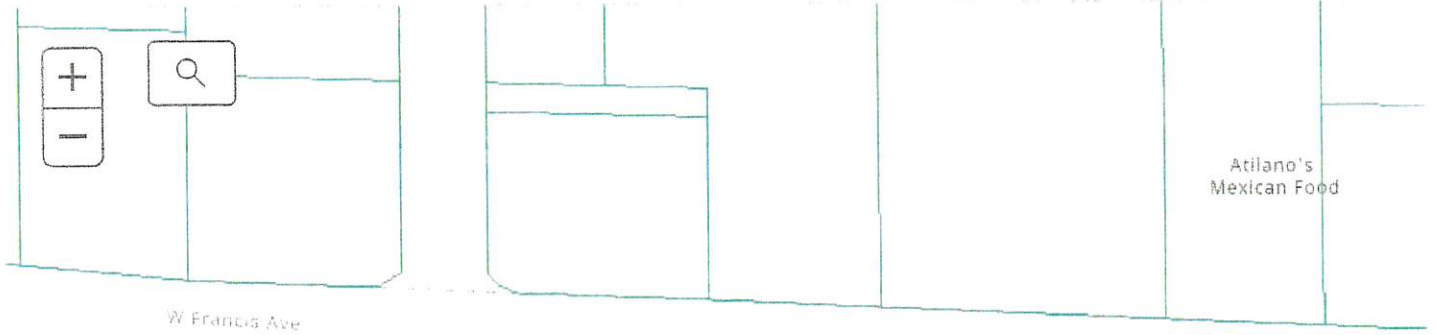
Spokane

Tax Parcels
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AFTER

Measure

More Info



Atilano's Mexican Food

W Francis Ave

W Francis Ave



Tax Parcels

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Permits

Zoning

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EXISTING OFFICE