

Land Use Solutions & Entitlement

Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218
509-435-3108 (V)

10-28-18

Tirrell Black, AICP
City of Spokane Planning Services
W 801 Spokane Falls Blvd, 3rd Floor
Spokane WA 99201

Ref: 701 and 707 S. Sherman Annual Map Amendment

Tirrell:

On behalf of David Jeter et al, please find its application for a Comprehensive Plan Amendment and rezone from R-15-30 to Office and RMF to O-35. Specifically, enclosed are:

- 1) General Application
- 2) Early Threshold Review Supplement
- 3) Comprehensive Plan Amendment Pre-Application
- 4) SEPA Checklist
- 5) Project Narrative
- 6) Site Plan
- 7) Summary of Neighborhood Council Outreach, and
- 8) \$500.00 application fee.

Respectfully Submitted

Dwight J Hume

Dwight J Hume, agent
Land Use Solutions and Entitlement



DESCRIPTION OF PROPOSAL:

Map Amendment from Residential 15-30 to Office and a zone change from RMF to O-35

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)
701 and 707 S Sherman

APPLICANT:

Name: David Jeter MPT, COMT, Acceleration Physical Therapy
Address: 1111 W Wellesley Ave. Spokane WA 99205
Phone (home): **Phone (work):** 448-9358
Email address: djeterpt1@gmail.com

PROPERTY OWNER:

Name: Patricia Upton aka Patricia Reilly
Address: 7421 Wandering St. Las Vegas Nevada 89131
Phone (home): **Phone (work):** N/A
Email address: N/A

AGENT:

Name: Land Use Solutions & Entitlement, 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:

35203.0101 (701 S Sherman) and 35203.0102 (707 S Sherman)

LEGAL DESCRIPTION OF SITE:

See attached

SIZE OF PROPERTY:

.29 acres

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LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Land Use Map Amendment and associated zone change

SUBMITTED BY:

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:

Sara Eichelberger Power of Attorney over Patricia Upton AKA Patricia Reilly
I, Patricia Upton aka Patricia Reilly, owner of the above-described property do hereby authorize Dwight Hume to represent me and my interests in all matters regarding this application.

X Sara Eichelberger

ACKNOWLEDGMENT:

Nevada
STATE OF WASHINGTON)
Clark) ss.
COUNTY OF SPOKANE)

On this *25th* day of *October*, 20*18*, before me, the undersigned, a Notary Public in and for the State of *Nevada* duly commissioned and sworn, personally appeared *Sara Eichelberger*, *POA over Patricia Upton AKA Patricia Reilly* 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.

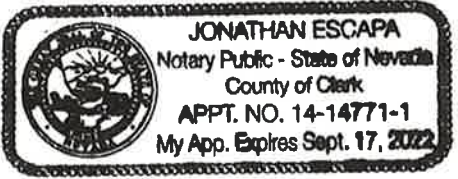
Witness my hand and official seal hereto affixed the day and year first above written.

[Signature]
Notary Public in and for the State of Washington,
residing at *State of Nevada Clark County*
6400 Sky Pointe di Ste 140
Las Vegas NV 89131

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Early Threshold Review

701/707 S Sherman

Description of Proposed Amendment: Land Use Map change from R 15-30 to Office and a corresponding zone change from RMF to O-35 on .29 acre located at the SEC of Hartson and Sherman and commonly known as S 701 and 707 S Sherman.

SMC 17G.025.010

1. **Describe how the proposed amendment is appropriately addressed as a Unified Development Code Amendment.**

The UDC allows for private sector request on individual ownerships, in-lieu-of a city-wide update to the comprehensive plan or a sub-area plan. Neither of these options are available, leaving the private sector request as the only reasonable option.

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.**

In 2006, the East Central Neighborhood and the City of Spokane prepared a sub-area update to this residential area making it R 15-30 and RMF zoning. It is therefore unlikely that an update would occur again, even though the last amendment was almost 12 years ago. Nonetheless, Rockwood Clinic, now Multi-Care Health Systems has been acquiring platted parcels in this immediate vicinity and 6 of those parcels throughout the adjacent westerly block have been purchased by Rockwood/Multi-Care and have been cleared of housing, presumably for future office expansion, even though it too, is within an RMF zone. The area seems to be trending toward medical office services and this applicant is seeking to do the same, as a licensed physical therapist.

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

The request is for .29 acre to be converted to an Office designation. This can be reasonably reviewed within the resources and time frame for annual amendments.

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4. **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 annual process for amending the Comprehensive Plan is to keep the Comprehensive Plan alive and responsive to the community. As stated above, the area continues to trend toward medical office services, as evident by the six separate parcels acquired by Multi-Care Health Services in this vicinity and RMF zone immediately west of the subject property. It is clearly on the fringe of major growing health care services located immediately north and west of the subject property, albeit within Office designated areas.

The requested amendment is therefore, consistent with the adjacent land use classification and zones and will implement many applicable Comprehensive Plan policies. The site has a full range of public services available and can accommodate a small therapy office in close proximity to major health care services.

The request is consistent with the CWPP. The CWPP encourages growth in urban areas where services and utilities already exist. When the site is further developed, the applicant or developer will be required to demonstrate that levels of service are maintained, as required by the CWPP. The CWPP also encourages the use of public transit and development where public transit is available. It is important to note that the city has adopted development regulations and policies to implement the CWPP at the City level. Thus, consistency with the CWPP is achieved.

The application is consistent with the goals and policies of the Growth Management Act. The GMA encourages densification, in-fill and urban development and redevelopment in areas designated for urban growth and within existing city limits. The property is within the UGA and the city limits of Spokane

The proposed change is consistent with the following goals of the Comprehensive Plan:

Land Use 1.5

The Office designation is also located where it continues an existing office development trend and serves as a transitional land use. It should be noted that the area is zoned RMF and is a mix of small apartment buildings, single-family homes and vacant lots previously acquired by major medical services for future expansion. Nonetheless, office uses are more compatible with single-

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family uses due to the off-setting hours of activity and certainly are a similar land use to apartment uses.

Land Use 1.12

The proposed map change is consistent with LU 1.12. Existing public facilities and services are adequately available to the subject property.

Land Use 3.1

The proposed map change is consistent with LU 3.1, which encourages the efficient use of land. Under Policy LU 3.1 future growth should be directed to locations where adequate services and facilities are available.

Land Use 5.3

The Off -Site impacts are mitigated by the development standards of the city and the corner location with two access points available for ingress and egress. Accordingly, the proposed addition better ensures compliance with LU 5.3.

Transportation 3.1

Transportation and development patterns are important to support desired land uses and development patterns. Sherman is now a connecting point at Sprague Avenue with the new pedestrian bridge to the University District, including a Plaza at this intersection. This feature should stimulate future growth within this vicinity.

Economic Development Goal 3.2

While the vicinity is trending toward major health care services, the opportunity for small ancillary services should be encouraged and located in these areas. This site implements Goal 3.2

Economic Development Goal 6

The proposed map change is consistent with Goal ED 6, which recommends that development be located where infrastructure capacity already exist before extending infrastructure into new areas. In this case, all services are readily available.

- 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. N/A, the proposal has not been submitted in the past.**

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6. If this change is directed by state law or a decision of a court or administrative agency, please describe. N/A

End of Form

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Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

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DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es) (701-707 S Sherman Map Amendment)

- | | |
|---|---|
| <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.

1. General Questions (for all proposals):

- a. Summarize the general nature of the proposed amendment.
A Map amendment from Res-15-30 to Office and a zone change from RMF to O-35 on .29 acre of property located at the SEC of Sherman and Hartson
- b. Why do you feel this change is needed?
The area is not scheduled for a sub-area plan update and the trending toward medical services in this vicinity generated a strong need for small ancillary services to be built.
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
The request is similar to the fundamental concepts in the comprehensive plan because the area is trending toward medical services.
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? *N/A*
- e. For map amendments:
 1. What is the current Land Use designation and zoning for each affected parcel? *R-15-30 and RMF*
 2. What is the requested Land Use designation and zoning for each affected parcel? *Office and O-35*
 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc. *Site: Residential S/F and vacant; East: S/F; South S/F North: Office West Mix of apartments, vacant and medical or s/f.*
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? *The recent construction of the pedestrian bridge and plaza at Sherman and Sprague; the recent acquisition of numerous houses by major medical services such as Rockwood now Multi Care Health Services.*
- 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 were no other options immediately available and the applicant is urgently needing a new south hill location.

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.

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

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Project Narrative Summary

701 and 707 S Sherman Map Amendment

This is a proposed change from R 15-30 to Office to allow a physical therapist to provide ancillary services in an area trending toward major medical services. It consists of two platted parcels totaling .26 acre and contains one rental house and a vacant parcel located at the SEC of Hartson and Sherman across from other major medical office uses.

As stated throughout this application, Multi Care Health Services has acquired numerous parcels within the same RMF zone and directly across Sherman from the subject property. In total, MCHS has 18 parcels within blocks of this site and will no doubt continue to acquire more as they expand their services.

The property is within East Central Neighborhood and was included in a sub-area upgrade to RMF 12 years ago. In the interim, a pedestrian bridge has been constructed tying the ECN with the University District and a pedestrian plaza is being constructed at Sprague and Sherman. This improvement is expected to stimulate growth of the Sherman street area.

The applicant is purchasing this property on a contingency, subject to a successful outcome of this requested amendment. If successful, the property will close, and a new south side therapy office will be constructed. Currently they have maximized their facility located on the north side and commonly known as Acceleration Physical Therapy.

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From: dhume@spokane-landuse.com
Sent: Monday, October 29, 2018 11:05 AM
To: 'eastcentralneighborhood.chair@gmail.com';
'eastcentralneighborhood.vchair@gmail.com'
Subject: Proposed annual amendment Hartson and Sherman
Attachments: 701 S Sherman CPA General Application.doc

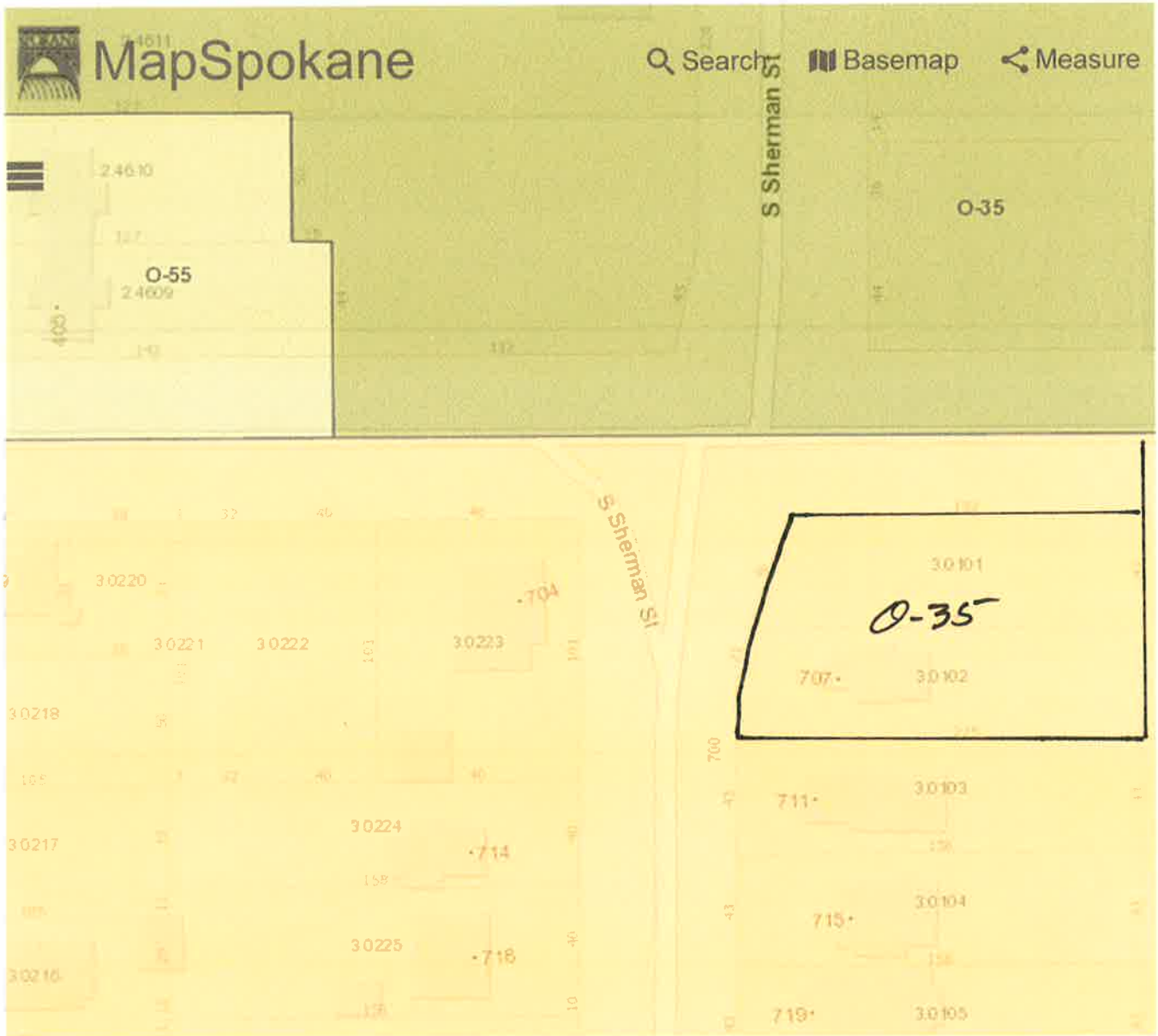
Randy Mc Glenn, Chair and Jim Hanley, Vice Chair: Gentlemen: I have filed an annual amendment within your neighborhood requesting a zone change from RMF to Office to allow a small physical therapy service at the SEC of Sherman and Hartson. It is presently a vacant lot and a rental house. If approved, my client would begin construction in the spring of 2020. The City of Spokane requires that we meet with you to inform you of our proposed change. I note that your meetings are on 11/20 and 12/18. I am available for either of those dates if you can accommodate me. Please advise.

Sincerely

Dwight J Hume

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9101 N Mt. View Lane
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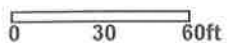


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[Map Use Disclaimer](#)

Comprehensive Plan Amendment



**Planning Services
Department**
808 W Spokane Falls Blvd
Spokane, WA 99201
Phone: (509) 625-6060
www.spokaneplanning.org

Record/Permit Number: Z18-883COMP

Job Title: Acceleration Physical Therapy

Expires:

Site Information:

Address: 701 S SHERMAN ST

Parcel #: 35203.0101

Applicant

Acceleration Physical Therapy - Dwight Hume
1111 W Wekkesket Ave
SPOKANE WA 99205

Permit Status: Application Accepted

Status Date: 10/29/2018

Parent Permit:

Owner

UPTON, CARL/REILLY, PATRICIA
7421 WANDERING ST
LAS VEGAS NV 89131

Description of Work:

Requested amendment to comprehensive plan land use plan map from residential 15-30 to office and a corresponding zone change from RMF to O-35

Contractor(s)

Fees:

Pre-application Fee

Qty:	Amount:	Payments:	Ref#	Amount:
1	\$500.00	10/29/2018 Check	1014	\$500.00
	<u>\$500.00</u>			<u>\$500.00</u>

Estimated Balance Due :

Amount:
\$0.00

CONDITIONS OF APPROVAL

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Comprehensive Plan or Development Standard Amendment Threshold Review - Counter Complete Checklist

This checklist includes all of the required information for submitting a **Early Threshold Review Application** for an item that has been docketed for full review as a COMPREHENSIVE PLAN OR DEVELOPMENT STANDARD AMENDMENT. It includes required information of the State Environmental Policy Act. Applications will not be processed until all of the following information is submitted and determined "Counter Complete."

- Predevelopment meeting summary (if applicable)
- Pre-application meeting or correspondence with neighborhood council (for map amendments) 10/28/2018
- General Application, completed and signed TLB
- Threshold Review Application for Comprehensive Plan Amendments
- Environmental checklist, if required under SMC Chapter 17E.050.
- Additional materials such as photographs illustrating the site or visioning documents appropriate to a non-project action may be included. *Illustration/Map*
- For a map amendment, (2) paper copies and one PDF (formatted for posting and emailing) of the site plan, drawn to a minimum scale of 1"=100', on a sheet no larger than 24"x36", which will include all of the following:

- Applicant's name, mailing address and phone number
- Section, township and range
- North arrow and scale
- Legal description
- Dimensions of property and property lines
- City limits and section lines
- Existing utilities in adjoining right-of-way
- Existing streets, alleys, major easements or public areas
- Location of existing buildings
- Unstable slopes (if applicable)
- Wetlands (if applicable)
- Water courses such as streams, rivers, etc. (if applicable)
- Flood plains, flood fringe or flood way (if applicable)
- Significant habitat or vegetation (if applicable)

- N/A* For a text amendment, instead of the site plan, please include the proposed amendment with the text to be added underlined and the text to be deleted with ~~strikeouts~~.
- Additional application information may be requested later if item is put on the Annual Comprehensive Plan Amendment Work Program and may include, but is not limited to, the following: critical area studies, noise studies, air quality studies, visual analysis, transportation impact studies, geotechnical and wetland studies
- Planning & Development Department filing fees, as required under SMC Chapter 8.02