

2023/2024 Comprehensive Plan Amendments

Plan Commission Workshop

File Z23-477COMP & File Z23-478COMP

July 10, 2024

Kevin Freibott

Planning & Economic Development



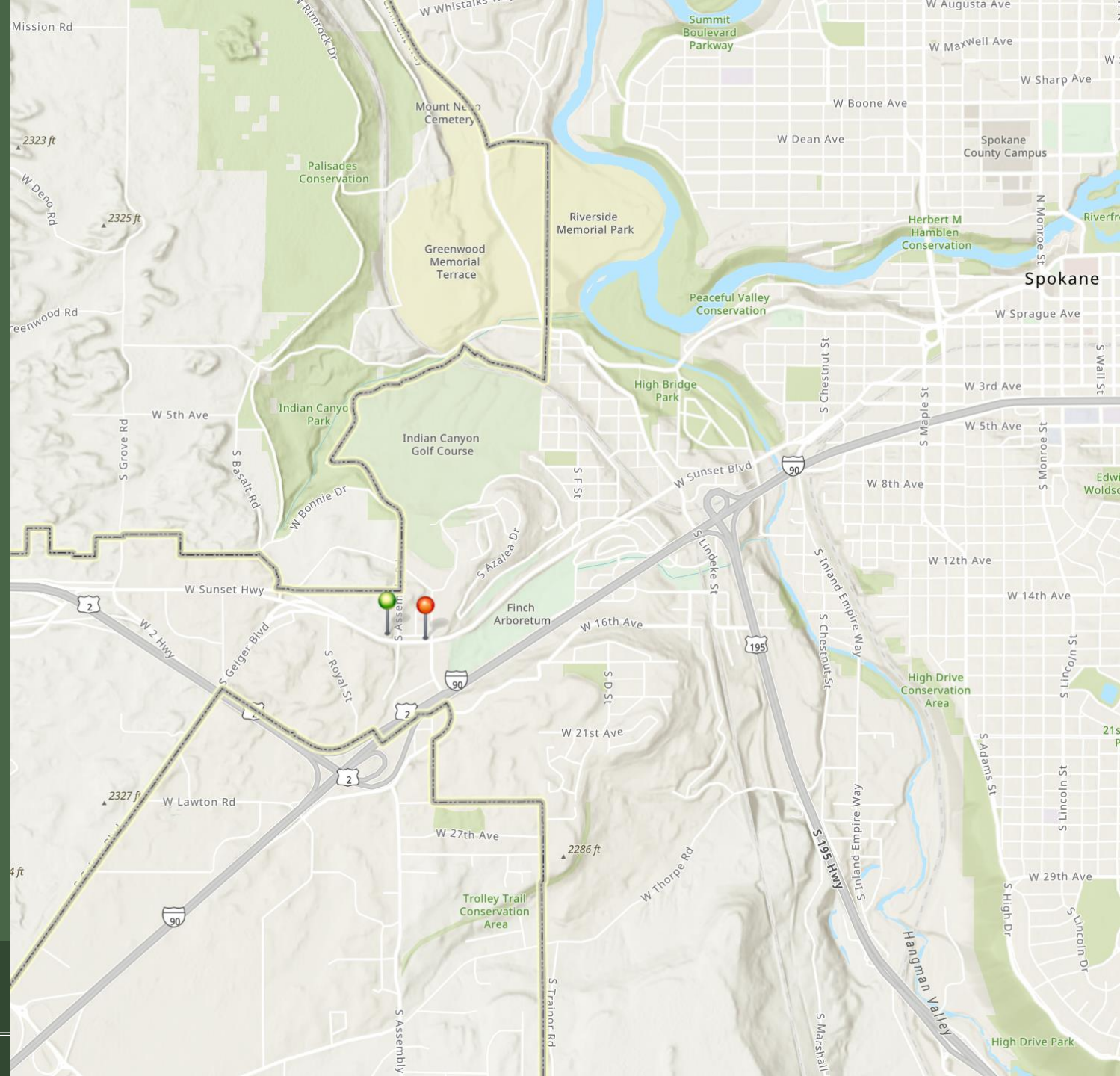
Decision Criteria Overview (SMC 17G.020.030)

- 11 criteria set forth in Spokane Municipal Code
- Of primary concern today:
 - Is the proposal internally consistent with the Comprehensive Plan?
 - Does the proposal conform to the location requirements of the Comprehensive Plan?
 - Is the site suitable for the types of development allowed in the proposed use/zoning?
 - Does the proposal implement the Comprehensive Plan policies better than current Use/Zoning



File Z23-478COMP

(Assembly & Bemis) *Green Pin



File Z23-478COMP

(Assembly & Bemis)

Project Boundaries:

- North: Residential (RSF & RMF)
- East: S Bemis St.
- South: W Burch St. & Sunset Hwy
- West: Vacant Land

Area of Change*:

- 5.22 Acres
- 17 parcels

Features of Note:

- All but the NE parcels are now undeveloped.



File Z23-478COMP

(Assembly & Bemis)

Project Boundaries:

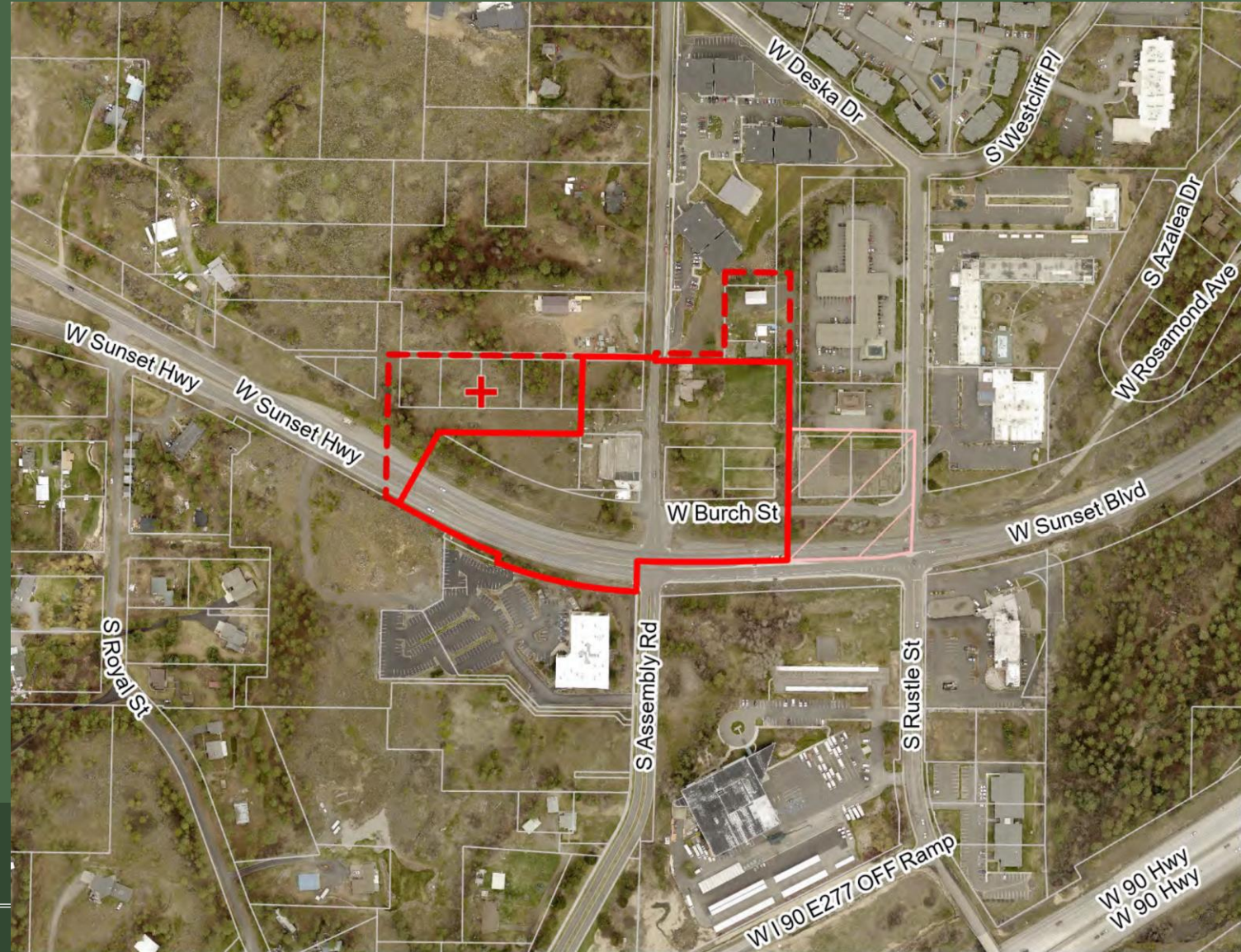
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An Application in Three Parts:

1. Original Applicant Request
 - 9 Parcels
 - 3.33 Acres
2. City-Sponsored Expansion
 - 2 Full Parcels, 1 Partial
 - 0.7 Acres
3. Additional Applicant Request
 - 5 Parcels
 - 1.26 Acres



File Z23-478COMP (Assembly & Bemis)



Photo taken June 3, 2024

Facing Northwest

File Z23-478COMP (Assembly & Bemis)



Photo taken June 3, 2024

Facing North

File Z23-478COMP (Assembly & Bemis)



Photo taken June 3, 2024

Facing West

File Z23-478COMP (Assembly & Bemis)



Photo taken June 3, 2024

Facing West

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Photo taken June 3, 2024

Facing East

File Z23-478COMP (Assembly & Bemis)



Photo taken June 3, 2024

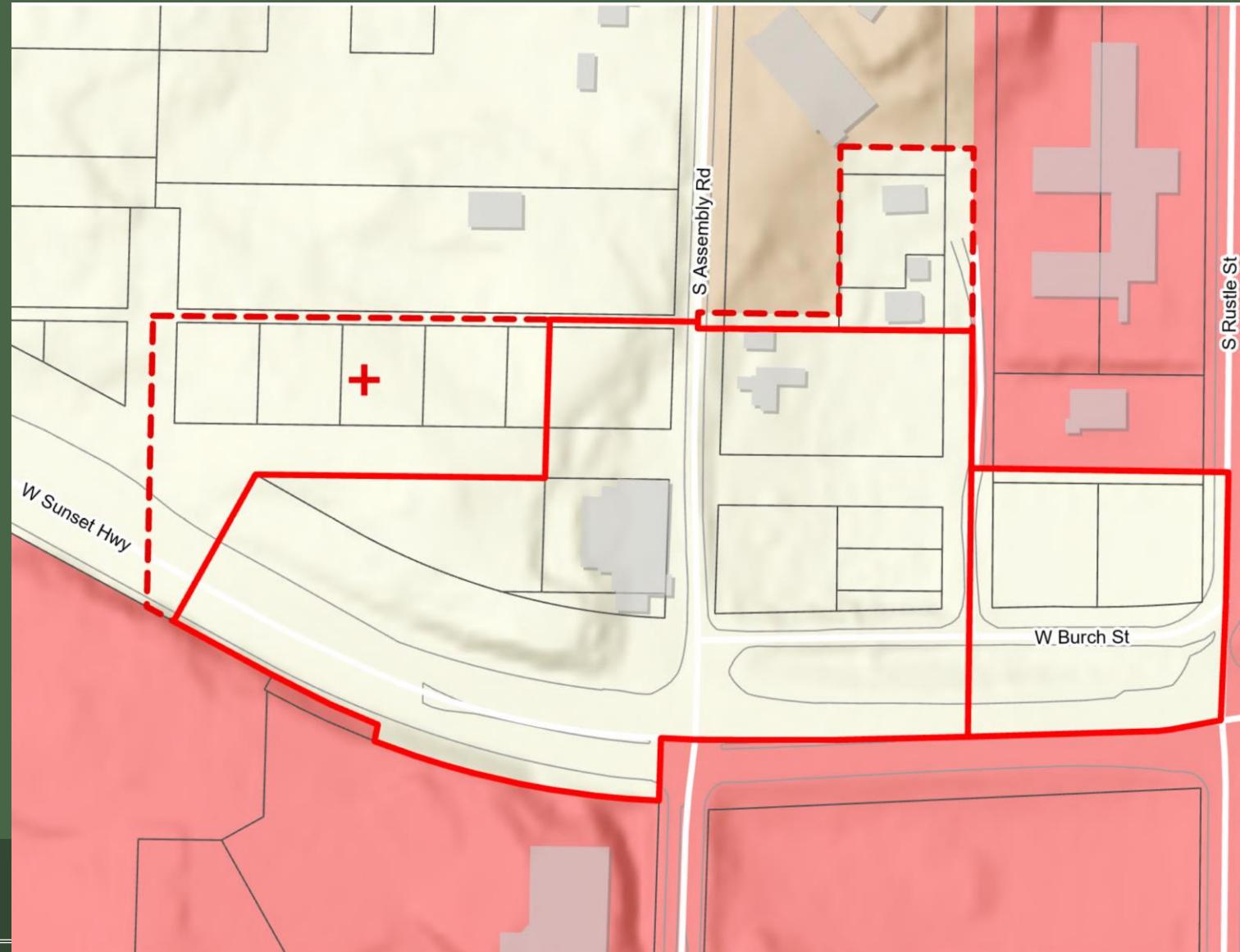
Facing East

File Z23-478COMP

(Assembly & Bemis)

EXISTING

Land Use Plan Map Designation

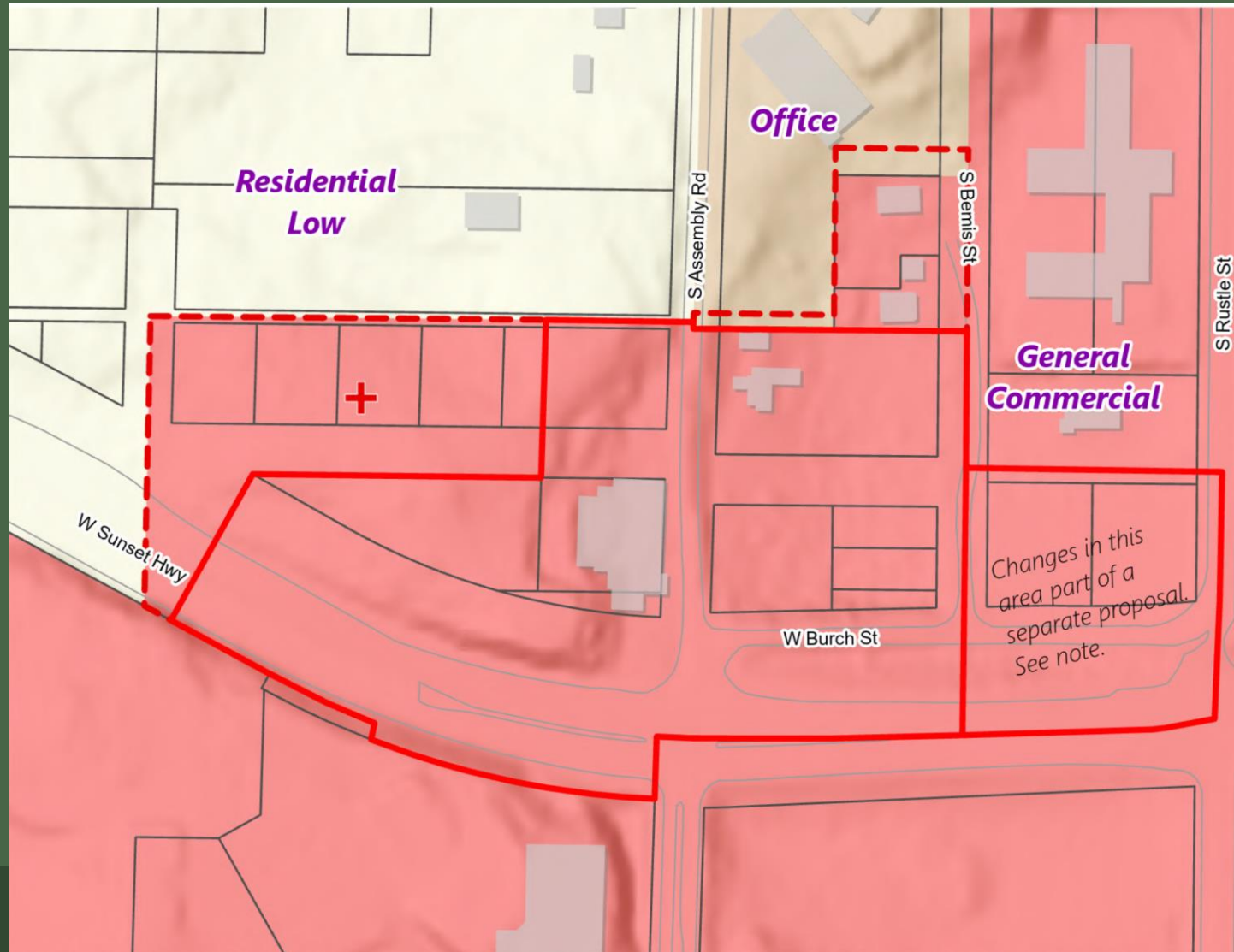


File Z23-478COMP

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PROPOSED Land Use Plan Map Designation

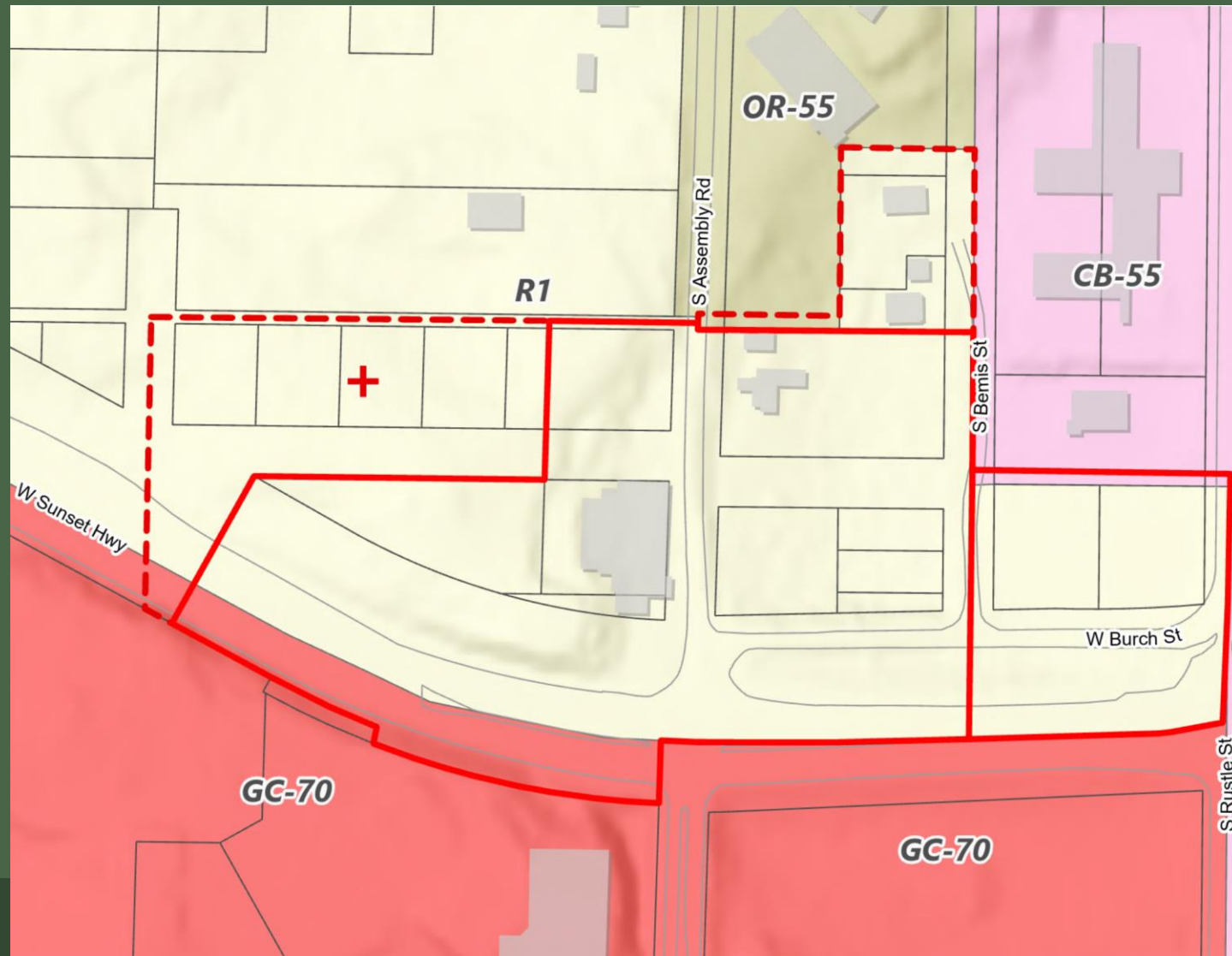
Please Note: Changes Show
Adjacent Application Also



File Z23-478COMP

(Assembly & Bemis)

EXISTING
Zoning

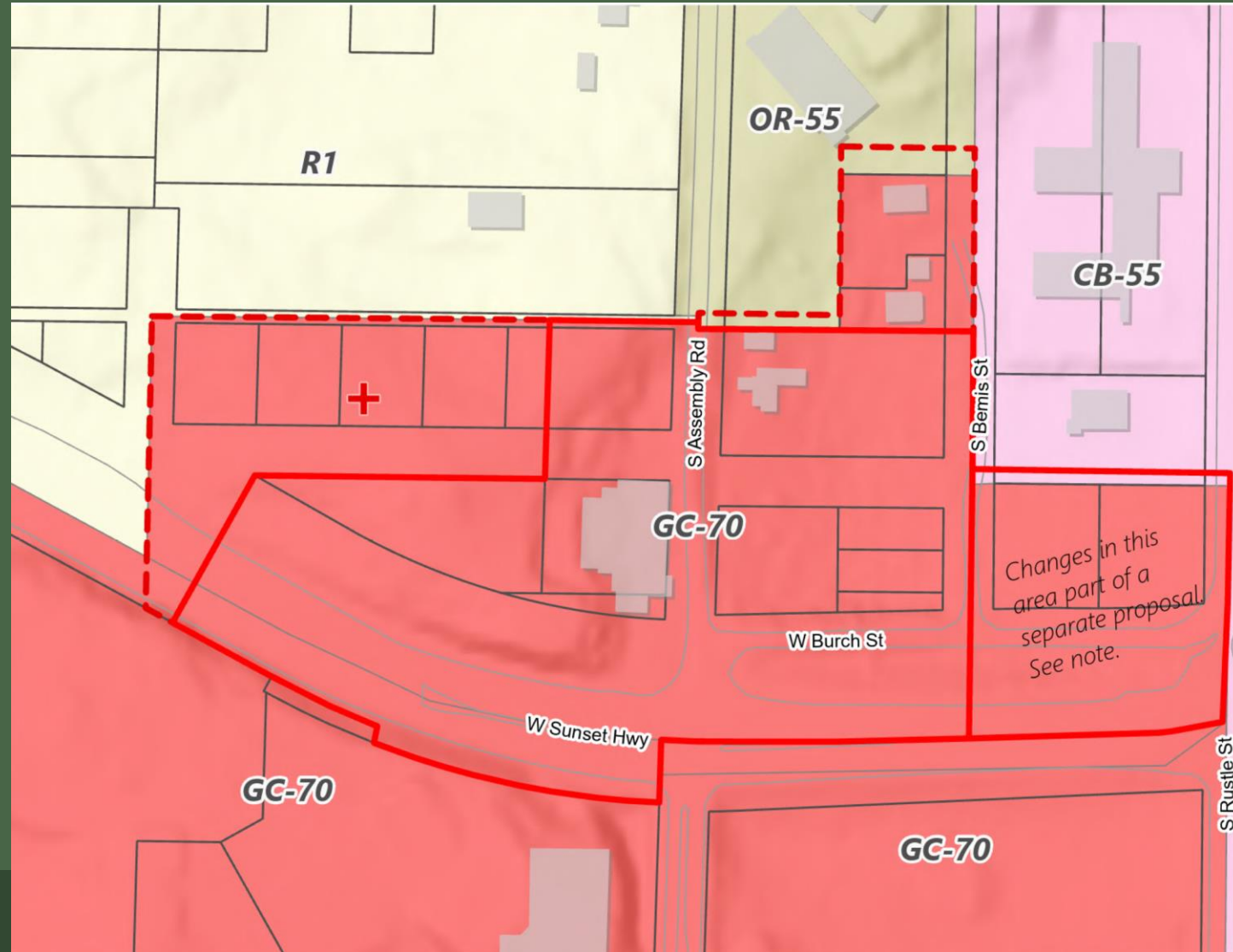


File Z23-478COMP

(Assembly & Bemis)

PROPOSED
Zoning

Please Note: Changes Show
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Comp Plan Policies

LU 1.8 General Commercial Uses

“Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map”

- *Exceptions to containment policy*
 - *Limited expansions allowed “adjacent to General Commercial areas” outside Centers*
 - *Expansions should avoid “intrusion where incompatible into established neighborhoods.”*



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Comments Received:

Agency Comments:

ICM: A Trip Generation Letter was requested and received. ICM is considering any potential impacts from development.

Spokane Transit: Supports greater density near high-performance transit. Requests consultation at construction stage.

Public Comments: Letter from nearby property owner. Concerns with compatibility, density, lack of transition, sewer/water capacity



File Z23-478COMP

(Assembly & Bemis)

Plan Commission questions?



File Z23-478COMP

(Assembly & Bemis)

Applicant presentation . . .



Written Comments will be taken throughout the process:

compplan@spokanecity.org

Project website at right:

my.spokanecity.org/projects/2023-2024-proposed-comprehensive-plan-amendments/

