

REQUEST FOR COMMENTS



Agency and City Department Review
FILE NO. Z23-478COMP, Assembly and Bemis
Comprehensive Plan Land Use Map Amendment Proposal

DATE: May 7, 2024

TO: Interested Parties, City Departments and Agencies with Jurisdiction, and Neighborhood Councils (Distribution List Attached)

FROM: Kevin Freibott, Senior Planner
Planning & Economic Development Department
808 W Spokane Falls Boulevard
Spokane, WA 99201

compplan@spokanecity.org or (509) 625-6500

SUBJECT: Proposed amendment of the Land Use Plan Map designation for eleven complete parcels and one partial parcel, totaling 3.9 acres, from “Residential Low” to “General Commercial” and “Office” and a concurrent change of zoning from “R1” to “General Commercial - 70” and “Office Retail – 55.”

APPLICANT/AGENT: Dwight Hume, Land Use Solutions and Entitlement

ADDRESS: 1432, 1434, 1604, 1616, and 1622 S Bemis St; 1403, 1527, 1603, and 1606 S Assembly Rd; Unassigned Addresses

PARCELS: 25236.0057, .0305, .0311, .0312, .0401, .0402, .0403, & .0405; and 25271.0408, .0501, .0502, & .0504

LOCATION: North of W Sunset Blvd at S Assembly Rd;
NW 1/4, Section 26 and NE ¼, Section 27 of Township 25N, Range 42E

NOTE: This proposal includes one or more “expanded areas,” added to the proposal by the City of Spokane. The City of Spokane is the applicant for these expanded areas. After docketing, the applicant requested the inclusion of additional parcels in the proposal. The inclusion of these parcels is subject to City Council approval. See the attached map for details.

COMMENT REQUESTED BY 5 PM on May 21, 2024

If additional information is required for your department or agency to comment on this proposal, please notify the Planning & Economic Development Department as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;

- 3) Concurrency Testing, please note one of the following:
 - a) () This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
 - b) (X) This application is exempt from concurrency testing, but will use capacity of existing facilities.

The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

A map of the proposal is attached. Additional maps and materials can be found here:

<https://my.spokanecity.org/projects/2023-2024-proposed-comprehensive-plan-amendments/>

ENVIRONMENTAL REVIEW / SEPA: The City of Spokane Planning Services Department is the Lead Agency for this proposal; Spencer Gardner, Planning Director, is the responsible official. No determination has yet been made. This non-project proposal will be reviewed for compliance with SEPA Regulations, Spokane Municipal Code 17E.050. See attached SEPA Checklist.

ATTACHMENTS

- 1) Distribution List, Request for Comments
- 2) Reference Map, Land Use
- 3) SEPA Checklist