

Land Use Solutions & Entitlement

Land Use Planning Services
9101 N. MT. VIEW LANE Spokane, WA 99218
509-435-3108 (V) 509-467-0229 (F)

11-12-14

Planning Services
W 808 Spokane Falls Blvd.
Spokane WA 99201

Attn: Tirrell Black, Assistant Planner

Ref: CPA Perry District for CCRC LLC

Tirrell:

Thank you for allowing me to supplement this application with the enclosed information. I'm sure this will be of great assistance in the review and consideration of this proposal.

I met with the applicant, Cody Coombs on site and discussed his vision for the development of these parcels. That vision includes a restaurant on the 10th Avenue frontage currently zoned CC1-NC and incorporating the easterly vacant lot as off street parking. He would also like to replace the existing residence along 11th Avenue with some form of attached housing with ingress and egress to and from these parcels.

He has retained a designer for these uses and I certainly hope that we'll be able to share some more definitive ideas with both the Perry District and the Neighborhood Council. Given my years of processing these map amendments, it is refreshing to have an idea what may happen if it is approved and as you know, that is the issue most folks want to know about, even though it is not technically relevant for the approval. Notwithstanding, I believe my supplement to the application adequately addresses the pertinent reasons for approval and I trust you will find the same.

Respectfully submitted,

Dwight J Hume

Dwight J Hume

Enclosure: Supplements to the complete application.

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DESCRIPTION OF PROPOSAL:

Map amendment from R4-10 to CC Core and from RSF to CC1-NC

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

1414 E 10th Avenue and 1415 E 11th Avenue

APPLICANT:

Name: CCRC LLC c/o Cody R Coombs
Address: 1325 W 1st Avenue, Suite 210, Spokane WA 99201
Phone (Cell): 509-863-7404 **Phone (work):** N/A
Email address: codyc14@hotmail.com

PROPERTY OWNER:

Name: Same as above
Address:
Phone (home): **Phone (work):**
Email address:

AGENT:

Name: Land Use Solutions and Entitlement Dwight Hume Agent
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:

35213.2710 (1414 E. 10th Avenue) and 35213.2716 (1415 E 11th Avenue)

LEGAL DESCRIPTION OF SITE:

Lot 10 Block 2, Richland Park and Lot 17 Block 2, Richland Park.

SIZE OF PROPERTY:

10th Avenue: 7050 sf (.16 acres) 11th Avenue: 6750 sf (.15 acres) 13, 800 sf total

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Map Amendment to Comp Plan and zone change, if approved. Map amendment from R4-10 to CC Core and from RSF to CC1-NC

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SUBMITTED BY: (See note below)

 Dwight Hume agent

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:

I, _____, owner of the above-described property do hereby authorize _____ to represent me and my interests in all matters regarding this application. **Applicant has authorized Dwight Hume to represent his interest as per original submittal.**

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, 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.

Notary Public in and for the State of Washington,
residing at _____

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DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

- Comprehensive Plan Text Change Land Use Designation Change
 Regulatory Code Text Change 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. Summarize the general nature of the proposed amendment.

To include the applicants residential lots into the adjoining CC-Core designation and to allow a retail use of an existing rental house fronting along 10th Avenue, currently designated CC Core, by allowing the adjacent vacant property to be used for off-street parking. In addition, the reclassification to CC Core along 11th enables a denser residential use and associated access to the parking area.

2. Why do you feel this change is needed?

The property along 10th is currently split between the CC Core and the R 4-10 category, preventing the use of the existing CC Core property. It also implements the intent of the comprehensive plan designation as a Neighborhood Center by allowing more intense uses similar to what is serving the neighborhood now.

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

As stated above, this implements the NC Designation of the area and begins to implement the intended mix of retail and residential housing. According to Comprehensive Plan descriptions for NC areas, there should be upwards of 30 blocks of urban renewal to accommodate this category. This proposed amendment only adds two platted lots into the Core.

4. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? N/A

5. For map amendments:

a. What is the current Land Use designation and zoning for each affected parcel? *R-4-10, RSF*

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

CC Core, CC1-NC

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

The subject property adjoins retail to the west; Church and single family to the north; residential low density to the east and south.

6. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? *No*

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7. 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 other means of securing this amendment in a timely manner.

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

Yes No

If yes, please answer the following questions:

- a. When was the amendment proposal submitted?
- b. Was it submitted as a consistent amendment or an inconsistent amendment?
- c. What were the Plan Commission recommendation and City Council decision at that time?
- d. Describe any ways that this amendment proposal varies from the previously considered version.

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DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

(Inconsistent Amendments will only be processed every other year beginning in 2005.)

- Comprehensive Plan Text Change Land Use Designation Change
- Regulatory Code Text Change 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): See Attached Supplement

*questions answered
on attached 2 pages.*

- a. Describe the nature of the proposed amendment and explain why the change is necessary.
- b. How will the proposed change provide a substantial benefit to the public?
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.
- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.
- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's county wide.

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Comprehensive Plan Amendment

Supplement

1. General Questions (for all proposals):

- a. Describe the nature of the proposed amendment and explain why the change is necessary.

A map designation amendment and zone change from R 4-10 to CC Core and a resulting zone designation consistent with the remaining ownership to CC1-NC. The parcel fronting 10th Avenue is split between CC Core and R 4-10. See enclosed map. The remaining ownership adjacent but fronting 11th Avenue could be used more efficiently as a multi-unit residential use and also provide thru access from 10th to 11th for convenience to the customers of the 10th Avenue retail use.

- b. How will the proposed change provide a substantial benefit to the public?

The replacement of residential for retail within the existing 10th Avenue CC1-NC frontage provides additional walk to services for the Perry Street District. Additional off-street parking for this use, benefits both the surrounding neighborhood and the proposed retail. The ability to accommodate more residential units within the 11th Avenue frontage provides more walk to capability and accessibility to and from the proposed parking lot along 10th Avenue.

- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.

The proposed amendment removes a split designation of CC Core and R 4-10 on the 10th Avenue frontage and allows for an increase of residential density from a single unit to 3 or more units. This is consistent with the comprehensive plan because it enables more residential units and new retail to provide an attractive compliment to the existing services provided nearby. The following Goals and Policies support this proposal:

LU 3.5 talks about the proportion of land use types for a Neighborhood Center and allocates 10% for Public Use, 20% for Commercial and Office and 40% for higher density residential use. This proposal seeks to allow more than one detached S/F unit and the CC1-NC allows for increased housing at the core of the designated NC. It also allows for additional retail use with off street parking. By removing the two existing houses along each street, the inclusion of additional retail of similar type creates synergy for al uses.

LU 3.6 designates South Perry as a Neighborhood Center. The CC1 –NC implements that designation and is consistent with the comprehensive plan.

LU 4.2 This policy encourages more intense use near the core of NC. This is a location that is near the core and provides more residential and walk to options for services.

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- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

The proposal is consistent with the city wide comprehensive plan. Accordingly, it is consistent with State and Federal mandates.

- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

Yes

- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?

No

- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.

No

- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide. *N/A*

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2. For Text Amendments:

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.

3. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation? R 4-10
- c. What is the requested land use designation? CC Core
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

North (10th Avenue): Church and Detached Residential

West: Retail and Vet services

East: Detached Residential

South: Detached Residential

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Layers	Legend
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Planning

Zoning

- Center and Corridor Type 1
- Center and Corridor Type 2
- Mixed Use Transition-CC4
- Community Business
- Downtown Core
- Downtown University
- Downtown General
- Downtown South
- General Commercial
- Heavy Industrial
- Light Industrial
- Neighborhood Retail
- Office
- Office Retail
- Residential Agricultural
- Residential High Density
- Residential Multifamily
- Residential Single-Family
- Residential Two-Family

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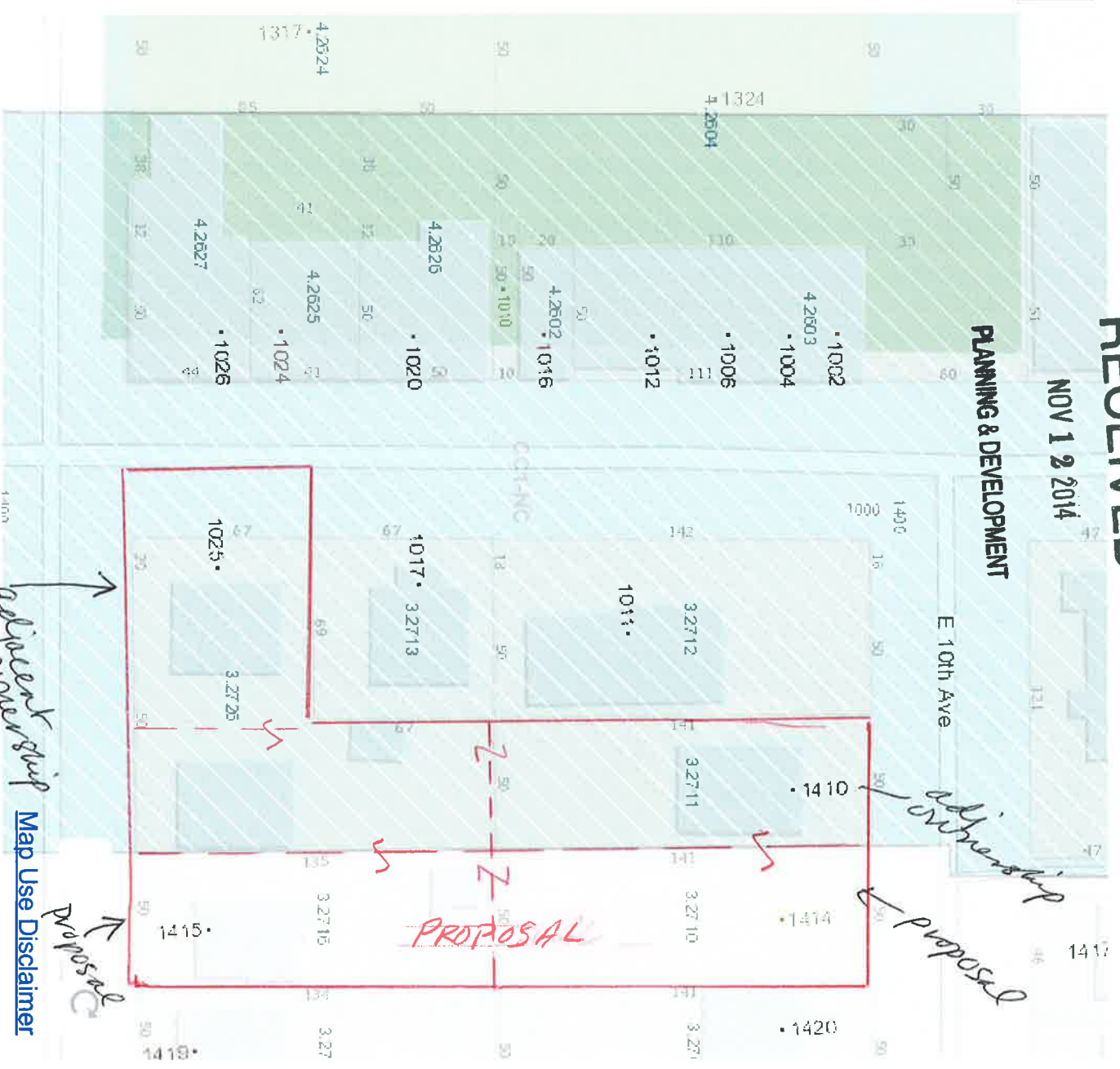
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Search

Basemap

Measure



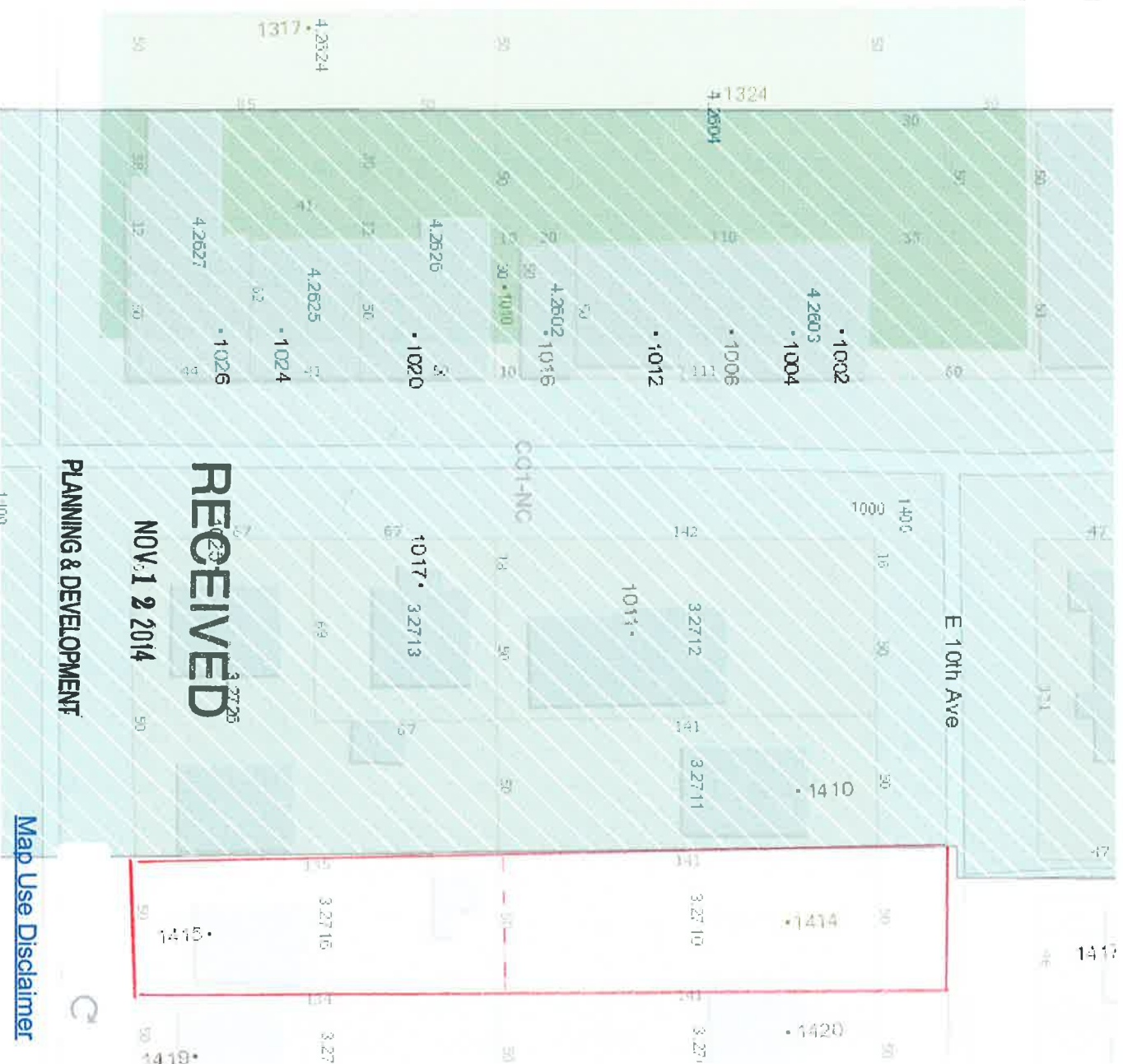


Layers	Legend
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Planning

Zoning

-  Center and Corridor Type 1
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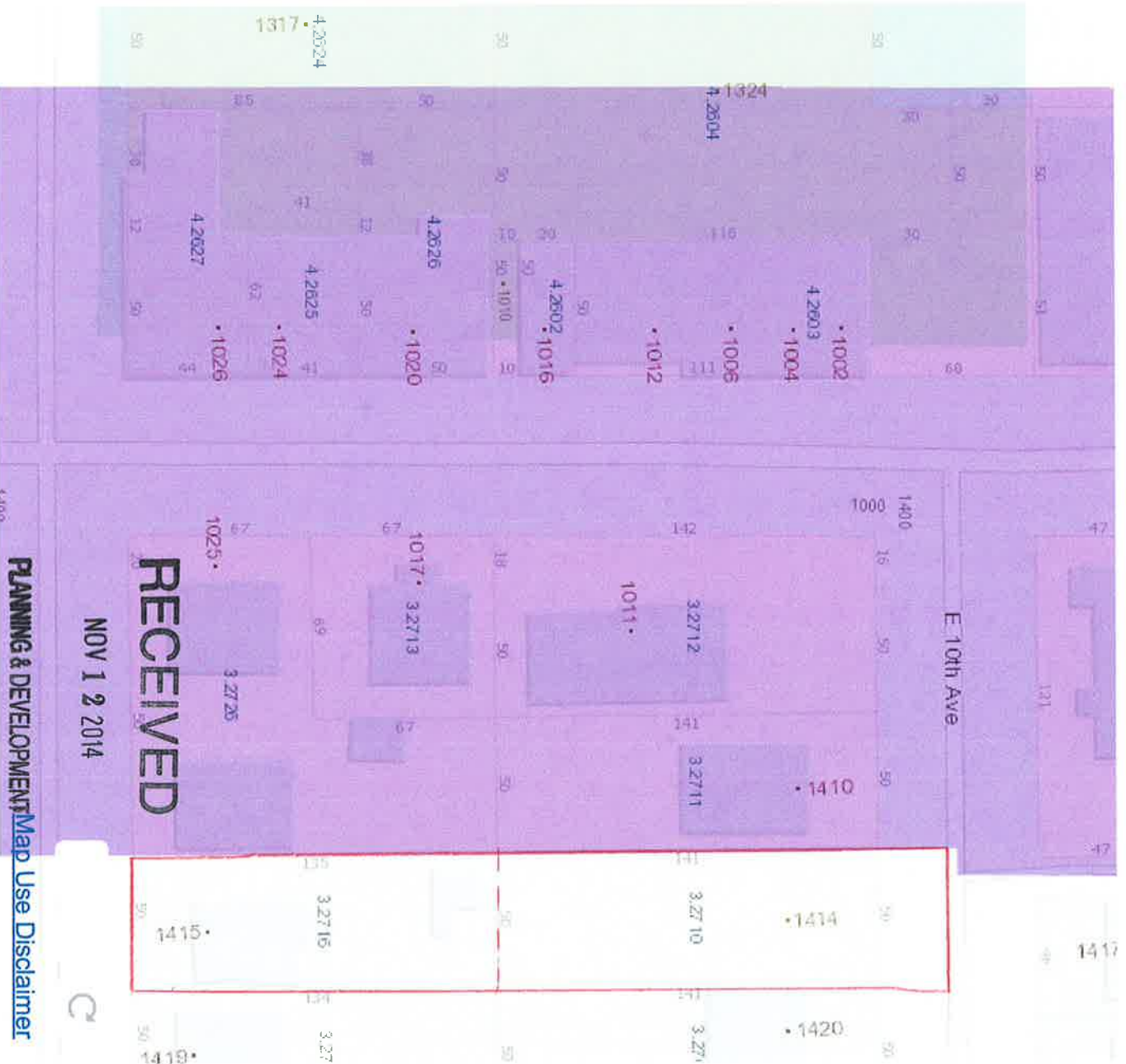
Measure

Layers	Legend
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Planning

Landuse Plan

- Conservation Open Space
- Potential Open Space
- Open Space
- Agriculture
- Residential 4-10
- Residential 10-20
- Residential 15-30
- Residential 15+
- Office
- CC Core
- CC Transition
- Neighborhood Retail
- Mini Center
- General Commercial
- Downtown
- Light Industrial
- Heavy Industrial
- Institutional
- Mining



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