

**Comp Plan Amendment
Proposal
Land Use Plan Map
CCRC LLC**

**Perry District Vicinity
File # Z1400064COMP**

Plan Commission Workshop

March 11, 2015

Tirrell Black

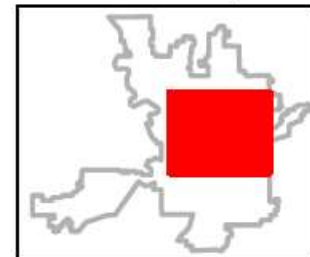
Proposed Comprehensive Plan Amendment Locations - Z1400062, Z1400063 & Z1400064

DATE: January 2015
USER: Planning & Development

Legend

- ★ Proposed Comp Plan Amendment
- City Park
- Spokane River
- City of Spokane

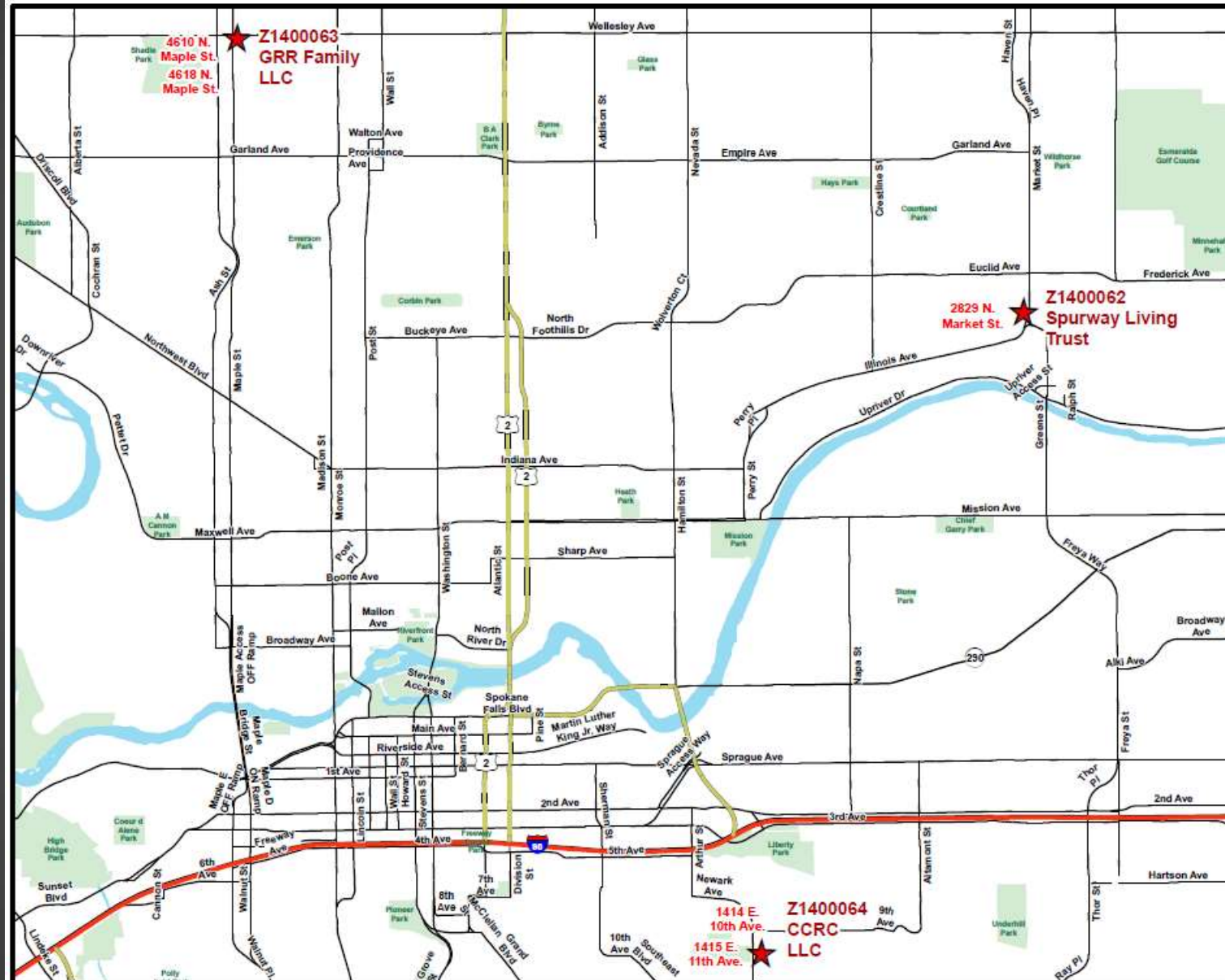
Location Map



0 900 1,800 3,600
Feet



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STEPS:

- *Interested City Department & Agency Review – completed in January 2015*
- *Public Comment Period (60-days)
anticipated to be March 9 to May 7, 2015
During this time*
 - *Workshops with Plan Commission*
 - *Applicant will visit Neighborhood Council Meetings*
- *Plan Commission Public Hearing (SEPA determination made 14 days in advance) – typically in June*
- *City Council Public Hearing – typically in late August, September*
- *Mayor signs*
- *Unless appealed, goes into effect in 30 days.*

Z1400064COMP – PERRY DISTRICT VICINITY

- *Proposal*
 - *Land Use Change: R 4-10 to CC Core*
 - *Zoning Change: RSF to CC1-NC (Centers & Corridors, Type 1, Neighborhood Center)*
- *Acreage: 13,800 square feet (0.31 acre)*
- *Neighborhood: East Central Neighborhood Council*
- *SEPA: Applicant prepared Checklist; under review per SMC 17E.050 and SMC 17G.020*
- *Applicant: CCRC LLC*
- *Agent: Dwight Hume, Land Use Solutions & Entitlement*

[Northeast](#)[South](#)[Northwest](#)[Citywide](#)[Land Use/Zoning](#)[Neighborhood](#)[Construction](#)

CCRC LLC

Application/Permit Number: Z1400064COMP

Description

This project is a [2014/2015 Comprehensive Plan Land Use Amendment Application](#).

Related Documents

- [Application](#) (PDF 680 KB)
- [SEPA Checklist](#) (PDF 975 KB)
- [Notification Map](#) (PDF 145 KB)
- [Ortho Map](#) (PDF 671 KB)
- [Existing Land Use Plan](#) (PDF 181 KB)
- [Proposed Land Use Plan](#) (PDF 182 KB)
- [Existing Zoning](#) (PDF 181 KB)
- [Proposed Zoning](#) (PDF 182 KB)

Contact Information

Written comments should be mailed, delivered, or emailed to:

Planning & Development Services

Attn: Tirrell Black

Assistant Planner

808 W. Spokane Falls Blvd.

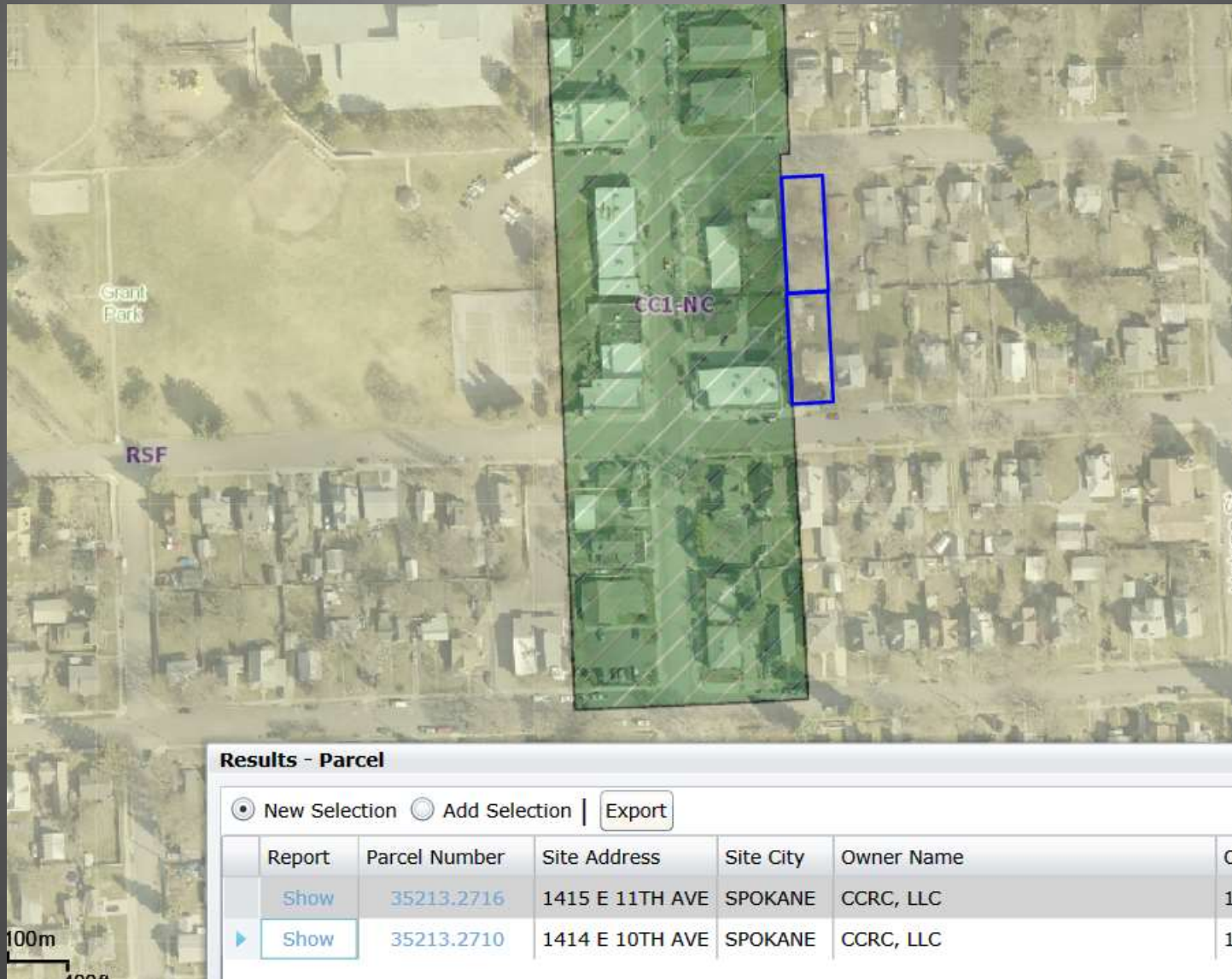
Spokane, WA 99201-3329

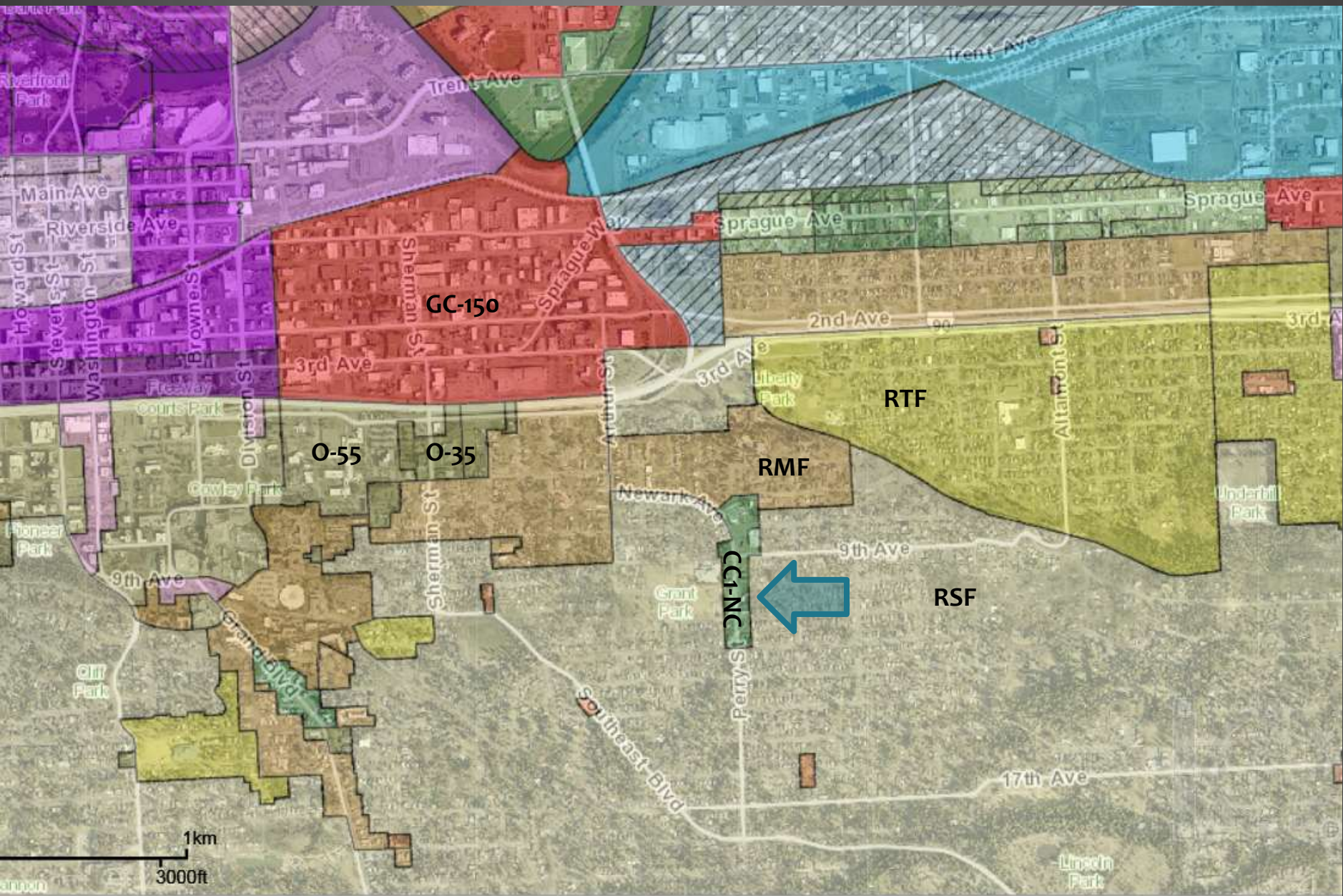
509.625.6185

tblack@spokanecity.org

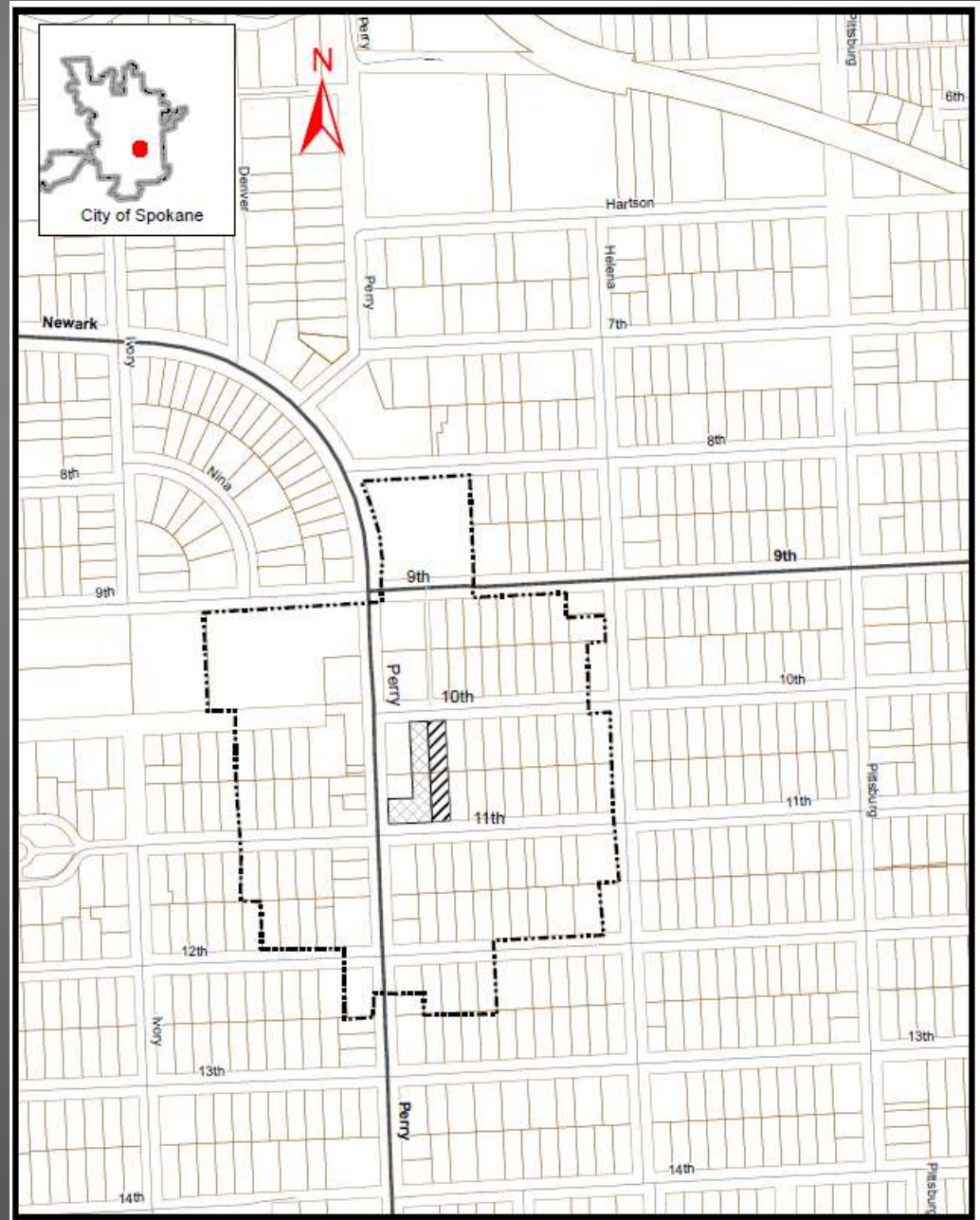
Z1400064COMP

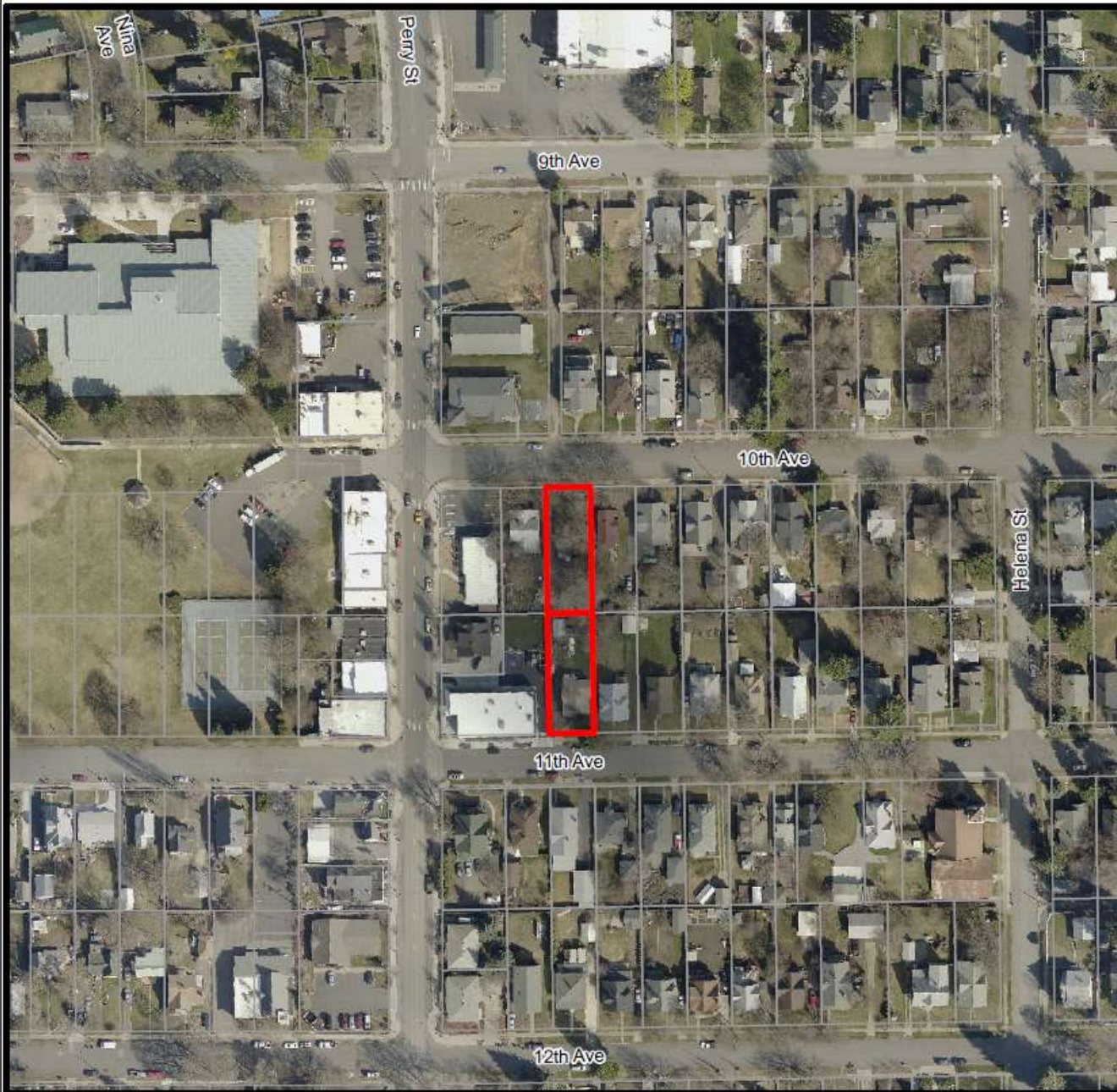
1415 E. 11th Ave. & 1414 E. 10th Ave.
RSF to CC1-NC





Notification Map – Shows Adjacent Ownership





**Comprehensive
Plan Amendment
Z1400064COMP-
CCRC LLC
Proposed Amendment
Parcel with Aerial**

DATE: December 2014
USER: Planning & Development

Legend

-  Parcel - CCRC LLC
Z1400064COMP
-  Parcel

Location Map




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Comprehensive Plan Amendment Z1400064COMP- CCRC LLC Existing Land Use Plan Map


DATE: December 2014
USER: Planning & Development

Legend

 Parcel - CCRC LLC
Z1400064COMP

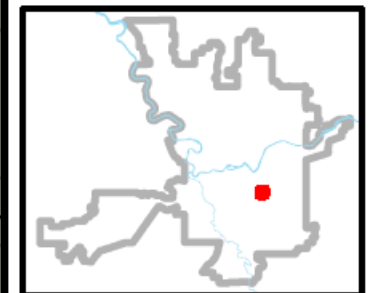
 Parcel

Existing Landuse Plan

 Residential 4-10

 CC Core

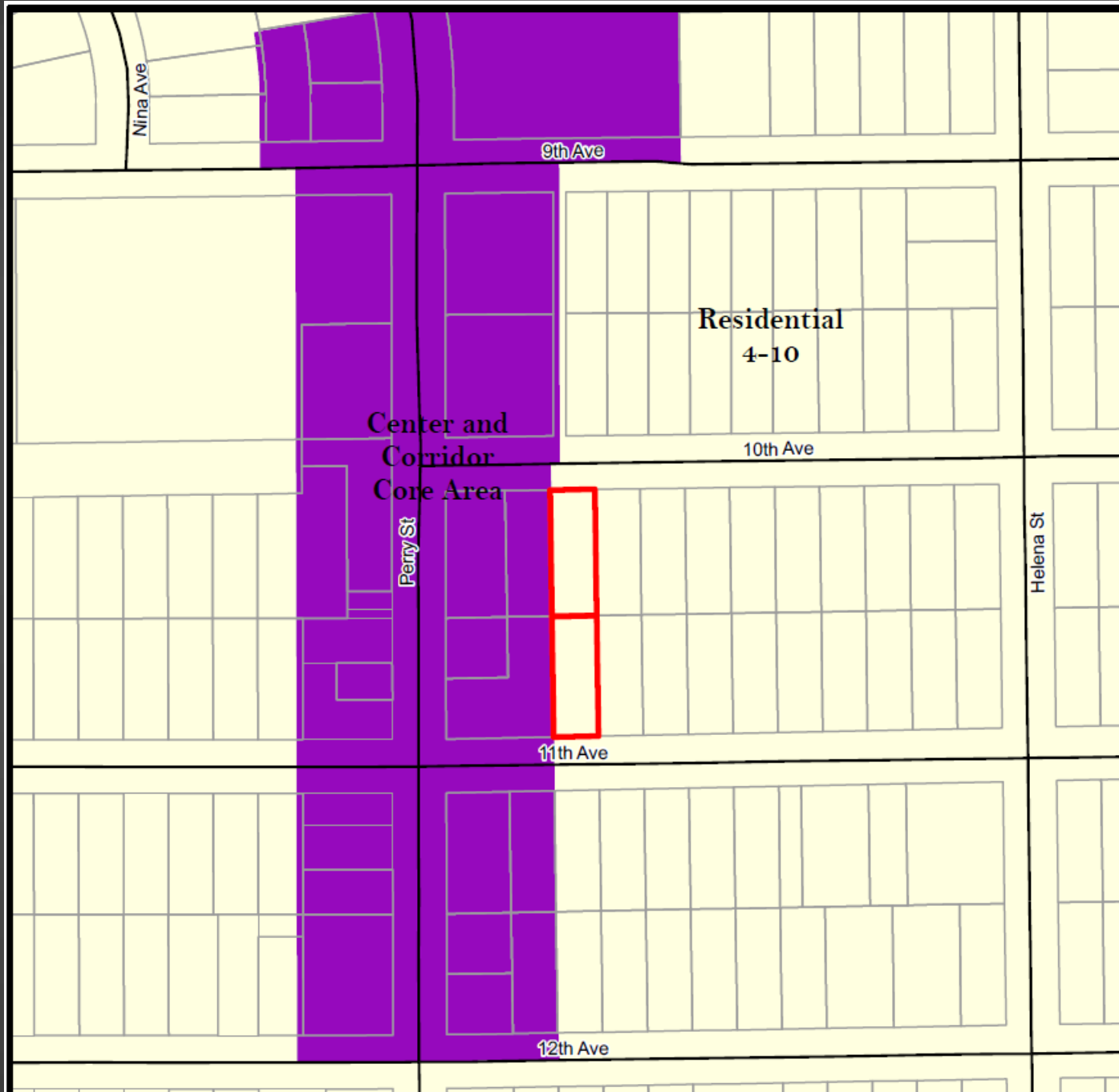
Location Map



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Feet




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**Comprehensive
Plan Amendment
Z1400064COMP-
CCRC LLC
Exhibit A -
Proposed Land Use
Plan Map**


DATE: December 2014
USER: Planning & Development

Legend

 Parcel - CCRC LLC
Z1400064COMP

 Parcel

Proposed Landuse Plan

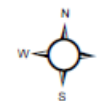
 Residential 4-10

 CC Core

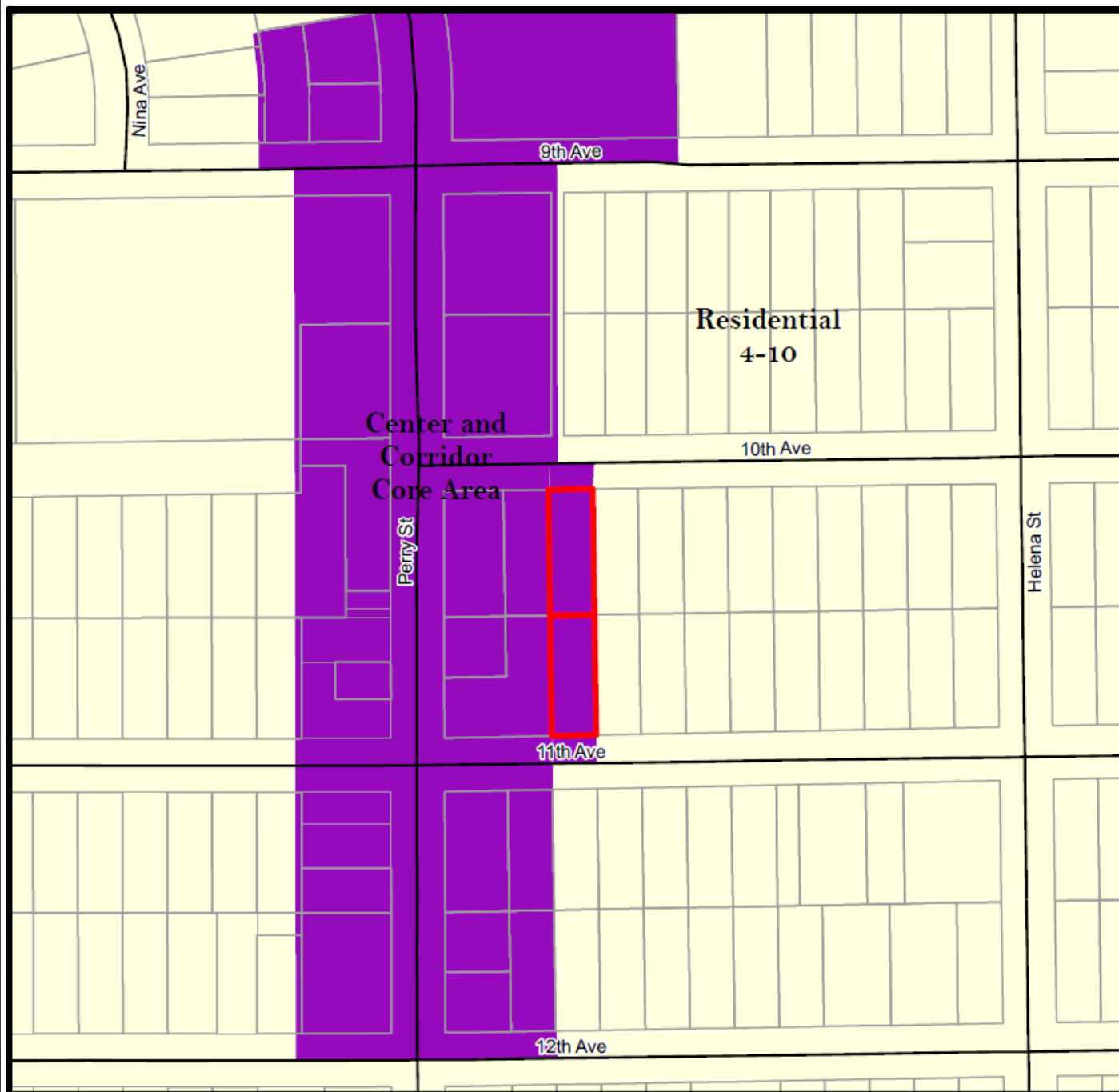
Location Map



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**Comprehensive
Plan Amendment
Z1400064COMP-
CCRC LLC
Existing Zoning Map**


DATE: December 2014
USER: Planning & Development


Legend

 Parcel - CCRC LLC
Z1400064COMP

 Parcel

Existing Zoning

 Center and Corridor Type 1

 Residential Single-Family

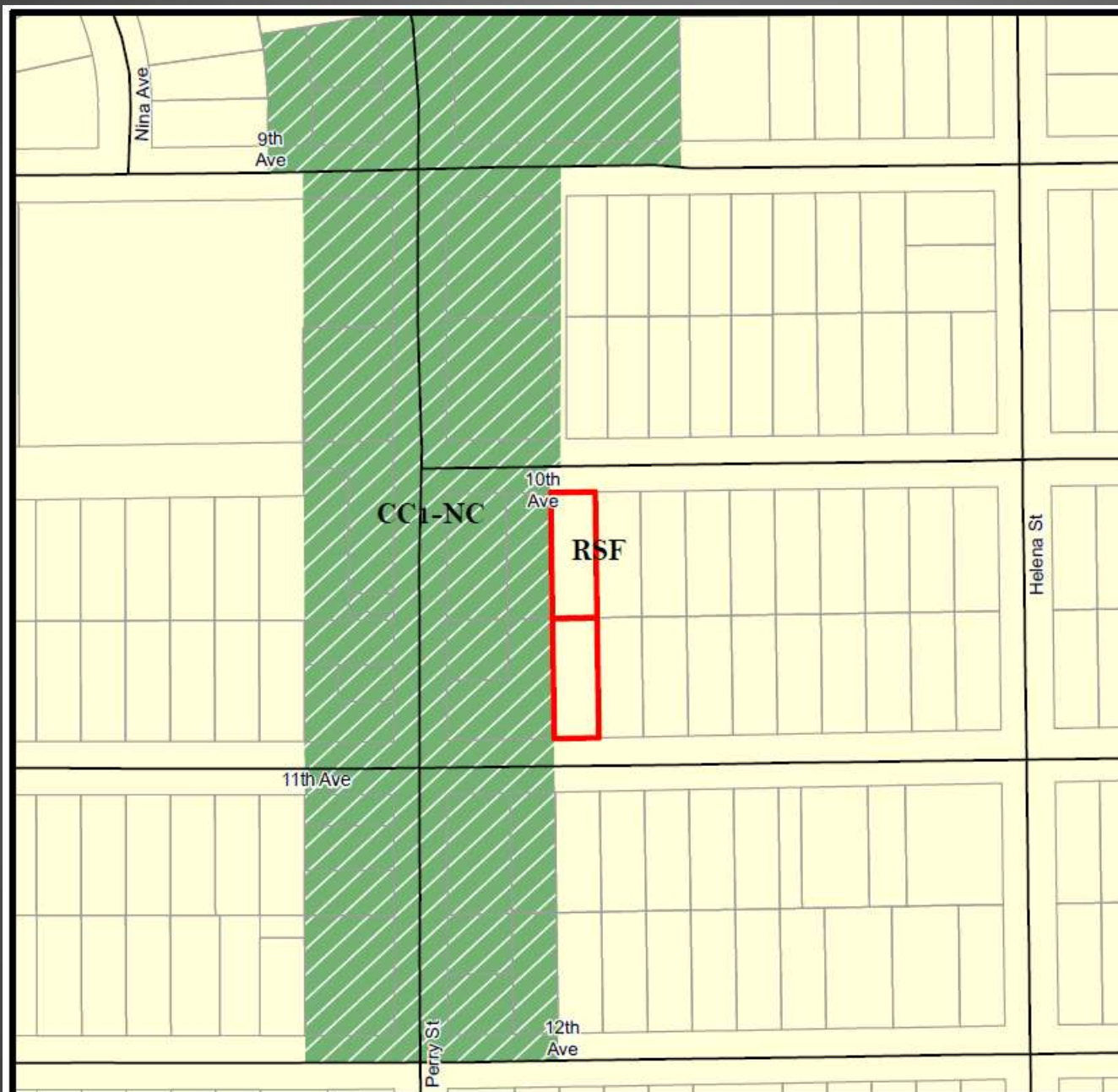
Location Map



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Feet




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Comprehensive Plan Amendment Z1400064COMP- CCRC LLC Exhibit B - Proposed Zoning Map


DATE: December 2014
USER: Planning & Development


Legend

 Parcel - CCRC LLC
Z1400064COMP

 Parcel

Proposed Zoning

 Center and Corridor Type 1

 Residential Single-Family

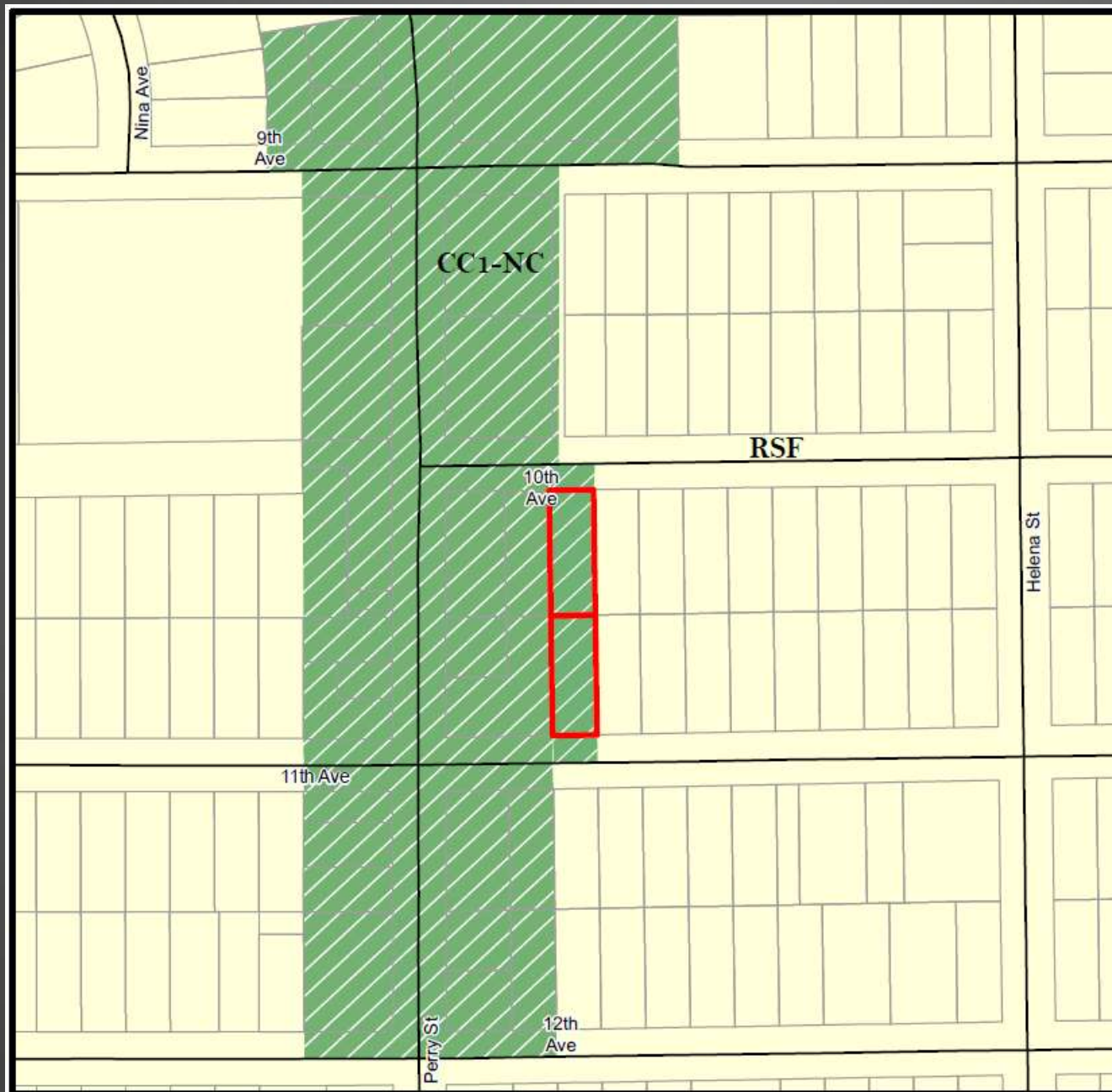
Location Map



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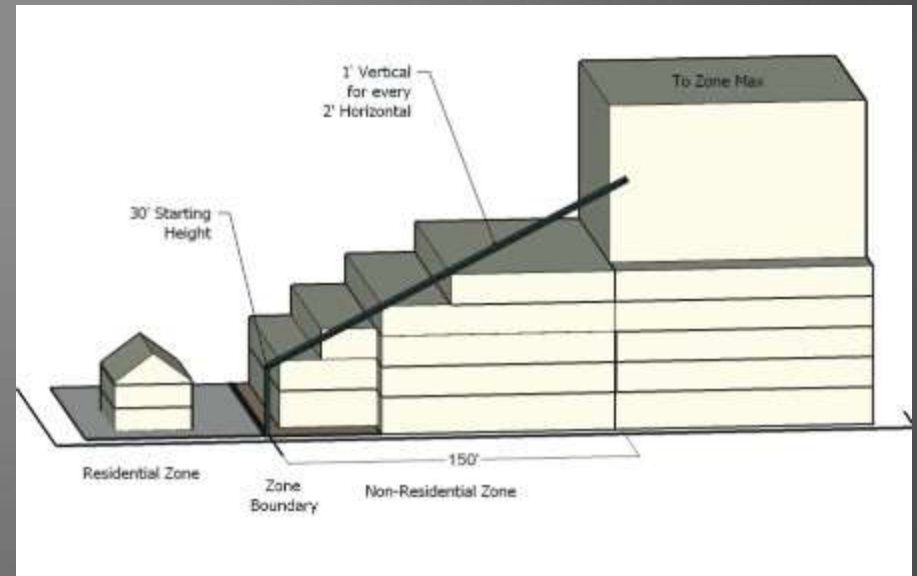


WHAT IS PERMITTED IN CC1-NC ZONE?

- *See Table 17C.122-1*
- *Eating and Drinking Establishments limited to 5,000 sq. ft. in Neighborhood Centers*
- *Industrial generally not permitted (some allowed uses)*
- *No self-storage or warehouse*
- *Public Parking Lot is permitted*

CHANGE CC1-NC FROM RSF CHANGES DIMENSIONAL STANDARDS (SMC 17C.122)

- 40 feet height limit
- FAR - see Table 17C.122-2
 - Maximum FAR by Use with Public Amenities for Nonresidential is 1.0
 - For Combined is 3.0



10TH AVENUE

1414 E. 10th Avenue



1414 E. 10th Avenue











Looking north from 10th Avenue

11TH AVENUE

1415 E. 11th Avenue



1415 E. 11th Avenue

Google Earth View of 11th Avenue – south side- across street from proposal



Google Earth, 11th Ave. Looking west,
not sure date (before Brewery Built on the North Side)





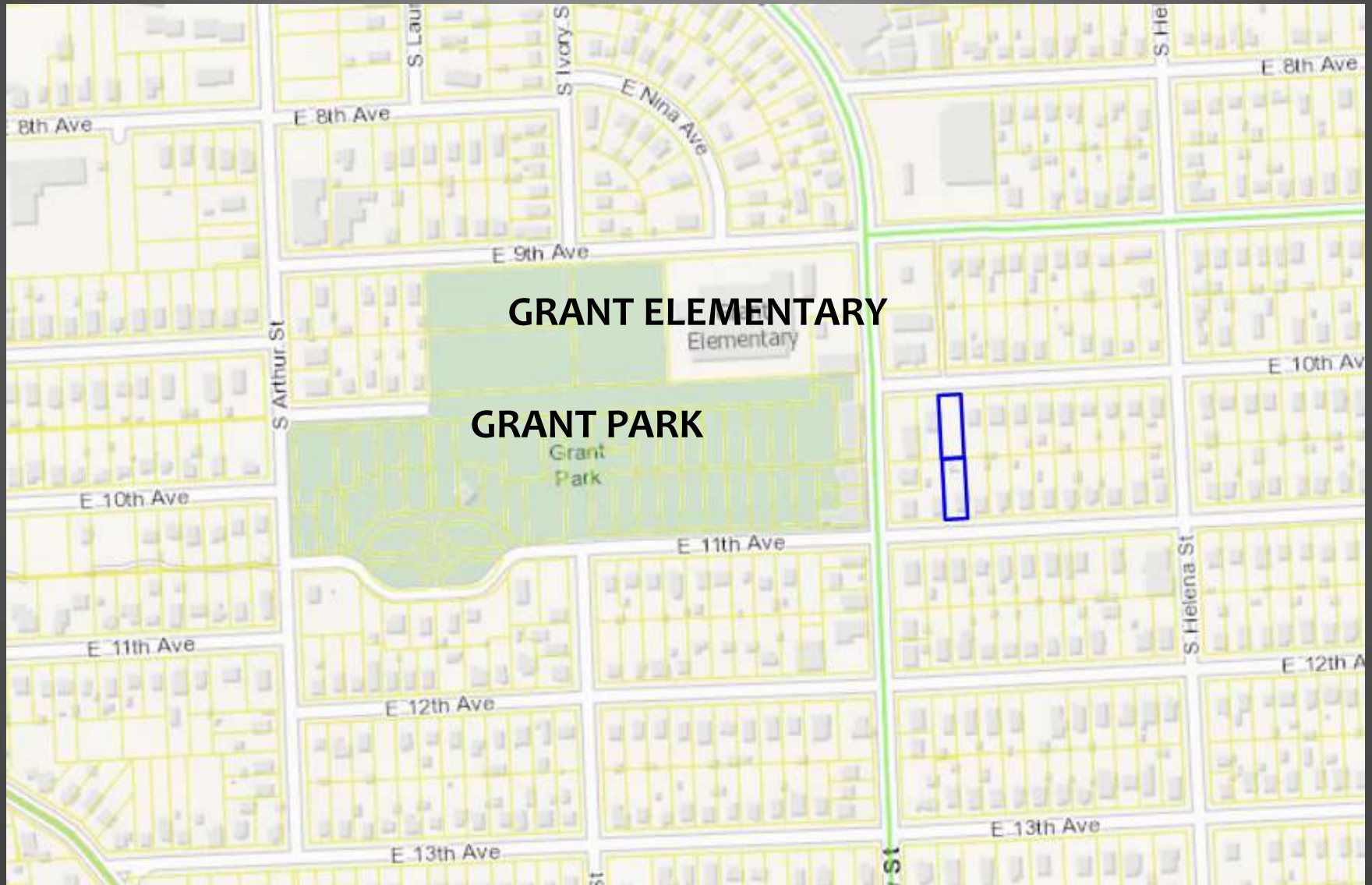
2012 Aerial Photo



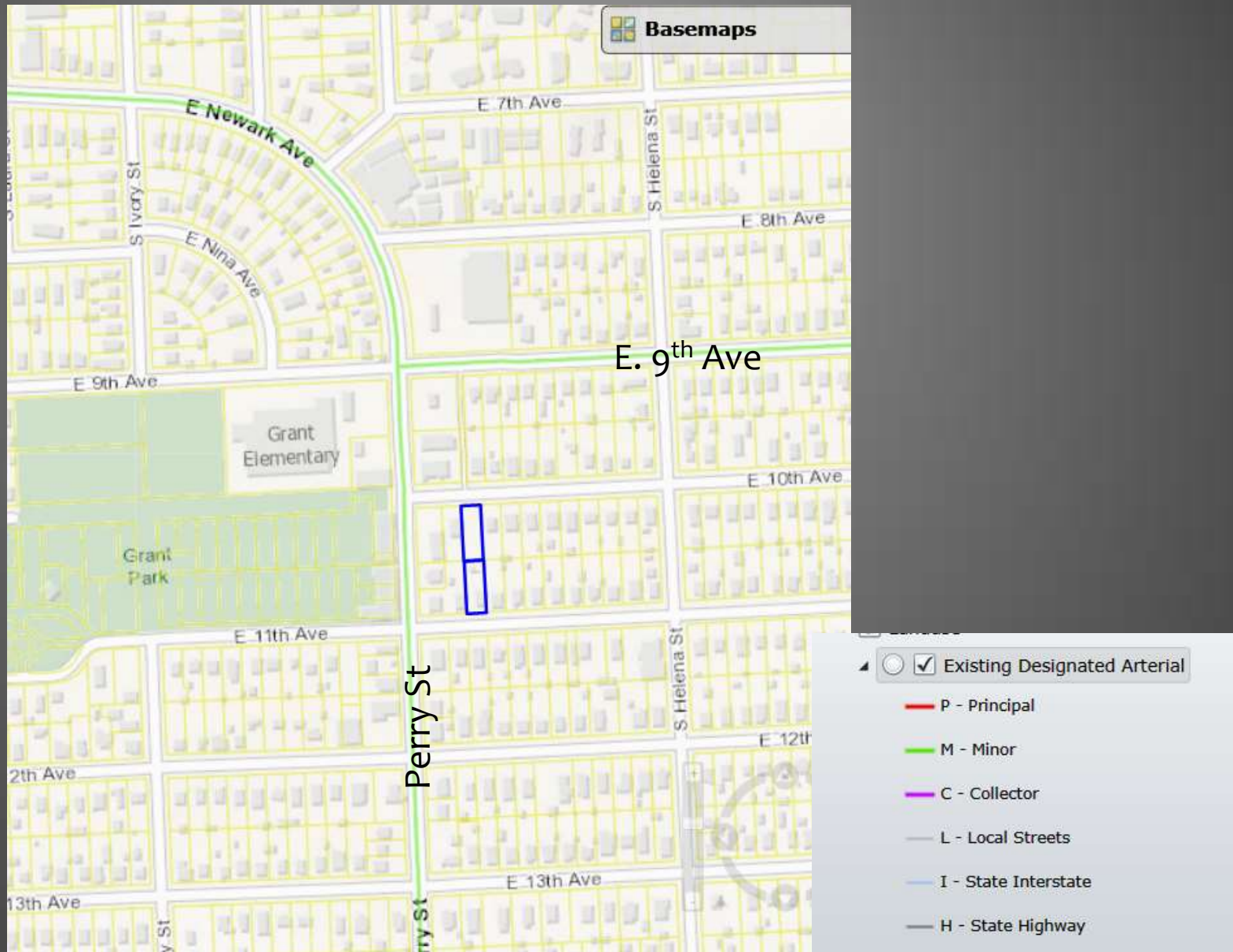
2014 Aerial Photo



NEIGHBORHOOD FEATURES



E. 9th Ave. & Perry St. both classified as Minor Arterial



PEDESTRIAN STREET OVERLAY



STREETSCAPE INVESTMENT



East Central *Neighborhood Council*



[Home Page](#) [About Us](#) [News and Events](#) [Businesses](#) [Contact Us](#)

South Perry Business & Neighborhood Association

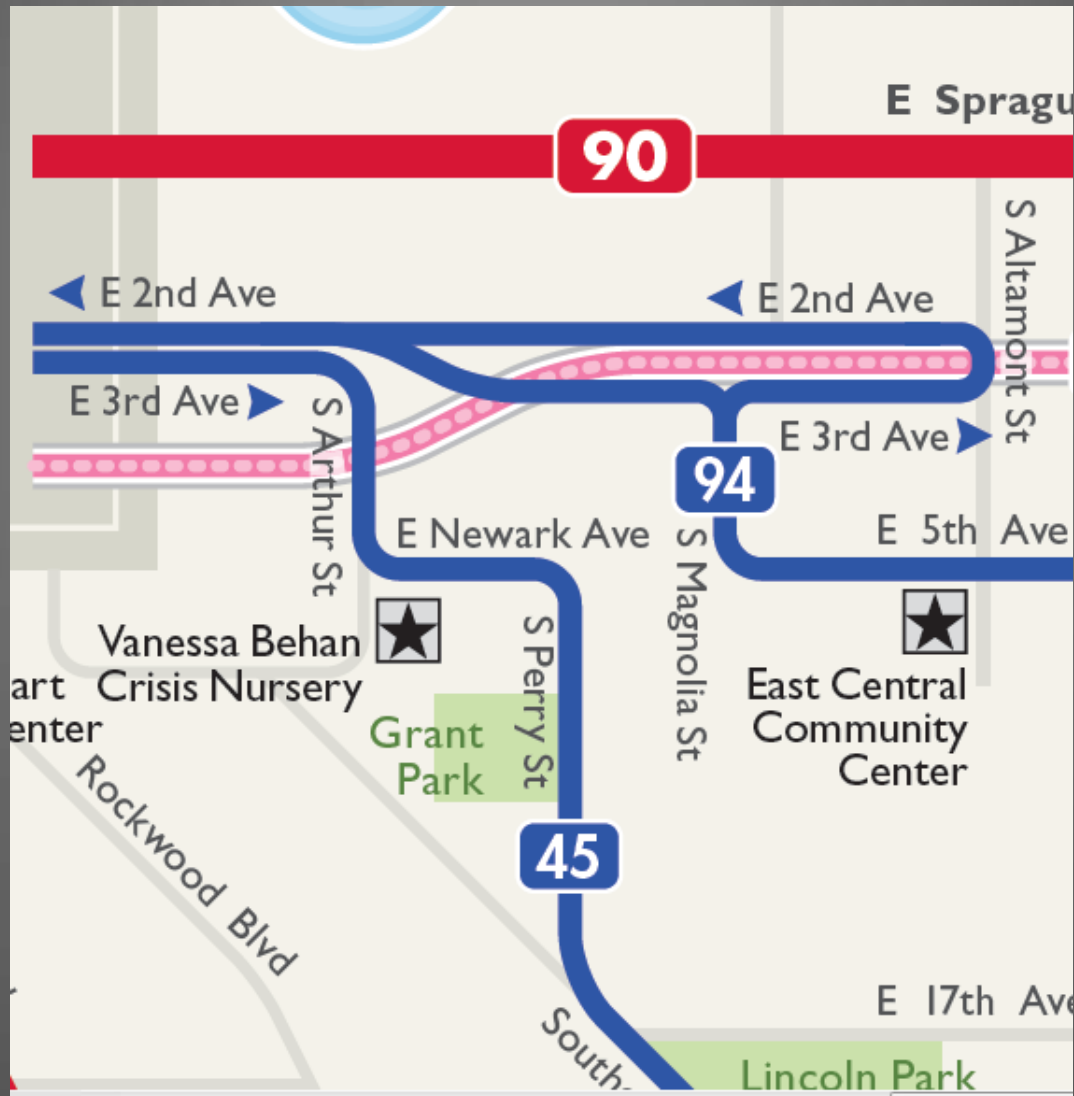


Welcome to South Perry!

Census Bureau - U.S. Census Bureau
<http://www.census.gov>

THURSDAY MARKET

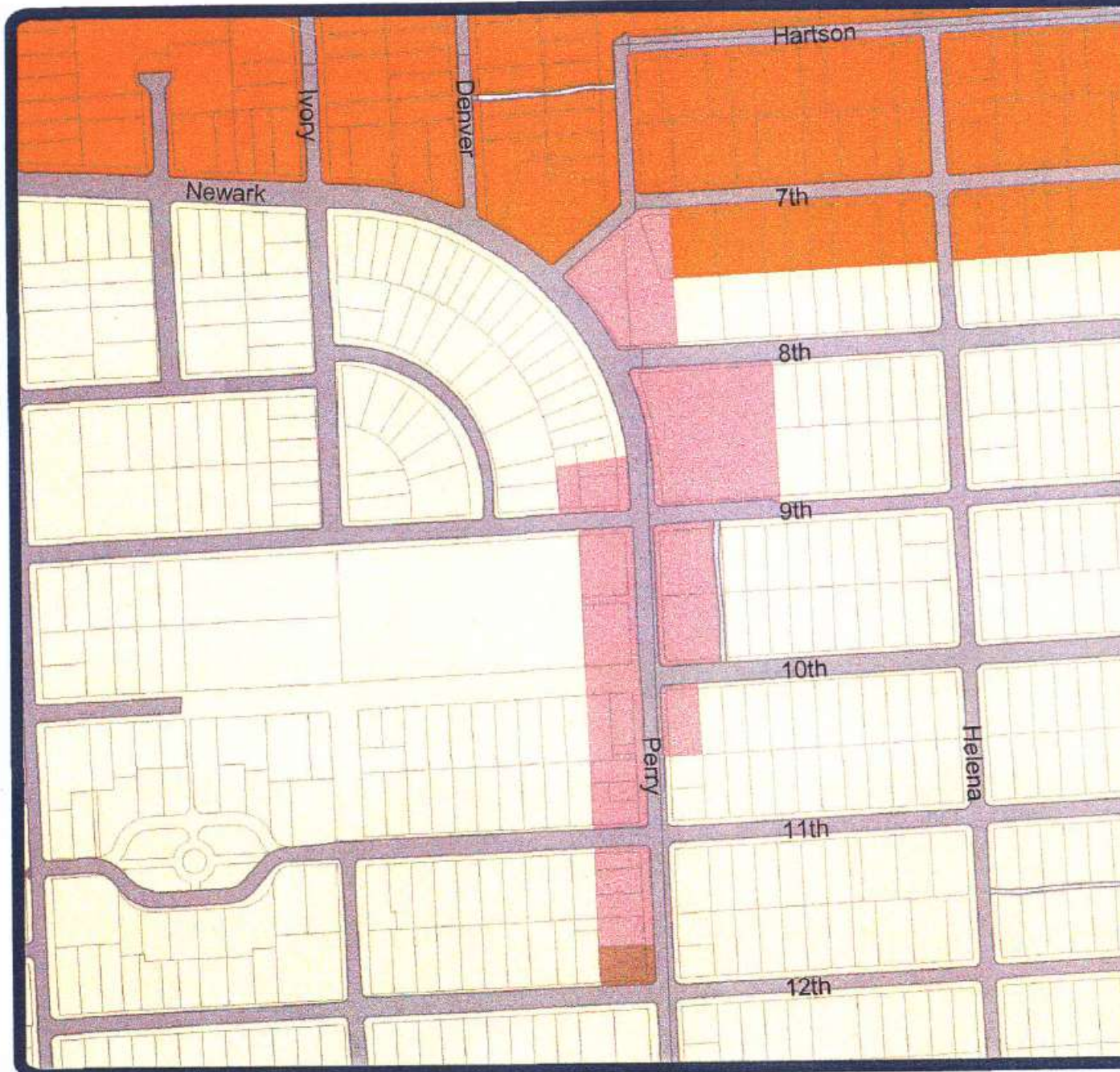
in the **SOUTH PERRY DISTRICT**



PLANNING HISTORY

- *In June 2003, Centers & Corridors zoning adopted for Perry District as well as three other “pilot areas” for 1st Centers & Corridors zoning in City.*
- *ORD C33249*

Prior to June 2003



Existing Land Use Plan Map

9th & Perry

Legend Existing Designations

- Neighborhood Retail
- Residential 4-10
- Residential 15-30
- Office

0 100 200 Feet



Date: 04/30/2003



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C33248 * C33249

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Existing Zoning Map**

DATE: December 2014
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Legend

-  Parcel - CCRC LLC
Z1400064COMP
-  Parcel
- Existing Zoning**
-  Center and Corridor Type 1
-  Residential Single-Family

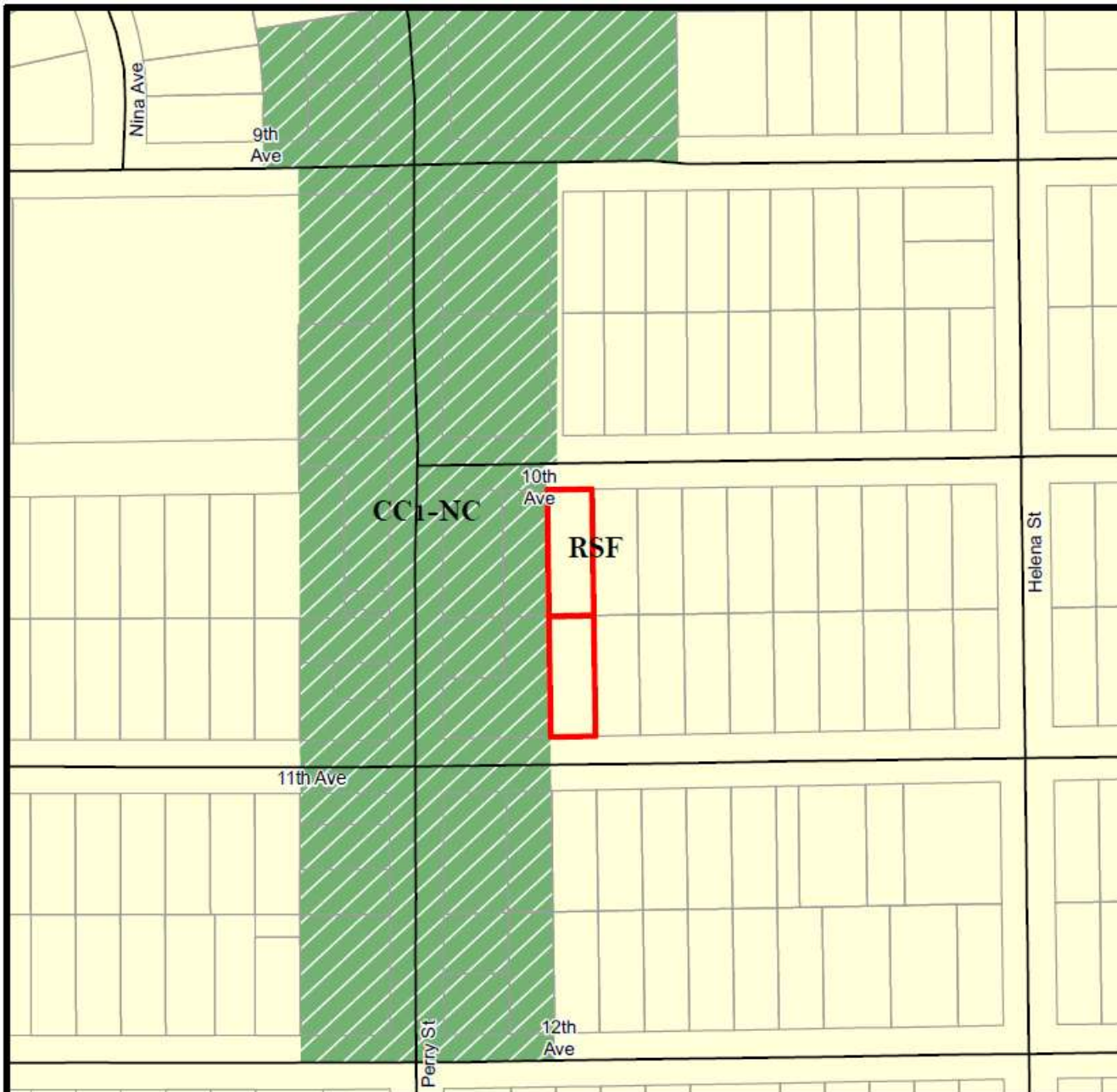
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WHAT DOES COMP PLAN SAY ABOUT NEIGHBORHOOD CENTERS?

LU 3.2 Centers and Corridors

Designate centers and corridors (neighborhood scale, community or district scale, and regional scale) on the land use plan map that encourage a mix of uses and activities around which growth is focused.

NEIGHBORHOOD CENTER

SEE LU3.2



The size and composition of neighborhood centers, including recreation areas, vary by neighborhood, depending upon location, access, neighborhood character, local desires, and market opportunities. Neighborhood centers should be separated by at least one mile (street distance) or as necessary to provide economic viability. As a general rule, the amount of commercial space and percent devoted to office and retail should be proportional to the number of housing units in the neighborhood. The size of individual commercial business buildings should be limited to assure that the business is truly neighborhood serving. The size of the neighborhood center, including the higher density housing surrounding the center, should be approximately 15 to 25 square blocks. The density of housing should be about 32 units per acre in the core of the neighborhood center and may be up to 22 units per acre at the perimeter.

TRANSITIONAL SITES

SMC 17C.110.330

- *RSF and RTF adjacent to CC zoned may increase the density by one unit allowed in base zone.*

HOW TO LEARN MORE & PARTICIPATE:

- *City Webpage – Business & Development, Projects page*
- *Spokane Municipal Code SMC 17G.020 (outlines the process)*
- *Add your name to interested persons list for specific application.*
- *Make written comment.*
- *Plan Commission substantive workshops – tentative(check the agenda!):*
 - *March 11, CCRC LLC, Perry District Vicinity*
 - *March 25, Spurway Living Trust, Market & Cleveland*
 - *March 25, GRR LLC, Wellesley & Maple*
 - *April 8, Manufactured Homes Text Amendment*
 - *April 22, held for continued discussion*

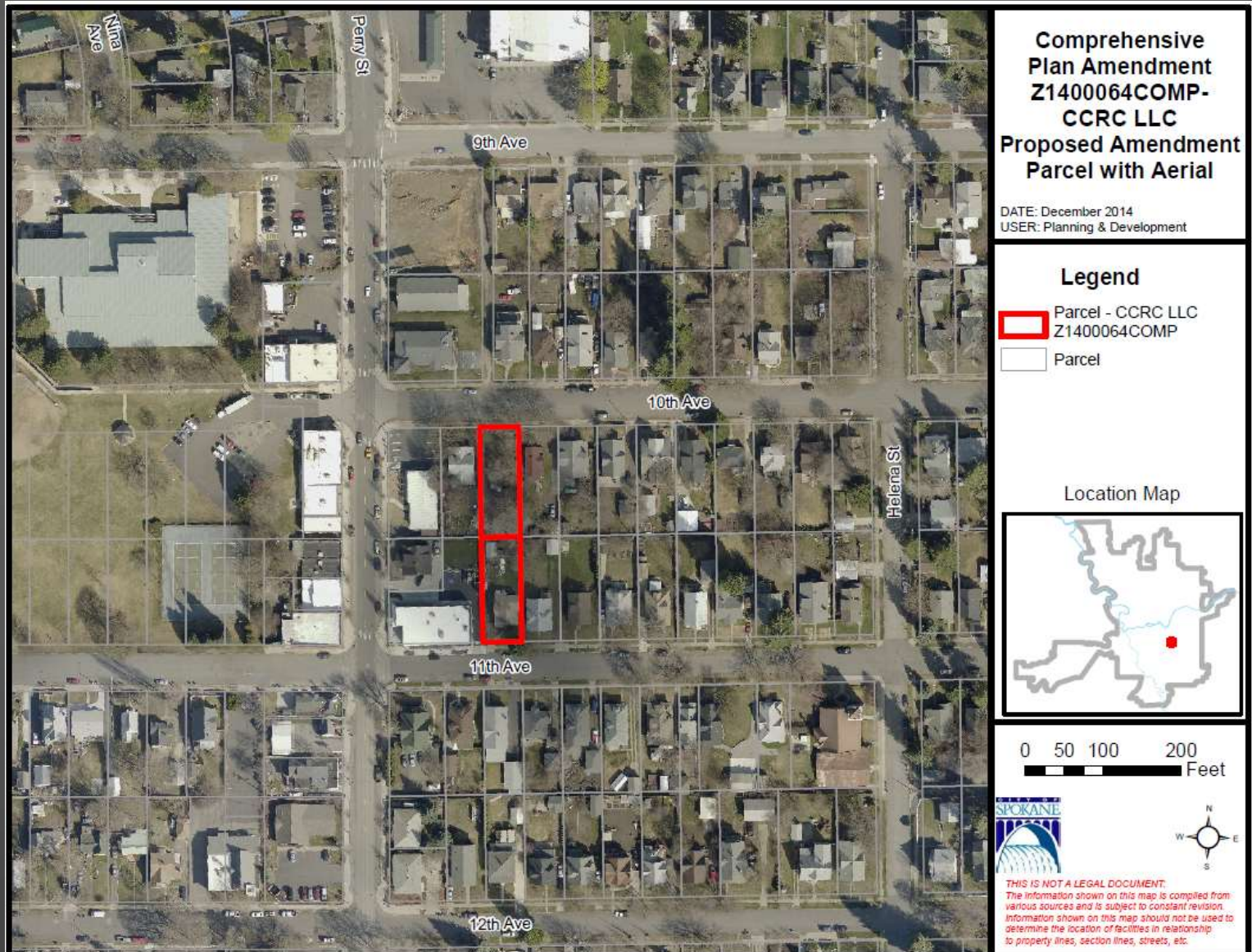
**OPEN HOUSE
APRIL 15**

- *Planning & Development Department will hold Open House for all applications, including the text amendment April 15, 2015 in the Chase Gallery*
- *Dates to be determined: Plan Commission Public Hearing & City Council Public Hearing*

NEIGHBORHOOD COUNCIL MEETINGS

- *March 12: Bemiss 6:00 PM and Minnehaha 7:00 PM for Spurway Living Trust*
- *March 17: East Central NC 6:30PM for CCRC LLC*
- *March 19: Northwest NC 7:00 PM for GRR Family LLC*
- *April 16: North Hill NC 6:30 PM for GRR Family LLC*

OPPORTUNITY FOR APPLICANT TO ADDRESS PLAN COMMISSION



Thank You