

# Plan Commission Public Hearing 2017/2018 Proposed Annual Amendments to the City's Comprehensive Plan

2017/2018 COMPREHENSIVE PLAN AMENDMENTS

Sept 12, 2018

[www.spokanecity.org/projects](http://www.spokanecity.org/projects)

City of Spokane Planning Services





# Shaping Spokane

Comprehensive Plan  
for the City of Spokane





## Chapter 2

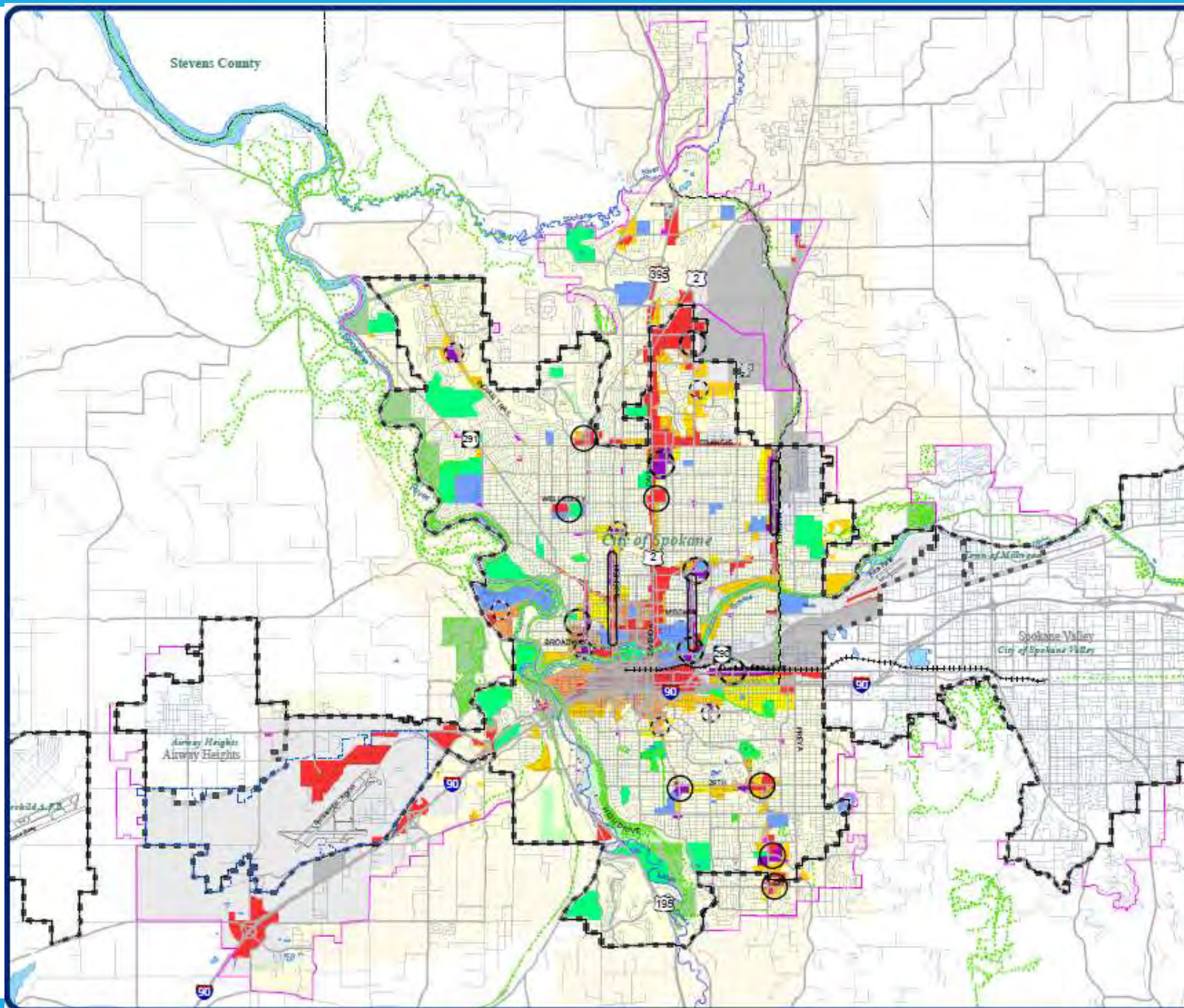
Implementation



## Chapter 3

Land Use





# Land Use Plan Map

Map LU 1

## Legend

### Land Use Plan Categories

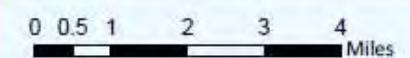
- |                         |                     |
|-------------------------|---------------------|
| Conservation Open Space | Neighborhood Retail |
| Open Space              | Mini Center         |
| Potential Open Space    | CC Transition       |
| Agriculture             | CC Core             |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

### Center and Corridor Types

- - - Neighborhood Center
- District Center or Corridor
- Employment Center

### Base Map Layers

- County Adopted Urban Growth Area
- Municipal Boundary
- County Boundary
- Rivers
- City Urban Reserve
- Approximate Airport Property
- SA and Felts Field
- Interstate Highway
- Arterials
- Trails
- Proposed Light Rail
- Proposed North/South Corridor



Source: GIS  
Date: 09/2016



**THIS IS NOT A LEGAL DOCUMENT!**  
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, roads, etc.

# Plan Commission Review of Annual Amendment Work Program

- City Council has established the Annual Comprehensive Plan Amendment Work Program for 2018.
- Ad Hoc Committee met on February 7, 2018 to make a recommendation to City Council.
- City Council set the Work Program by Resolution.
  - March 26, 2018 meeting
  - RES 2018-0021

# Annual Amendment Work Program aka “The Docket”

- One text amendment to Chapter 2, Implementation
  - File # Z2018-253, adding a reference to the Joint City Council-Administration Six-Year Strategic Plan
- Four Land Use Plan Map Amendments

# 2017/2018 proposals

File #	General Location	Neighborhood	Applicant
Z2017-621COMP	W 6 <sup>th</sup> Ave & S Stevens	Cliff/Cannon	Clanton Family LLC
<del>Z2017-622COMP</del> (withdrawn)	<del>W 7<sup>th</sup> Ave &amp; S. C St</del>	<del>West Hills</del>	<del>Ventura Land Holdings LLC</del>
Z2017-623COMP	9 <sup>th</sup> Ave & S. Madison	Cliff/Cannon	Kain Investments LLC (formerly 926 Monroe LLC)
Z2017-624COMP	1616 S Rustle St	West Hills	U Haul
Z2017-630COMP	6216 N. Washington St.	North Hill	Plese & Plese LLC

# Order of Review Today

File Number	Proposal
Z2018-253COMP	Text Amendment, Chapter 2
Z2017-630COMP	Plese & Plese LLC
Z2017-623COMP	Kain Investments LLC
Z2017-624COMP	UHaul
Z2017-621COMP	Clanton Family LLC



# Plan Commission Public Hearing

- Staff Reports and Materials in packet and on website.  
<https://my.spokanecity.org/projects/2017-2018-proposed-comprehensive-plan-amendments/>
  - Staff Presentations on each proposal
  - Applicant may testify.
  - Public testimony.
- 
- Plan Commission deliberations and recommendation to City Council
  - City Council also holds Public Hearing
  - SMC 17G.020 Guides the process

# PROCEDURES ALL AMENDMENTS

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# Procedural Steps after Annual Amendment Work Program Set

- Agency & Departmental Review (April 20 – May 7, 2018)
- Notice of Application & Notice of SEPA Review (May 29, 2018)
- Public Comment Period (May 29-July 27, 2018)
- Plan Commission Substantive Workshops June 13, June 27, July 11
- SEPA Determinations (August 28, 2018)
- Notice of PC Hearing & SEPA Determination (August 29 & Sept 5 2018)
- Plan Commission Hearing – September 12, 2018 may be continued
- City Council Action (Oct/Nov 2018) – also a Public Hearing and opportunity for input



# Technical Analyses & SEPA Review

- City Staff/Commenters did not require any technical analyses.
- No evidence that such analyses are required/recommended.
- Text Amendment Z2018-253COMP was SEPA Exempt.
- All 4 land use amendments, SEPA Determination of Non-significance (DNS) issued August 28, 2018 and noticed August 29, 2018.

# Public Comment

- Included in staff reports.
- If received recently, has been forwarded to Plan Commissioners.
- Public Testimony may be heard today on all five items.

# Information Resources

- 2017/2018 Comprehensive Plan Amendments  
<https://my.spokanecity.org/projects/2017-2018-proposed-comprehensive-plan-amendments/>
- **Plan Commission**  
[www.spokanecity.org/bcc/commissions/plan-commission/](http://www.spokanecity.org/bcc/commissions/plan-commission/)
- **City Council Agenda**  
[www.spokanecity.org/citycouncil/](http://www.spokanecity.org/citycouncil/)



# Section 17G.020.010 Comprehensive Plan Amendment Purpose

## Guiding Principles of the annual process:

1. Keep the comprehensive plan alive and responsive to the community.
2. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
3. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
4. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
5. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
6. The proposed changes must result in a net benefit to the general public.

# Review Criteria

## SMC Section 17G.020.030

### Criteria Include:

- *Regulatory Changes, GMA,*
- *Financing, Funding Shortfall,*
- *Internal Consistency, Regional Consistency*
- *Cumulative Effect, SEPA,*
- *Adequate Public Facilities, UGA*
- *Demonstration of Need*

# Plan Commission Recommendation

## 17G.020.060 (A)(10)

- Plan Commission Recommendation is based on:
  - Review guidelines and decision criteria
  - Public input
  - Required studies
  - Staff report
  - SEPA determination



# Plan Commission Recommendation

## 17G.020.060 (A)(10)

The plan commission's recommendation may take the form of one of the following:

- Approval based on:
  - support for the proposal
  - consistency with the comprehensive plan, and/or
  - Adequate evidence to justify the need
- Approval with conditions
  - Plan Commission may recommend conditions to the approval.
  - If conditions are substantial, an additional hearing is required.

# Plan Commission Recommendation

## 17G.020.060 (A)(10)

Denial for the following reason(s):

- Does not comply with review guidelines or decision criteria.
- Proposal would be more appropriately and effectively addressed through another aspect of the planning department's work program
  - neighborhood planning, writing new regulations, etc.
- Not enough information from the applicant to be able to reach a decision based on the merits of the proposal.

# City Council Public Hearing

- Will be scheduled after Plan Commission Public Hearing is completed.
- Notice will be provided via email and on the webpage.



# Information Resources

- 2017/2018 Comprehensive Plan Amendments  
<https://my.spokanecity.org/projects/2017-2018-proposed-comprehensive-plan-amendments/>
- **Plan Commission**  
[www.spokanecity.org/bcc/commissions/plan-commission/](http://www.spokanecity.org/bcc/commissions/plan-commission/)
- City Council Agenda     [www.spokanecity.org/citycouncil/](http://www.spokanecity.org/citycouncil/)

# Staff

- Tirrell Black, Associate Planner
  - Shauna Harshman, Assistant Planner
  - Teri Stripes, Assistant Planner
  - Chris Green, Assistant Planner
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- James Richman, Legal Counsel to City Plan Commission

# TEXT AMENDMENT APPLICATION OVERVIEW

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City Council Proposed Amendment to  
Chapter 2

File Z2018-253COMP

# Application Summary:

- The text amendment will add a final paragraph to Chapter Two – Implementation, Section 2.1, Carrying out the plan.
- The intent of the text amendment is to identify the Joint Administration-Council Strategic Plan as the implementation strategy of the Comprehensive Plan. The Strategic Plan is designed to direct attention to projects that implement the goals and policies of the Comprehensive Plan.

# Proposed Text Amendment:

*In addition to these regulatory tools city staff will implement the tenets of the plan in their projects and programs. Because the Comprehensive Plan is designed to help the community realize a shared vision of the future, as the community, environment, and legal framework changes over time so should the community's guiding document. To ensure that the Comprehensive Plan functions as a living document, evolving to meet the needs of the community, the Joint Administration-Council Strategic Plan will serve as a strategic implementation guide to help direct the actions and priorities of elected officials and city staff. The Strategic Plan is designed to direct attention to projects that implement the goals and policies of the Comprehensive Plan.*

# Staff Recommendation

APPROVE



# PUBLIC TESTIMONY

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File Z2018-253COMP

# Plese & Plese LLC Z17-630COMP

## 2017/2018 COMPREHENSIVE PLAN AMENDMENTS

Plan Commission Hearing

September 12, 2018

[www.spokanecity.org/projects](http://www.spokanecity.org/projects)

City of Spokane Planning & Development  
Teri Stripes, Assistant Planner II  
[tstripes@spokanecity.org](mailto:tstripes@spokanecity.org)



# APPLICATION OVERVIEW

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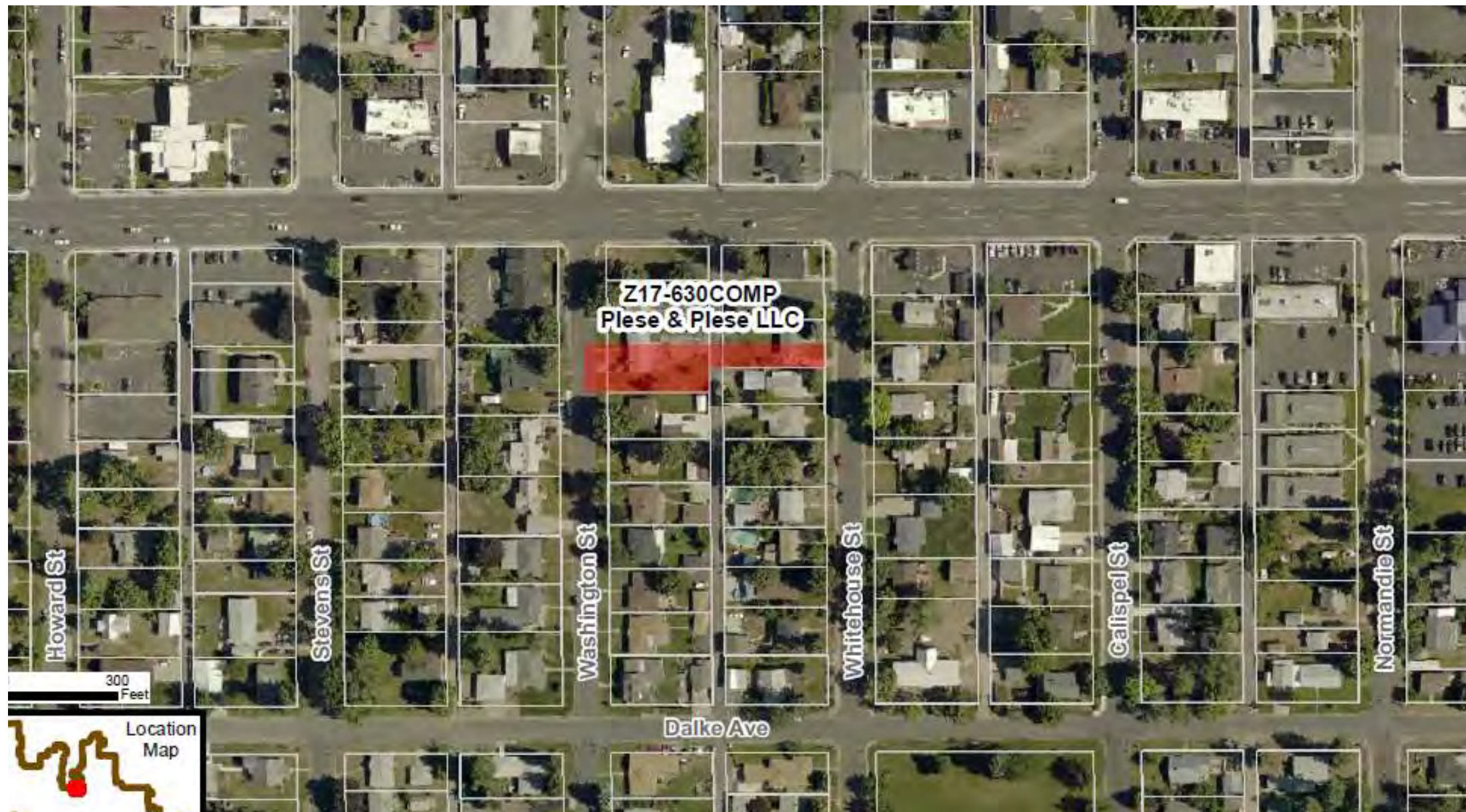
# Z2017-630COMP, Plese & Plese LLC

<b>Applicant</b>	<b>Plese &amp; Please LLC, Vic Plese</b>
Representative(s)	Mr. Dwight Hume and Mr. Taudd Hume
General Location	6216 North Washington Street, and Council Proposal 6217 N. Whitehouse Street
Requested Change of Land Use Plan Map	Residential 4-10 to Office
Requested Zoning Change	RSF (Residential Single Family) to O-35 zoning (Office, 35-foot height limit)
Size	6216 North Washington Street (0.175 acres), and Council Proposal 6217 N. Whitehouse Street (0.09 acres)
Neighborhood Council Boundary	North Hill

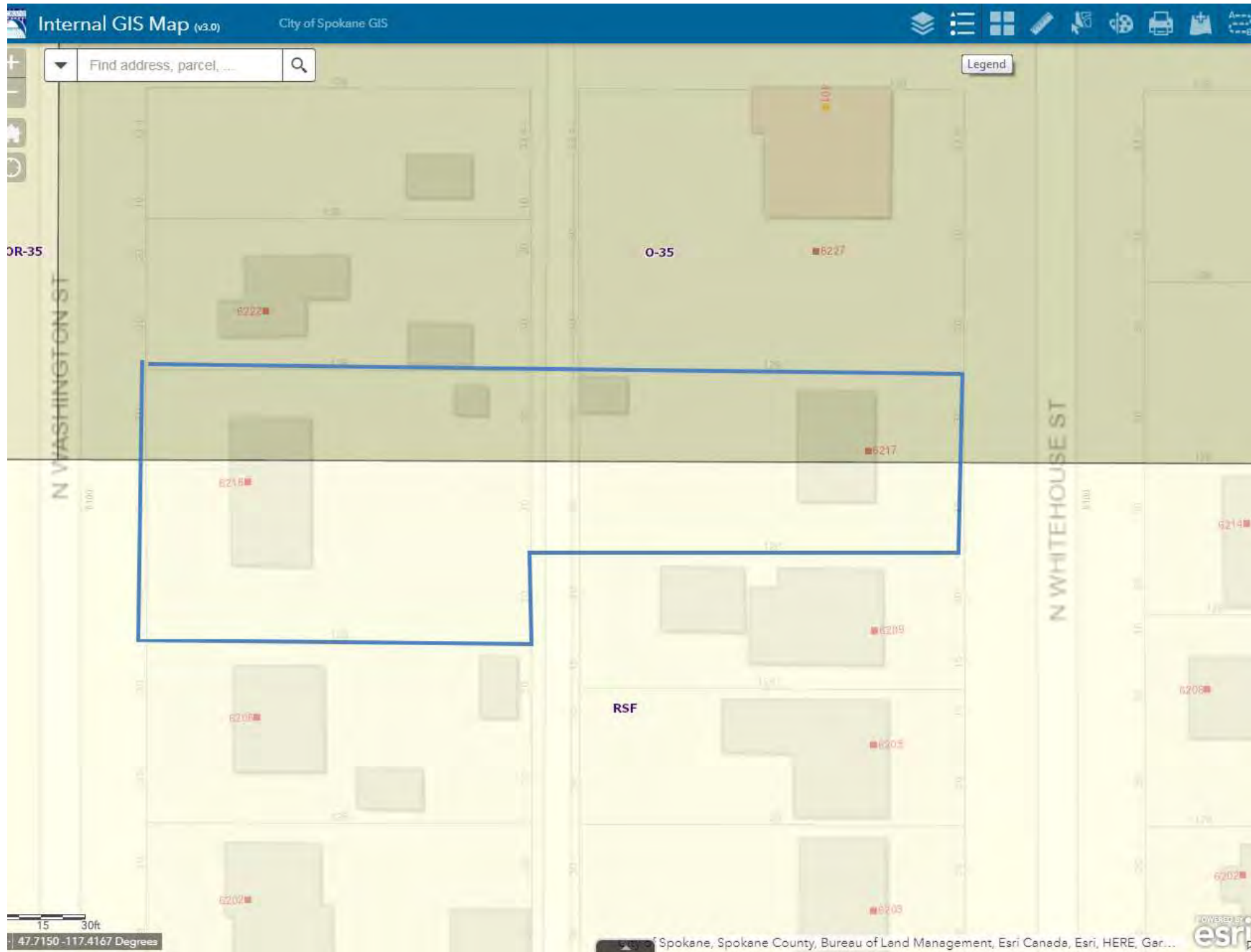
# Council's Proposed Expansion

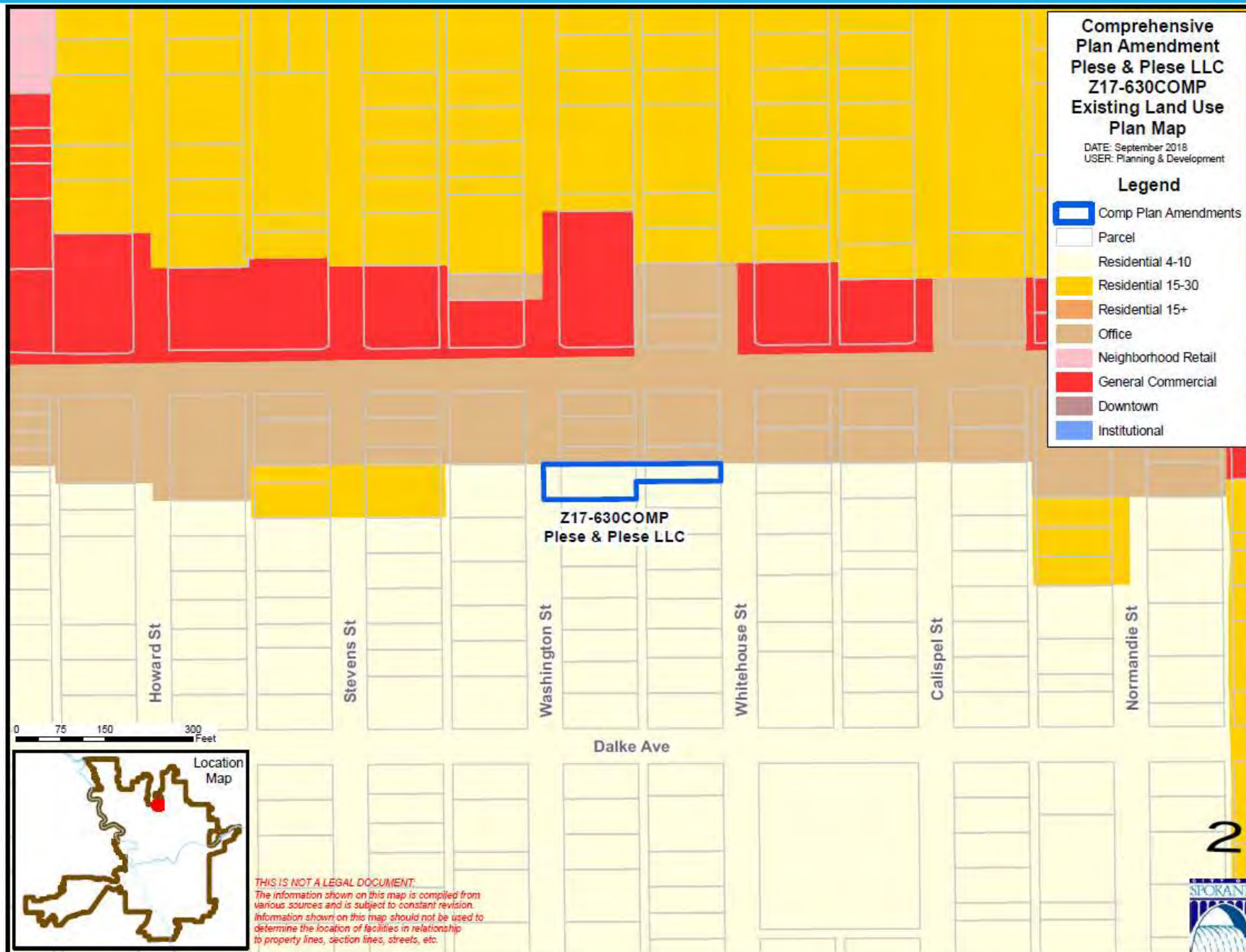
Council found that Z2017-630COMP most closely met the guidance of SMC 17G.020.026(D) for consideration of a geographic expansion at 6217 N. Whitehouse Street (0.09 acres)

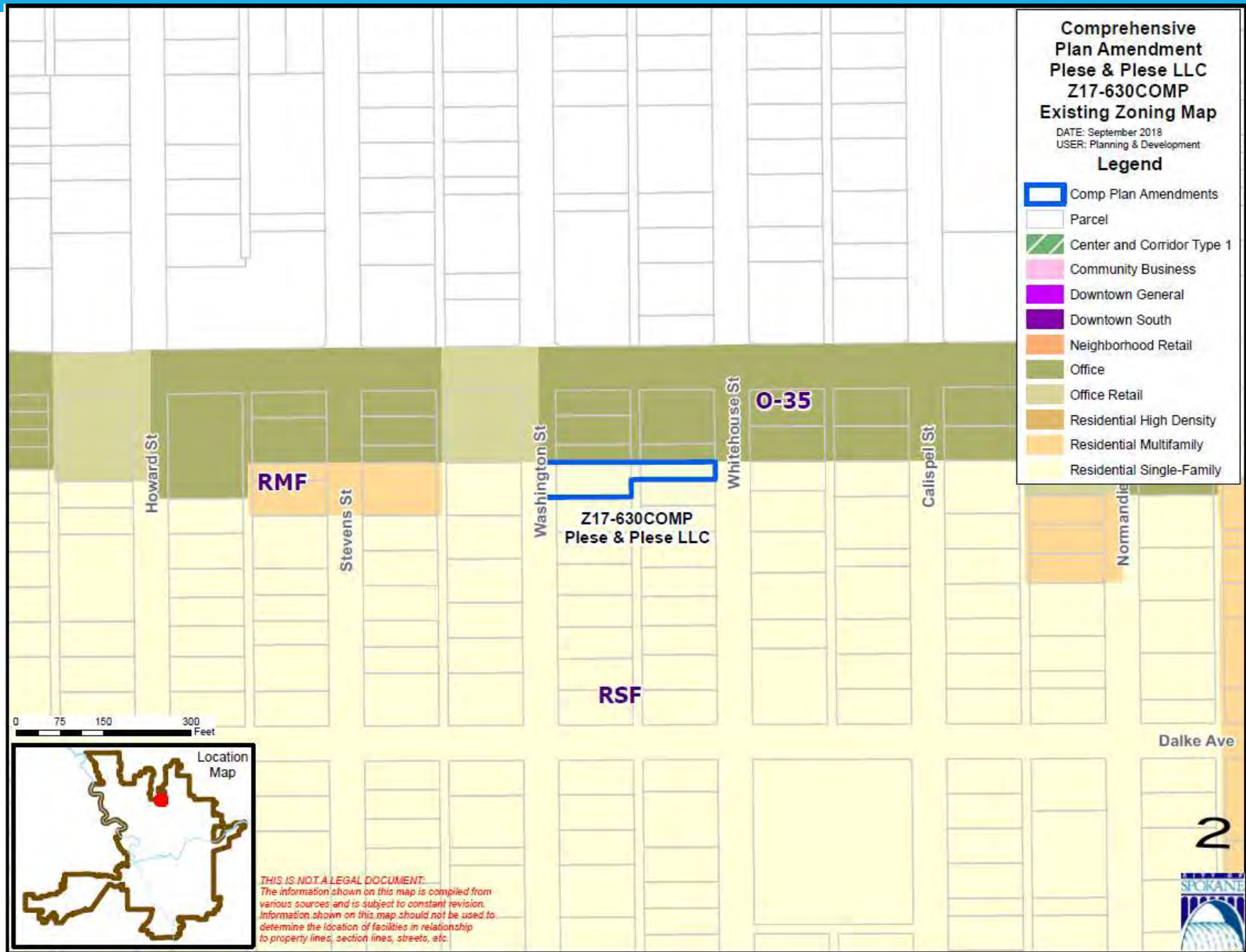
- Adjacent to applicant's site
- Similarly situated with split zoning
- Cleans up existing zoning
- Requires minimal additional notification and review



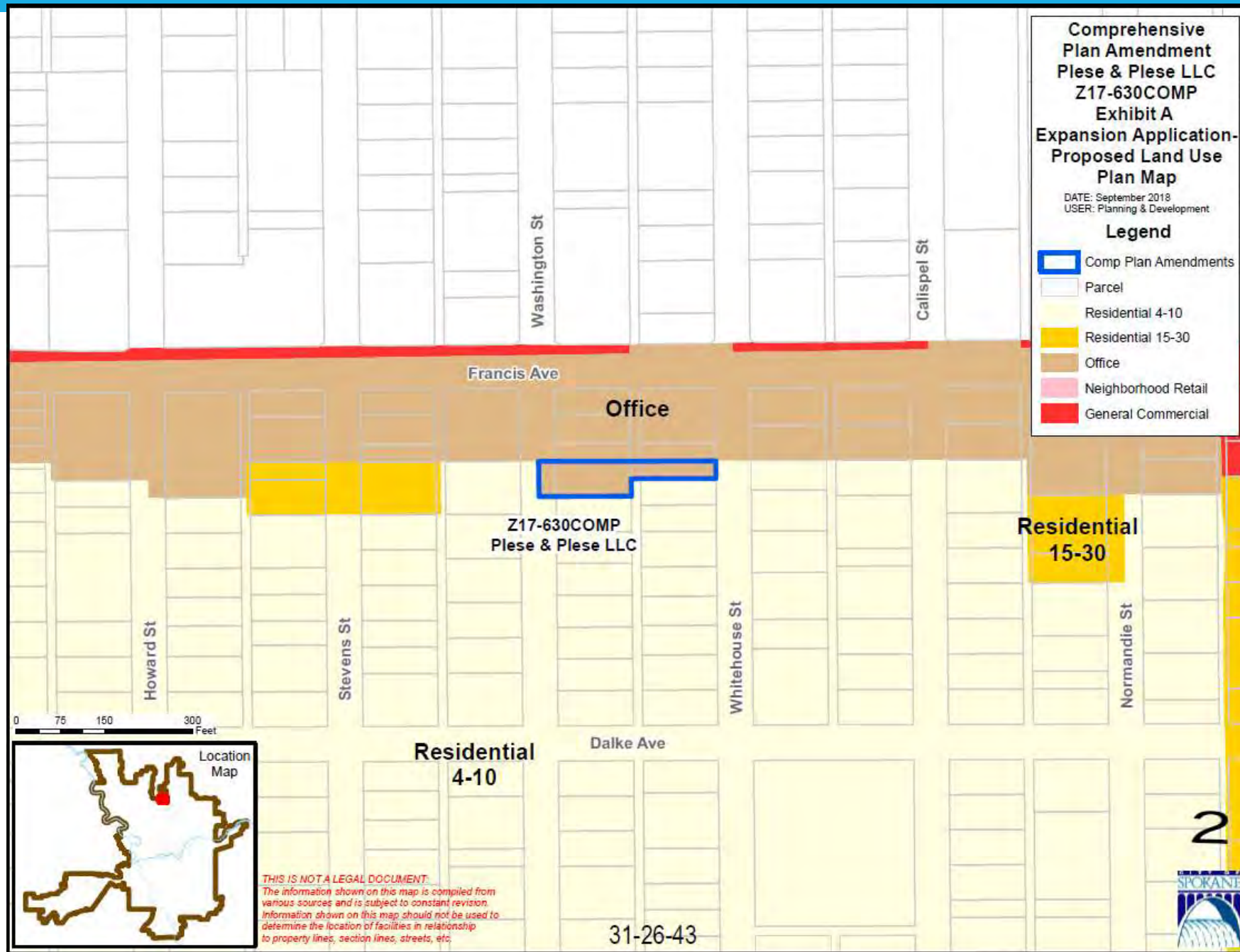










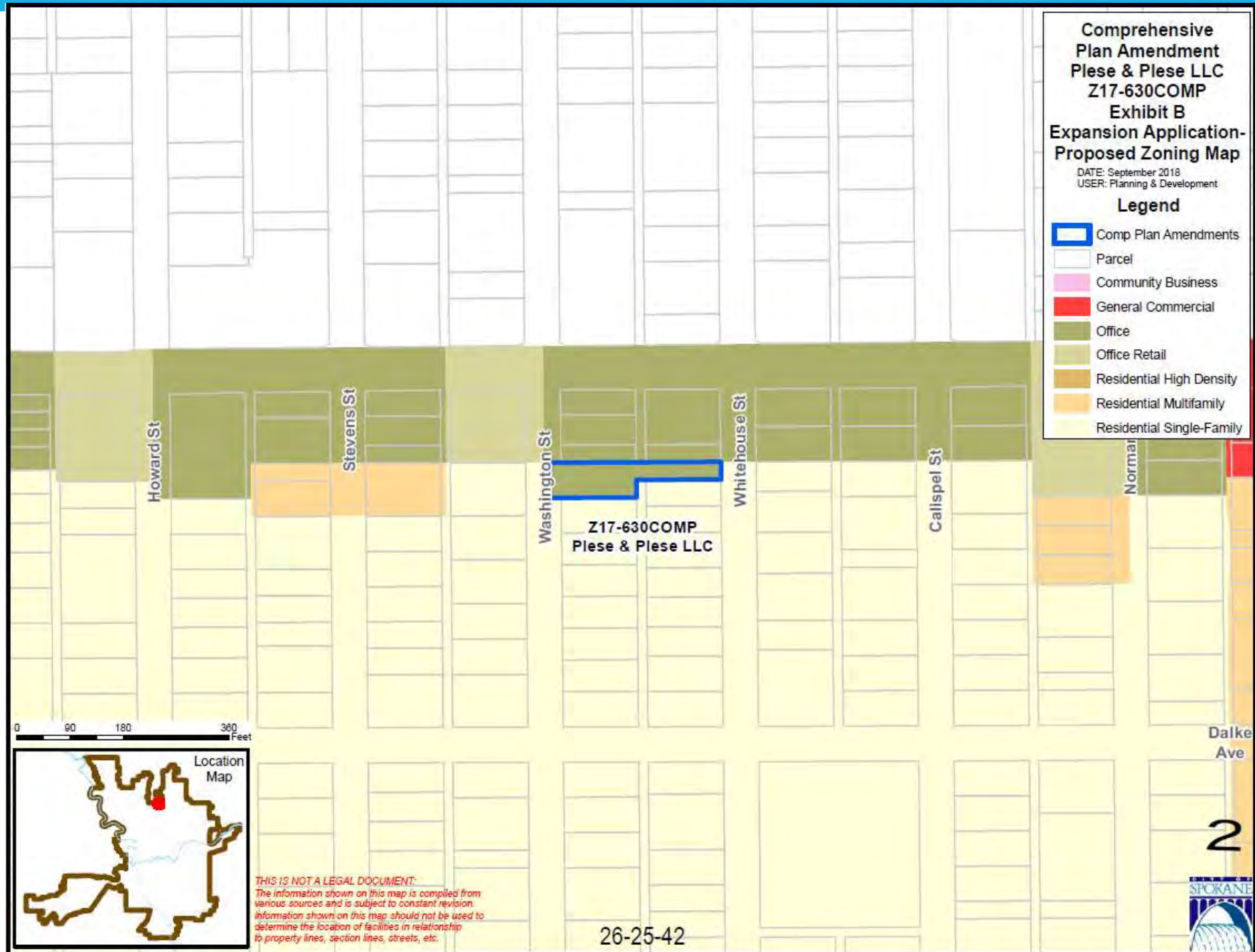


**Comprehensive  
Plan Amendment  
Plese & Plese LLC  
Z17-630COMP  
Exhibit B  
Expansion Application-  
Proposed Zoning Map**

DATE: September 2018  
USER: Planning & Development

**Legend**

- Comp Plan Amendments
- Parcel
- Community Business
- General Commercial
- Office
- Office Retail
- Residential High Density
- Residential Multifamily
- Residential Single-Family

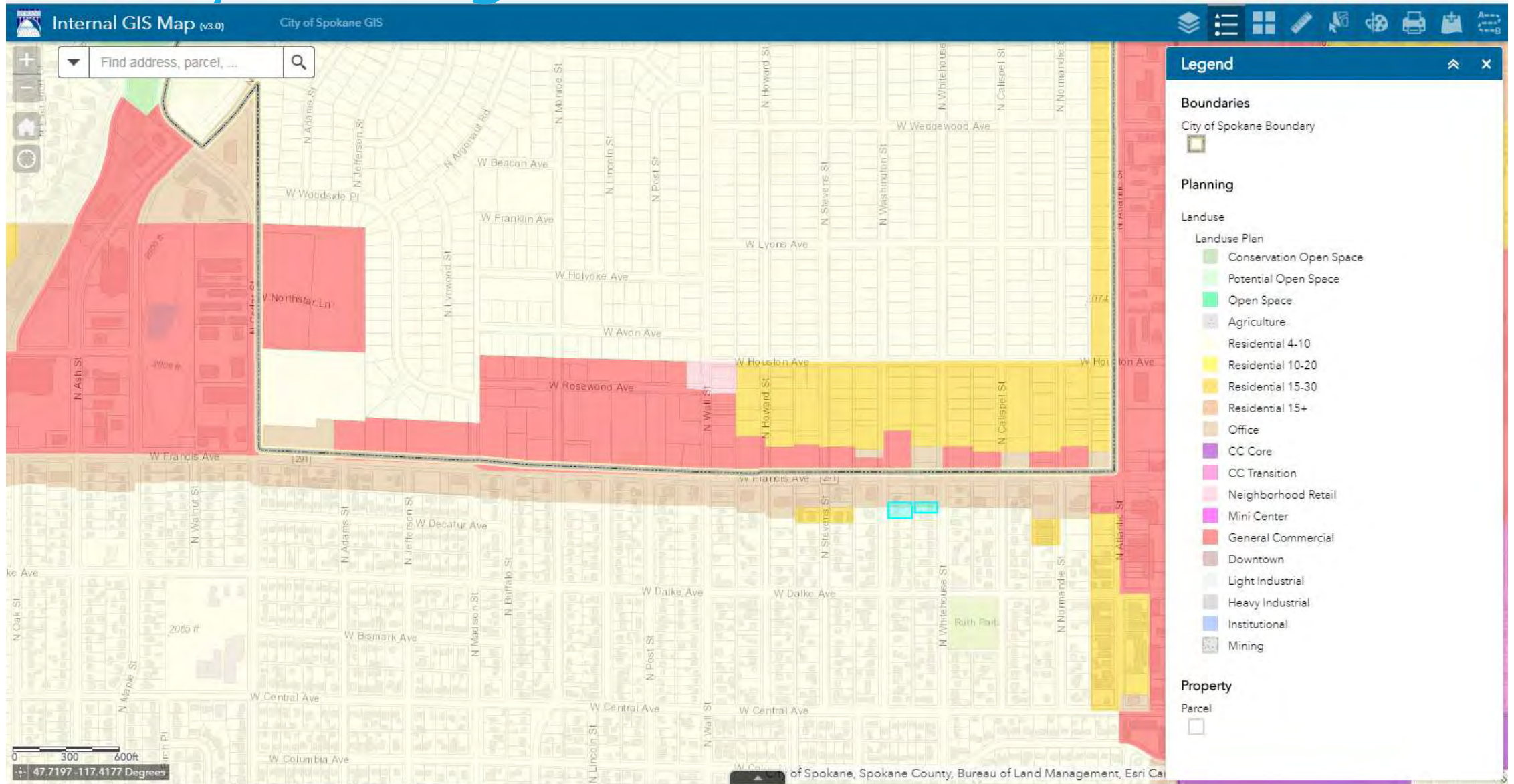


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# County Zoning North of Francis





Washington site



Notice of  
application  
(south side yard)

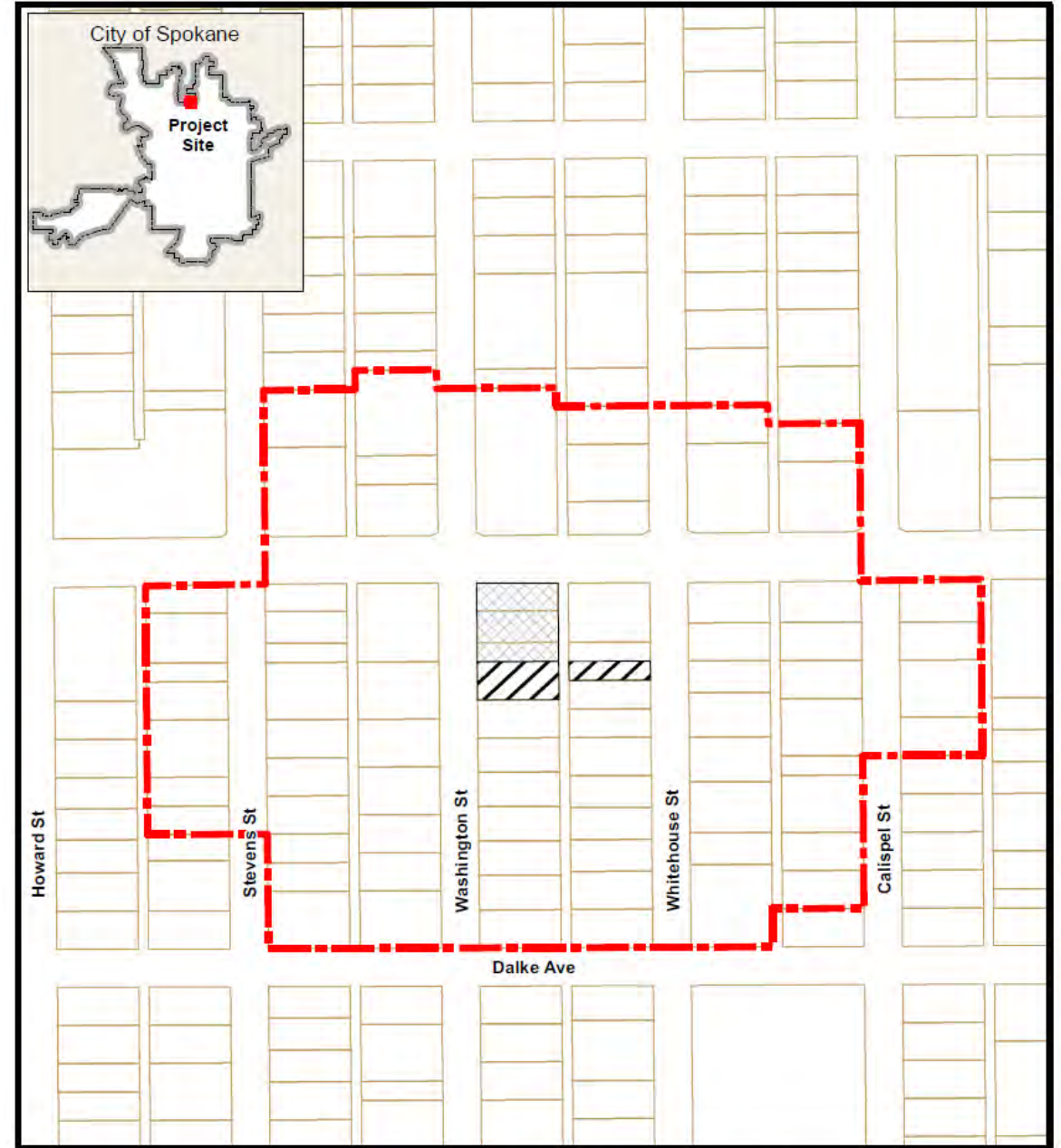




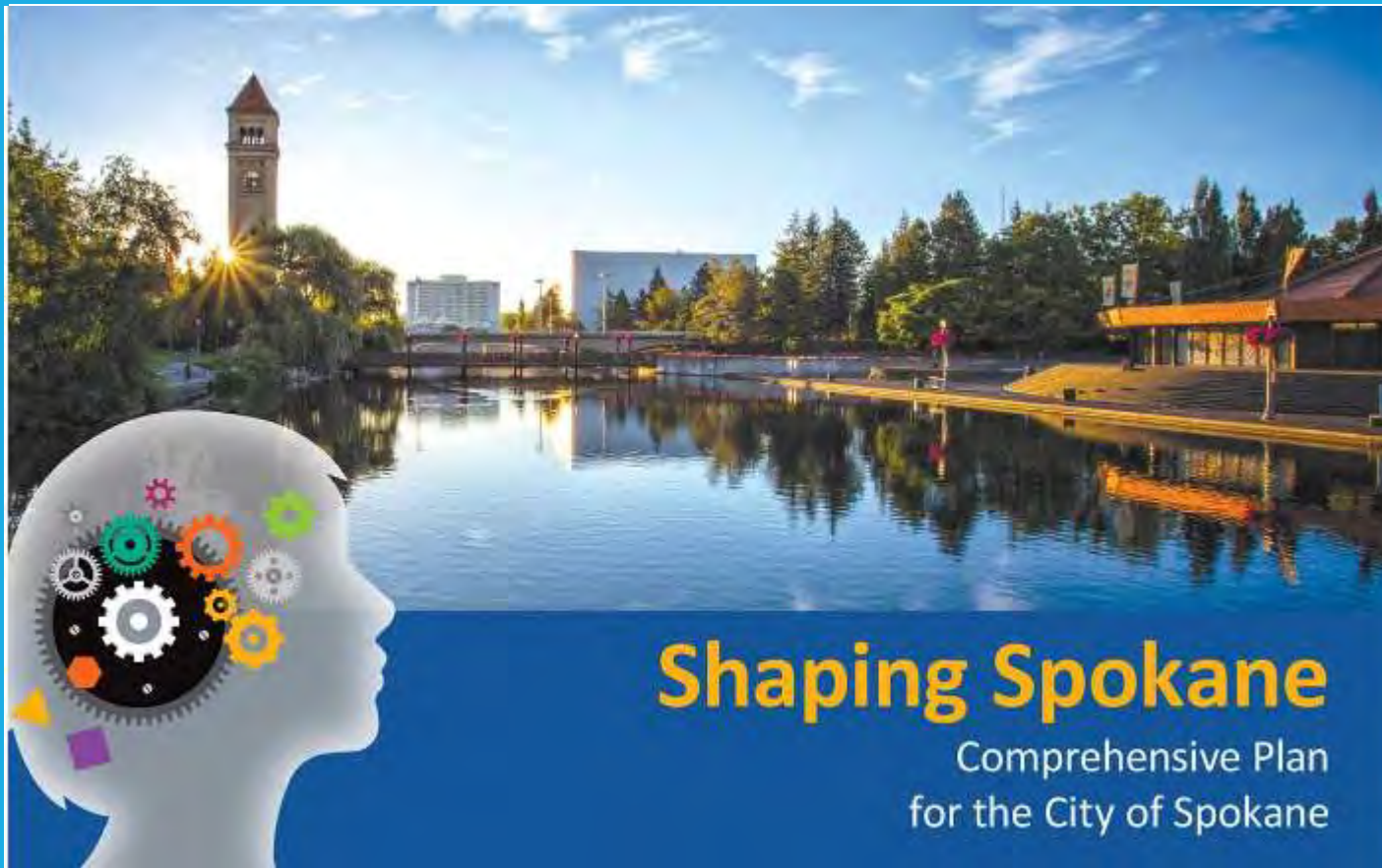
# Whitehouse site



# Notification Map







# Applicable Policies



# Comprehensive Plan Policy

## Current LU 1.3 Single-Family Residential Areas

*"Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors."*

- "The city's residential neighborhoods are one of its most valuable assets. They are worthy of protection from the intrusion of incompatible land uses."
- "Complementary types of development may include places for neighborhood residents to work, shop, eat, and recreate."
- "Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided."

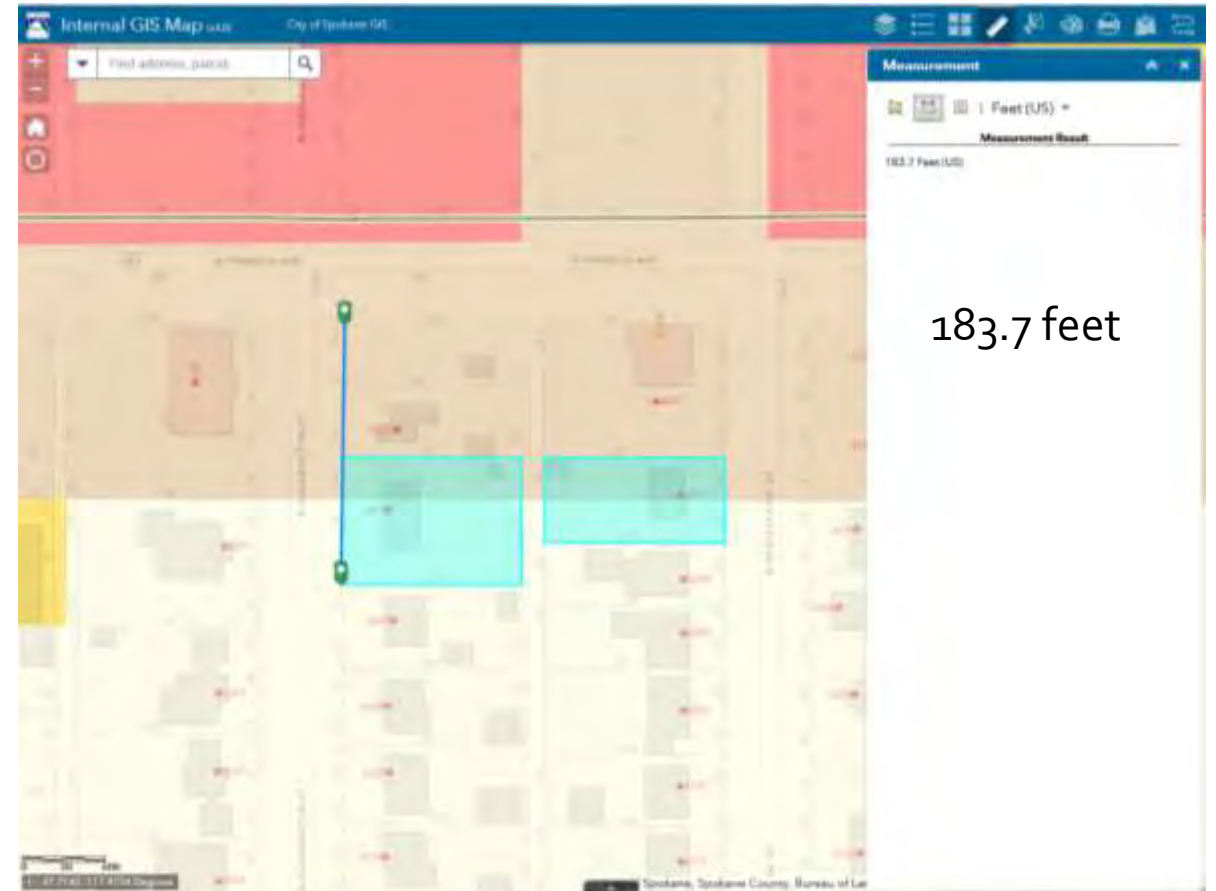
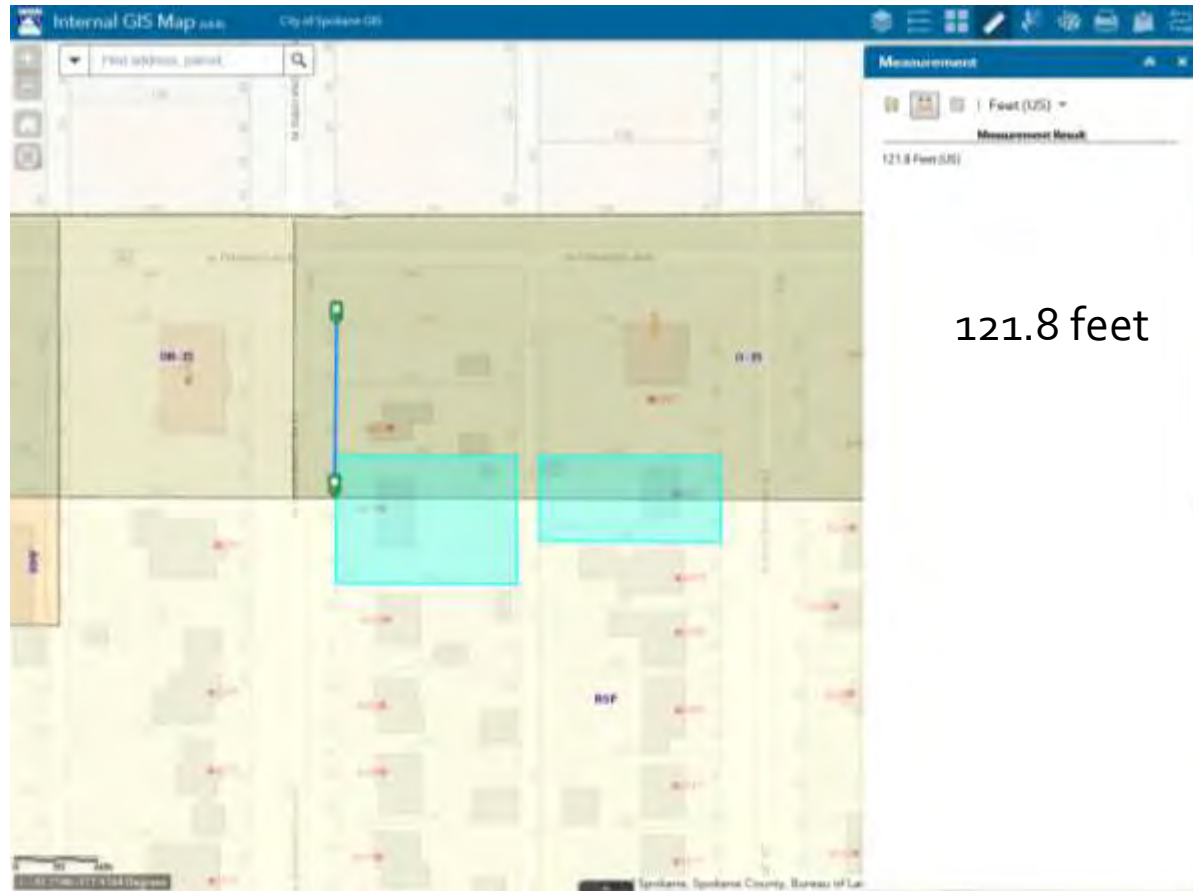
# Proposed LU 1.5, Office Uses

*"Direct new office uses to Centers and Corridors designated on the Land Use Plan Map."*

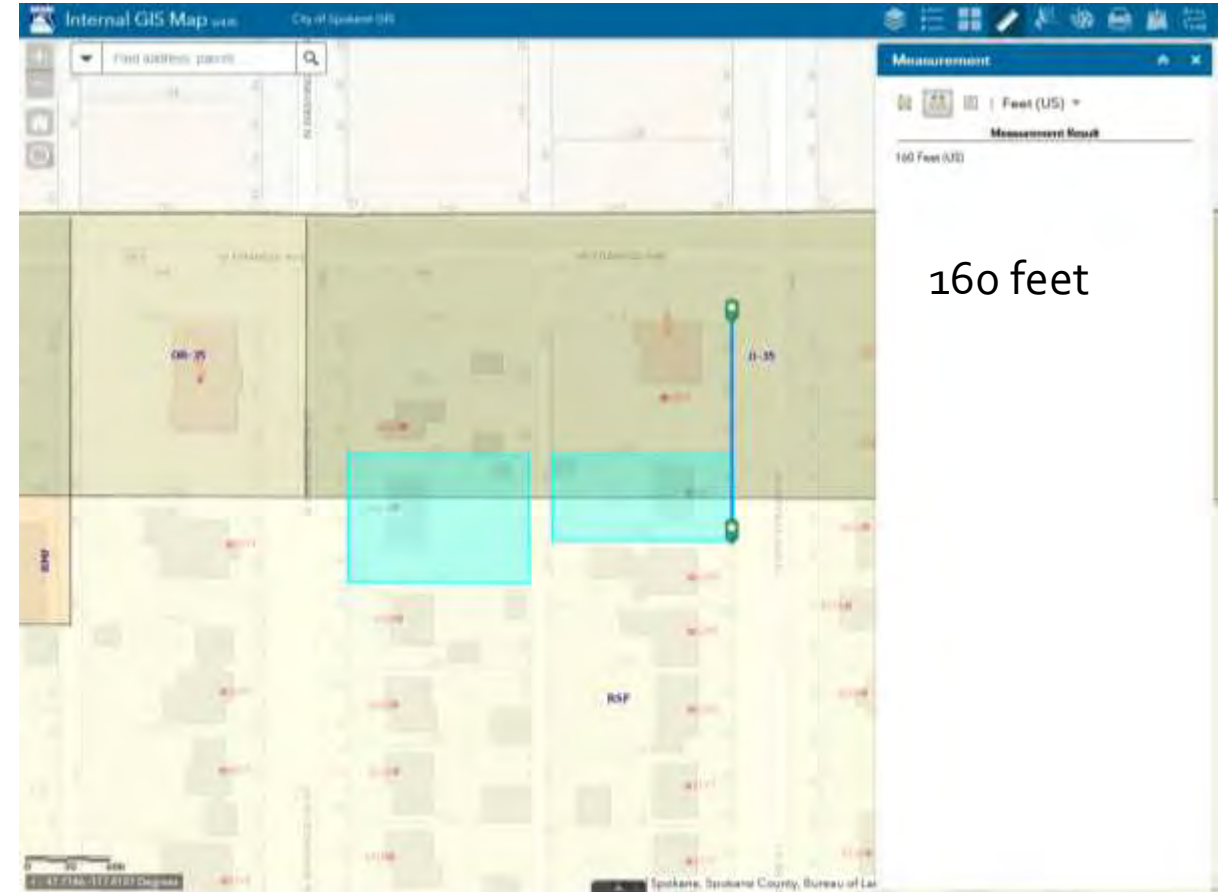
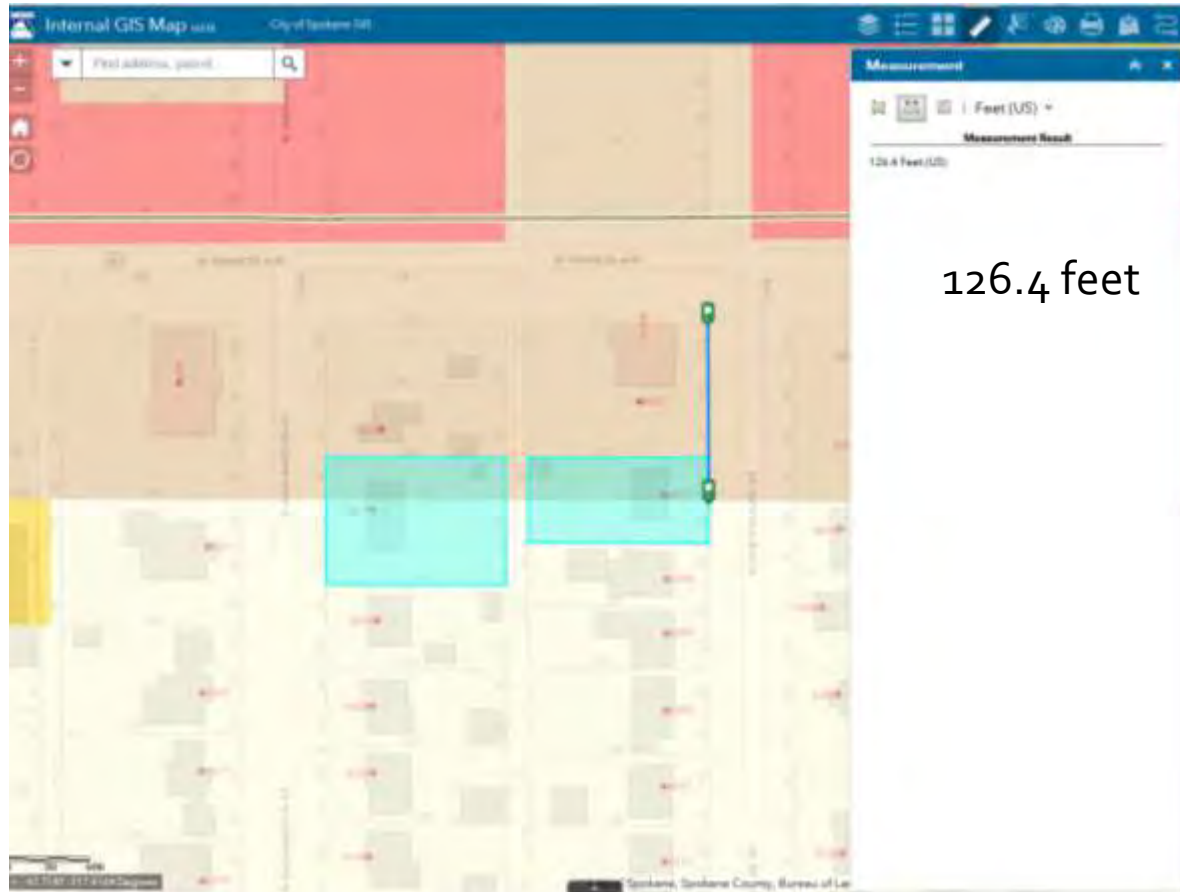
- "...designations located outside Centers are generally confined to the boundaries of existing Office designations."
- "...office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue." [Mentioned in the complete staff report on page 11.](#)



# Washington site



# Whitehouse site



# Section 17C.110.100 Residential Zone Primary Uses (RSF)

**Permitted:** Residential Housing, Parks and Open Areas

**Limited:** Group Living (CU), Basic Utilities, Community Service (CU), Daycare, Religious Institutions (CU), Schools (CU),

**Conditional Use:** Commercial Outdoor Recreation, Colleges, Medical Center, Essential Public Facilities, Rail lines and Utility Corridors

# Proposed Section 17C.120.100 Office Zone Primary Uses

**Permitted:** Residential, Office, Basic Utilities, Colleges, Community Service, Daycare, Medical Centers, Parks and Open Areas, Religious Institutions, Schools

**Limited:** Group Living (CU), Drive-through Facility, Mobile Food Vending

**Conditional Use:** Commercial Parking, aviation and Surface Passenger Terminals, Essential Public Facilities, Rail Lines and Utility Corridors

# Public Comment

- Merrilee Foley's letter should be in your packet.

# Staff Recommendation

APPROVE: as per staff's recommendation on page 13 of the staff report.

"Staff recommends that the Plan Commission recommend APPROVAL of the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan Map for the subject property consisting of portions of two properties totaling approximately 11,031 square feet (0.25 acres) in size and located at 6216 N Washington Street and 6217 N Whitehouse Street."

# APPLICANT

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# PUBLIC TESTIMONY

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# Kain Investments LLC Z17-623COMP

## 2017/2018 COMPREHENSIVE PLAN AMENDMENTS

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Plan Commission Hearing

September 12, 2018

[www.spokanecity.org/projects](http://www.spokanecity.org/projects)



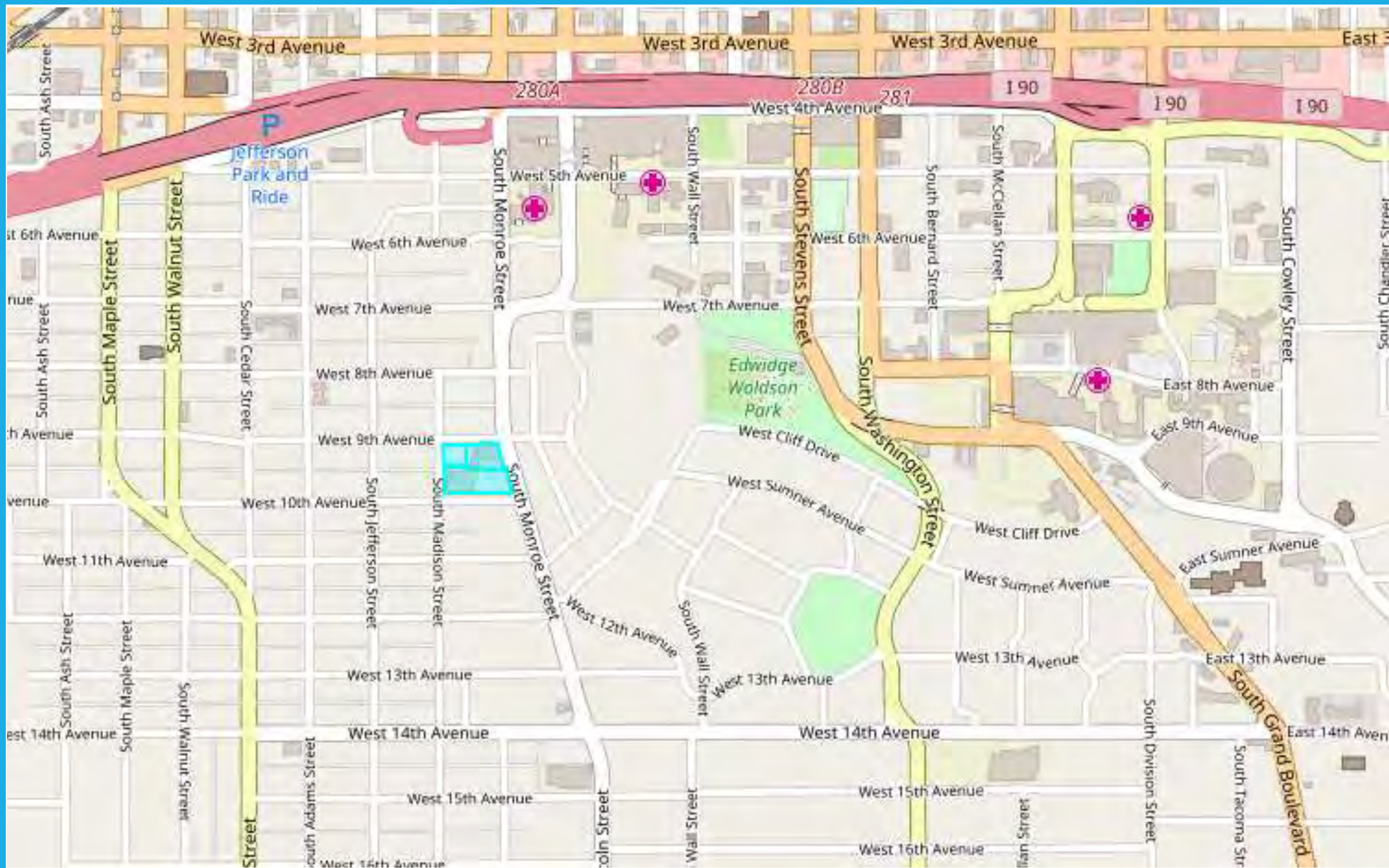
City of Spokane Planning & Development  
Chris Green, AICP, Assistant Planner II  
[cgreen@spokanecity.org](mailto:cgreen@spokanecity.org)

# APPLICATION OVERVIEW

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## Z17-623COMP

Applicant	Kain Investments
Agent	Dwight Hume, Land Use Solutions & Entitlement
Parcel numbers	35193.9017
General Location	9 <sup>th</sup> Avenue & S. Madison
Size of property	Approx. 14 feet on east edge and 22 feet on south edge. (4,952 sq. ft. or 0.11 acre)
Current Land Use & Zoning	Residential 15-30 Land Use & RMF zoning
Requested Land Use & Zoning	Neighborhood Retail Land Use & NR-35 zoning (same as adjacent commercial Ace Hardware & Huckleberry's)
Neighborhood Council	Cliff Cannon











**Z17-623COMP**  
**Kain Investment**

9th Ave

Madison St

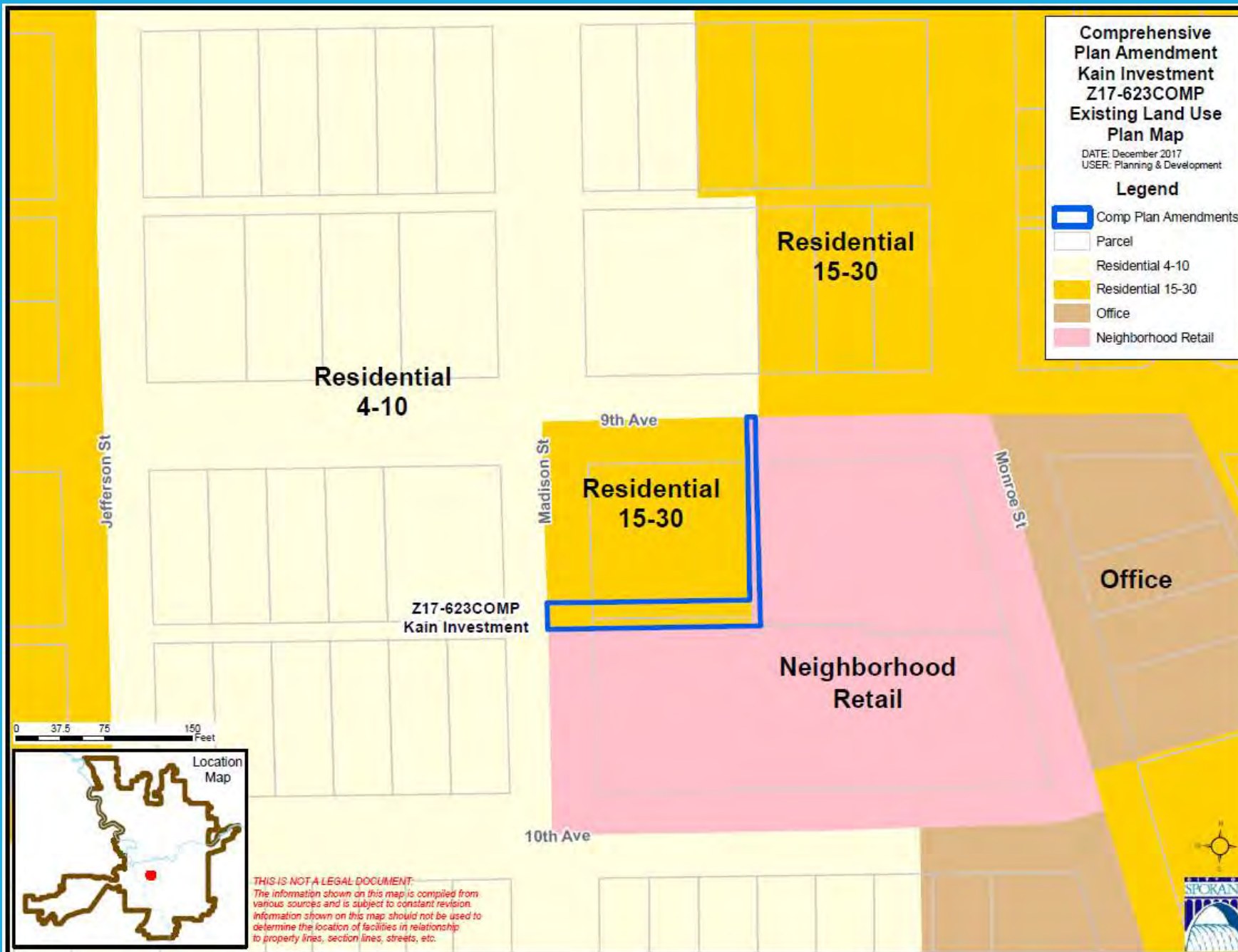
Monroe St

10th Ave

Lin

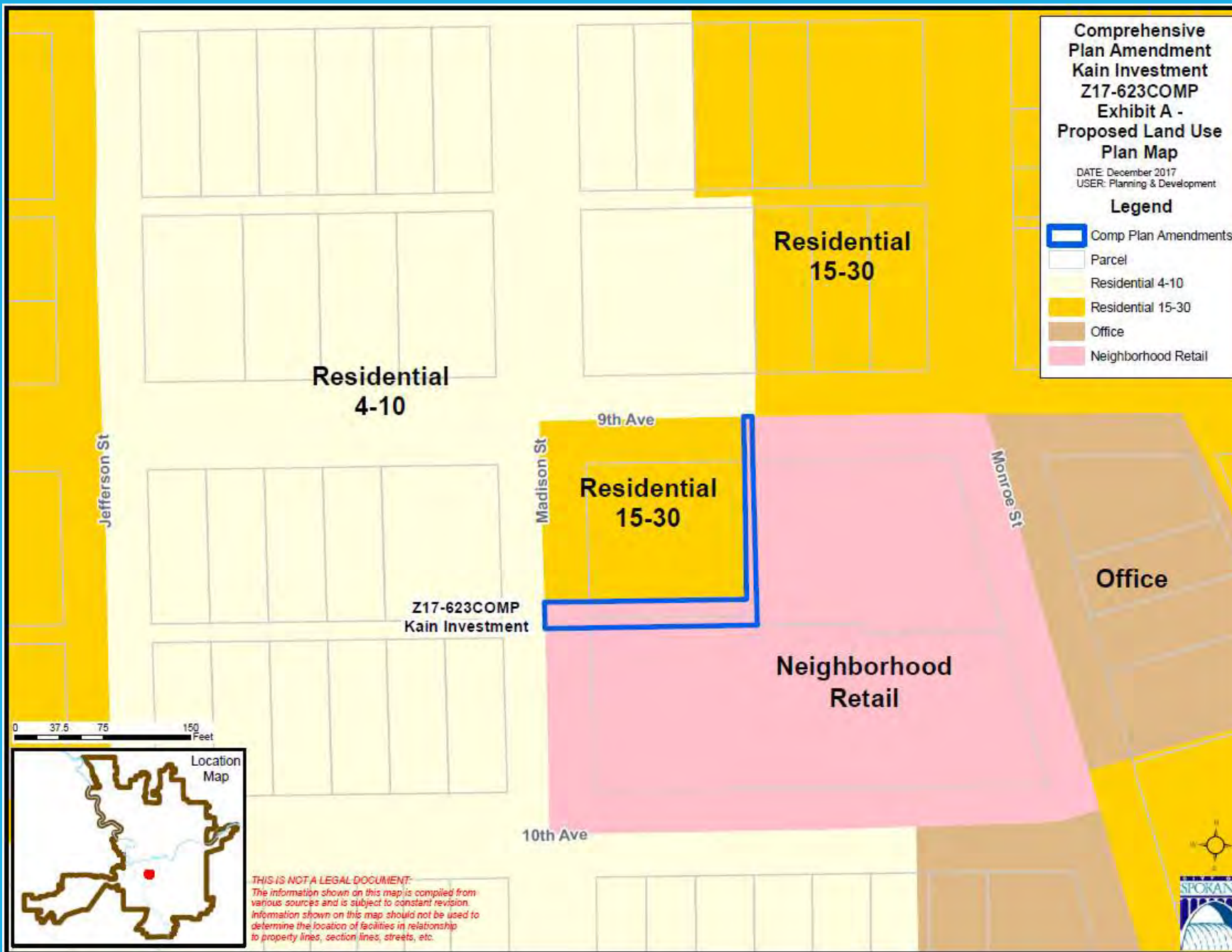


# Existing Land Use

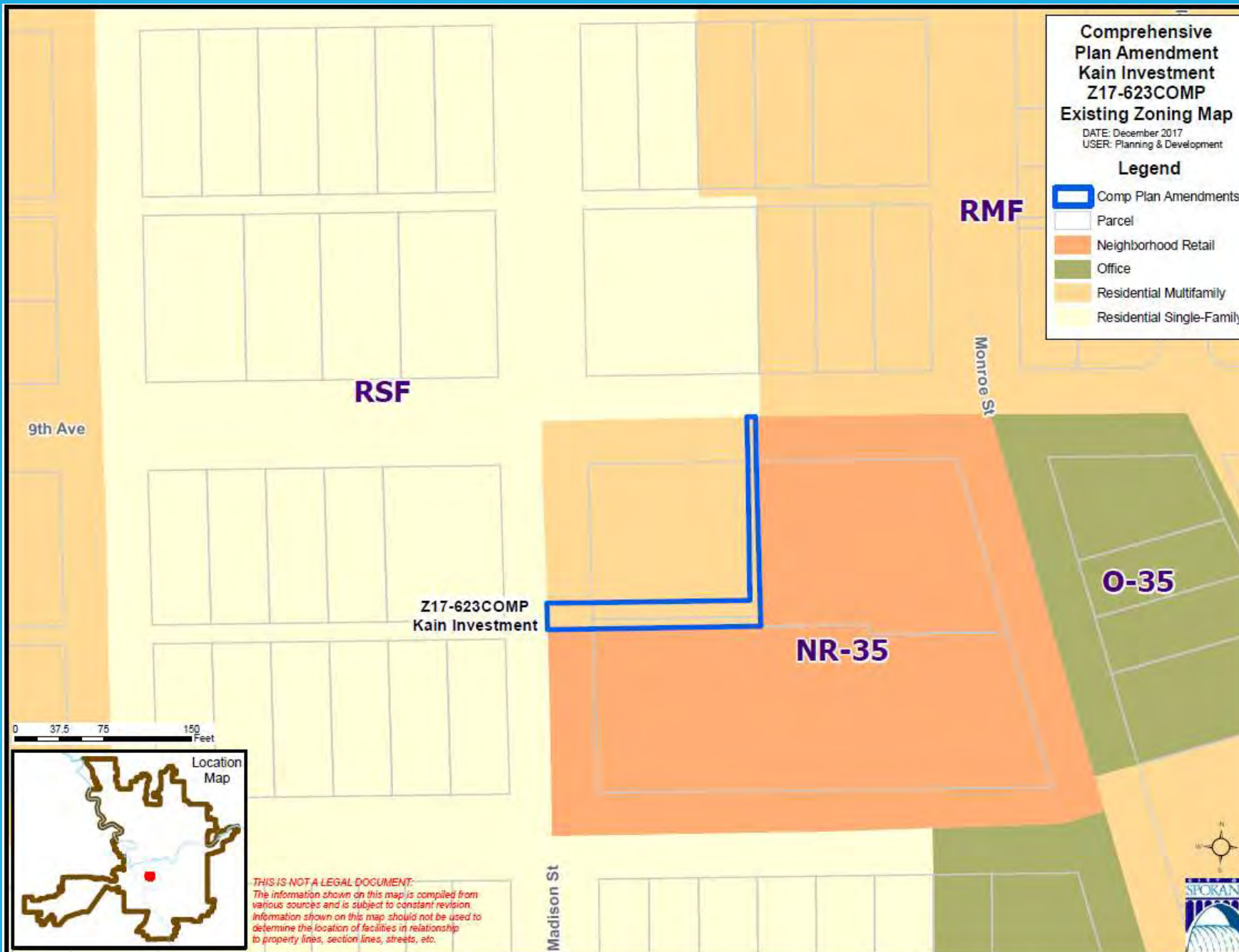




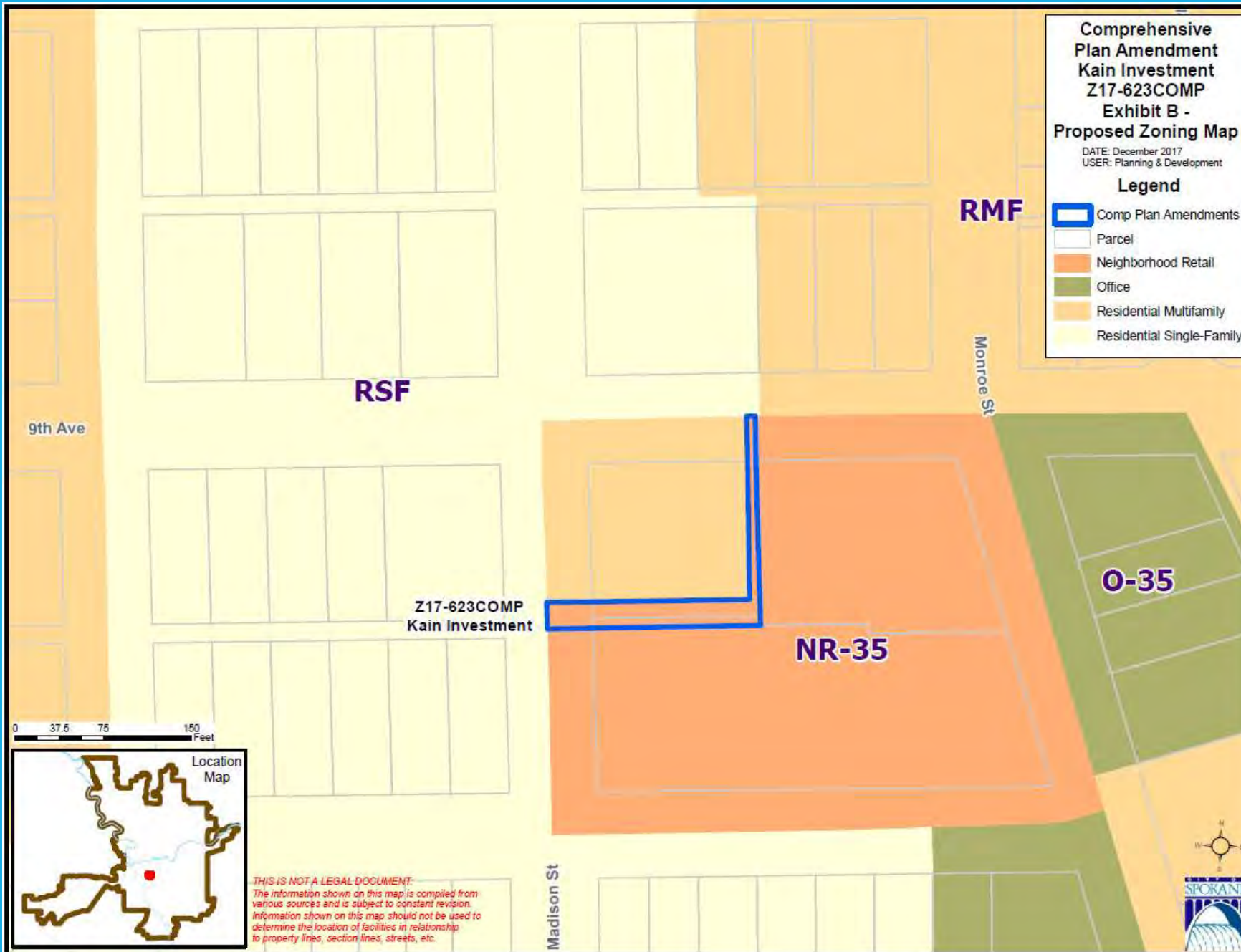
# Proposed Land Use



# Existing Zoning



# Proposed Zoning





# Bird's Eye View







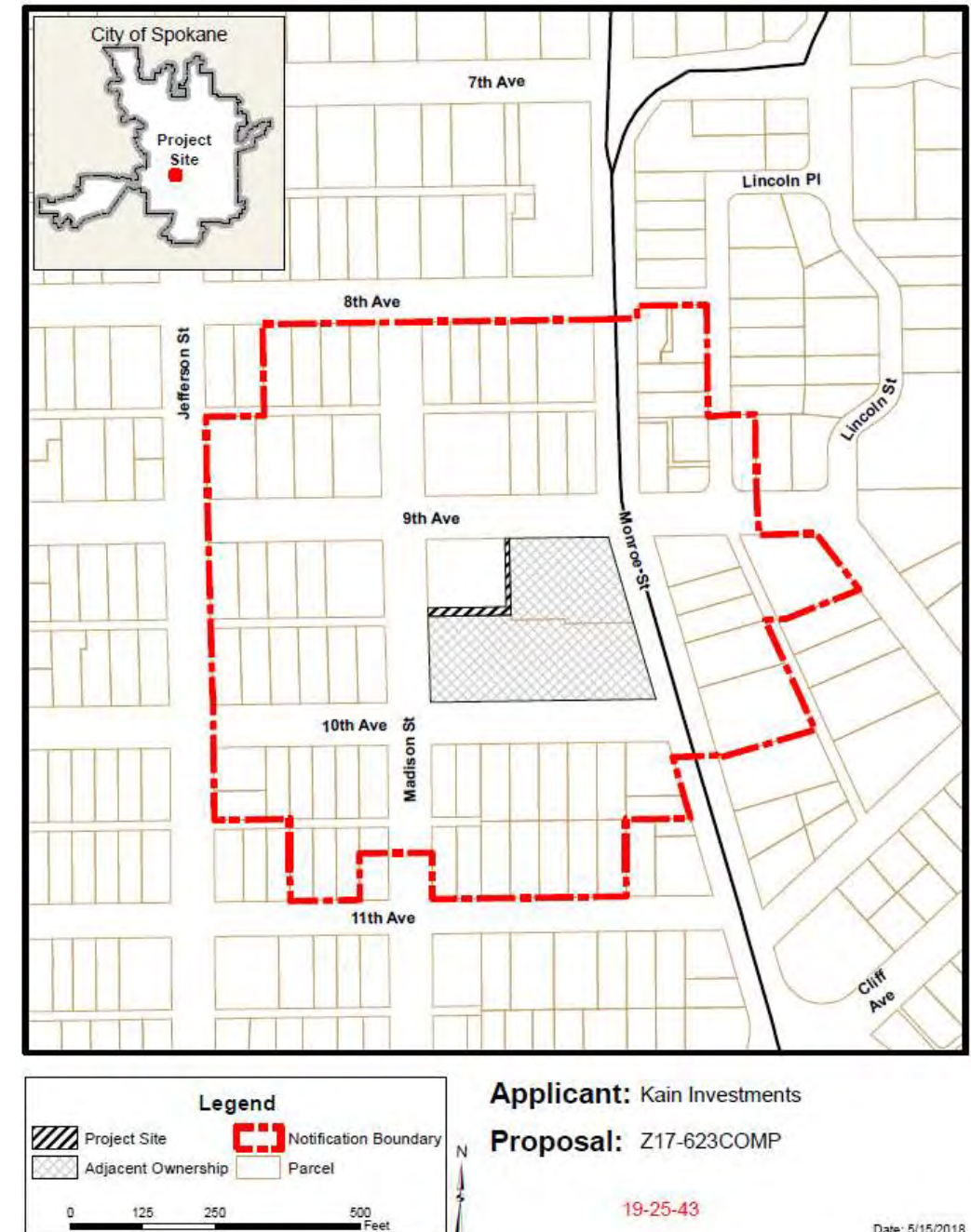




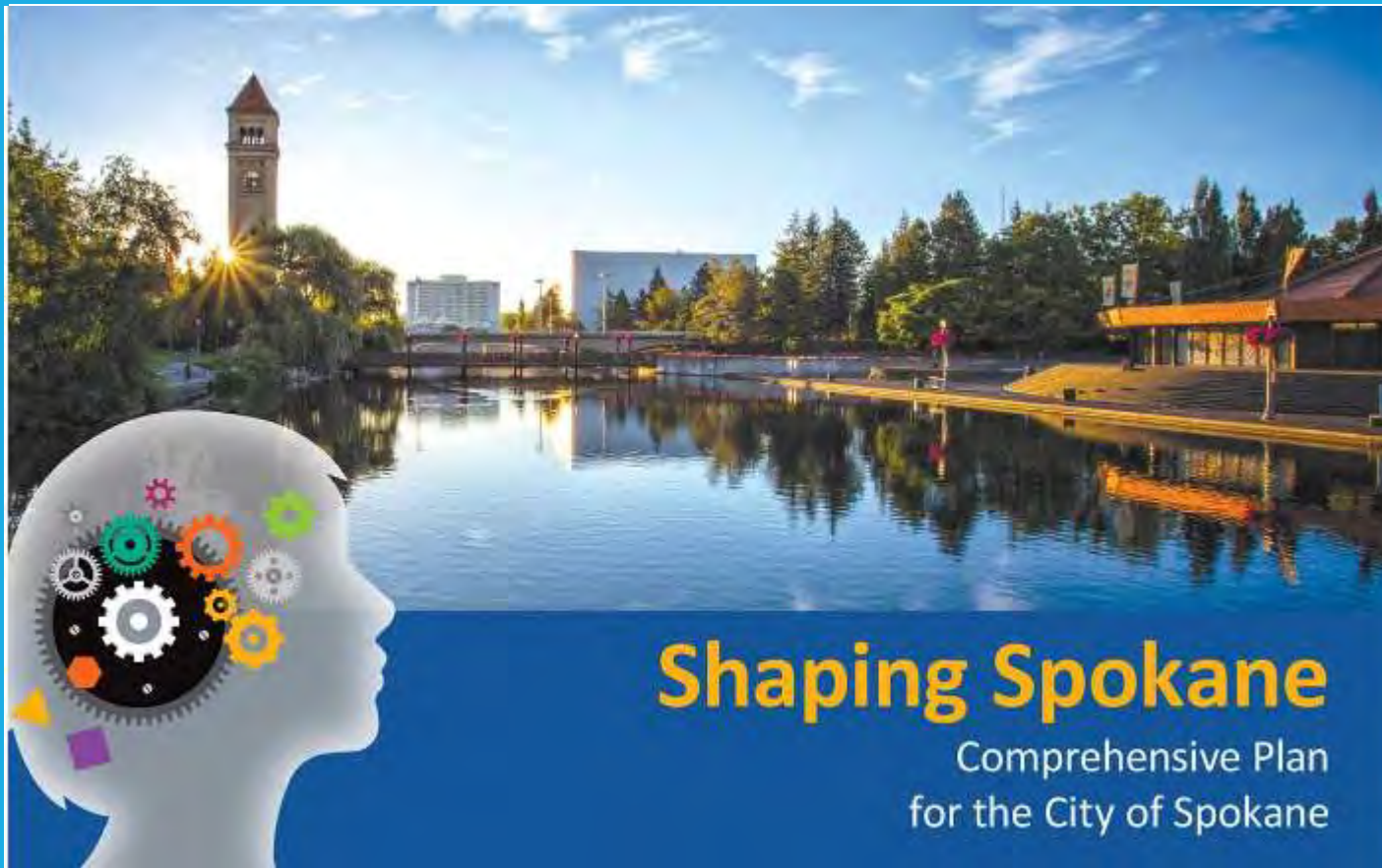
**NOTICE OF APPLICATION  
& SEPA REVIEW**  
PROPOSED LAND USE MAP CHANGE  
FILE NUMBER Z17-623C  
PUBLIC COMMENTS PERIOD ENDS JULY 27, 2018  
PROPOSAL: COMPREHENSIVE PLAN MAP AMENDMENT  
FOR LAND USE DESIGNATION  
CHANGE FROM "RESIDENTIAL 15-30" TO "NEIGHBORHOOD RETAIL"  
**ZONE CHANGE: RMF TO NR-35**  
APPLICANT: KAIN INVESTMENTS LLC  
AGENT: DWIGHT HUME, 509-435-3108  
SEPA: UNDER REVIEW PER SMC 17E.050

# Notification Map

- Notification provided to property owners, taxpayers, and residents within 400 feet.
- PC Hearing Notice was mailed.
- Adjacent ownership noted.







# Applicable Policies



## Chapter 3

### Land Use

## LU 1.6, Neighborhood Retail Use

- "... recognizes existence of small neighborhood-serving businesses in locations that are not larger than two acres and that lie outside of designated Centers."
- Area of proposal too small for further development, but could improve on-site circulation and parking

# Public Comment

- None received thus far



# Staff Recommendation

APPROVE: as per staff's recommendation on page 14 of the staff report.

"Staff recommends that the Plan Commission adopt the facts and findings of the staff report and recommend APPROVAL of the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan Map for the subject property containing an approximately 4,873 square foot (0.11 acre) portion of the parcel located at 1021 W 9th Avenue (parcel 35193.9017)."

# APPLICANT

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# PUBLIC TESTIMONY

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# U Haul Z17-624COMP

## 2017/2018 COMPREHENSIVE PLAN AMENDMENTS

Plan Commission Hearing

September 12, 2018

[www.spokanecity.org/projects](http://www.spokanecity.org/projects)

City of Spokane Planning & Development  
Teri Stripes, Assistant Planner II  
[tstripes@spokanecity.org](mailto:tstripes@spokanecity.org)



# APPLICATION OVERVIEW

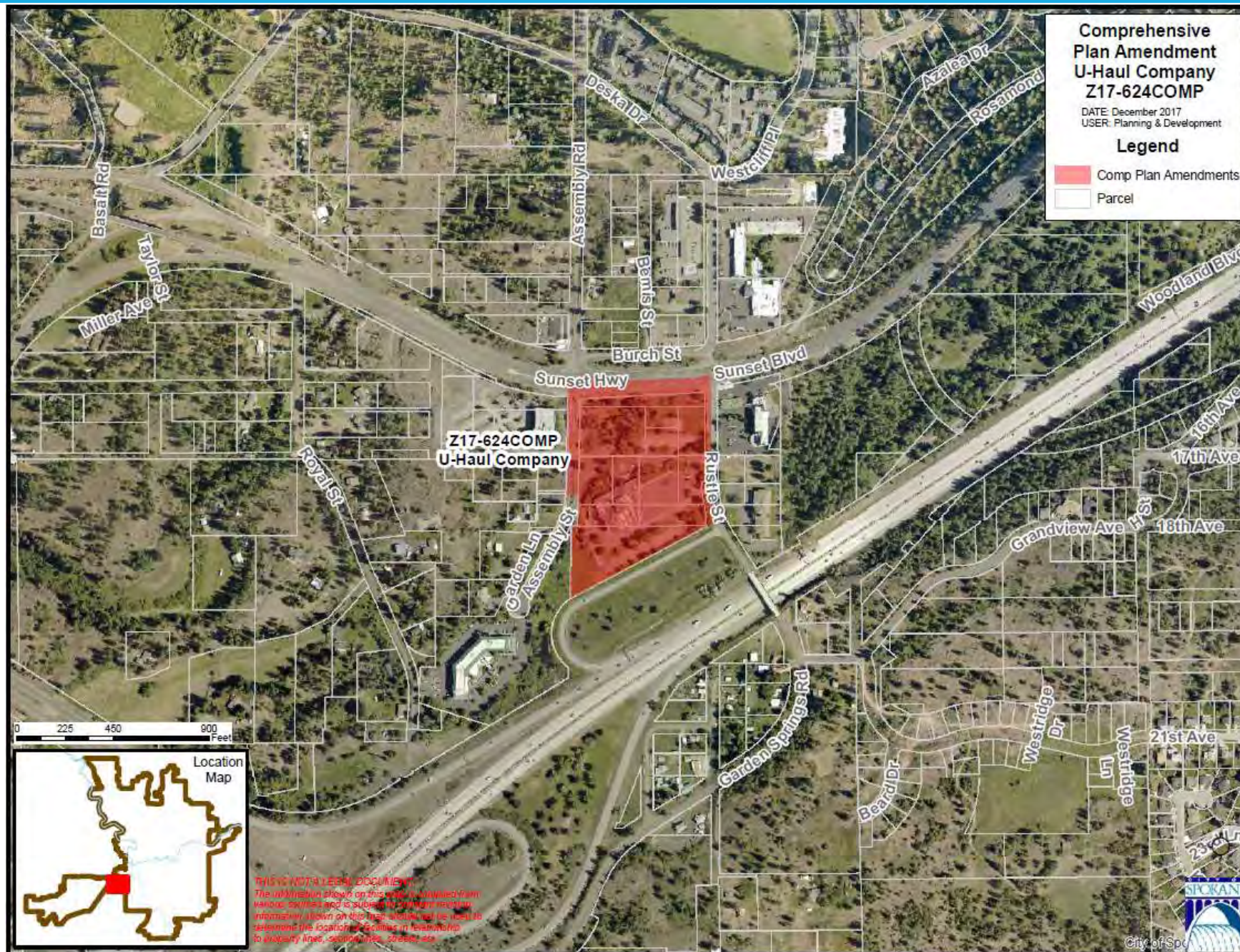
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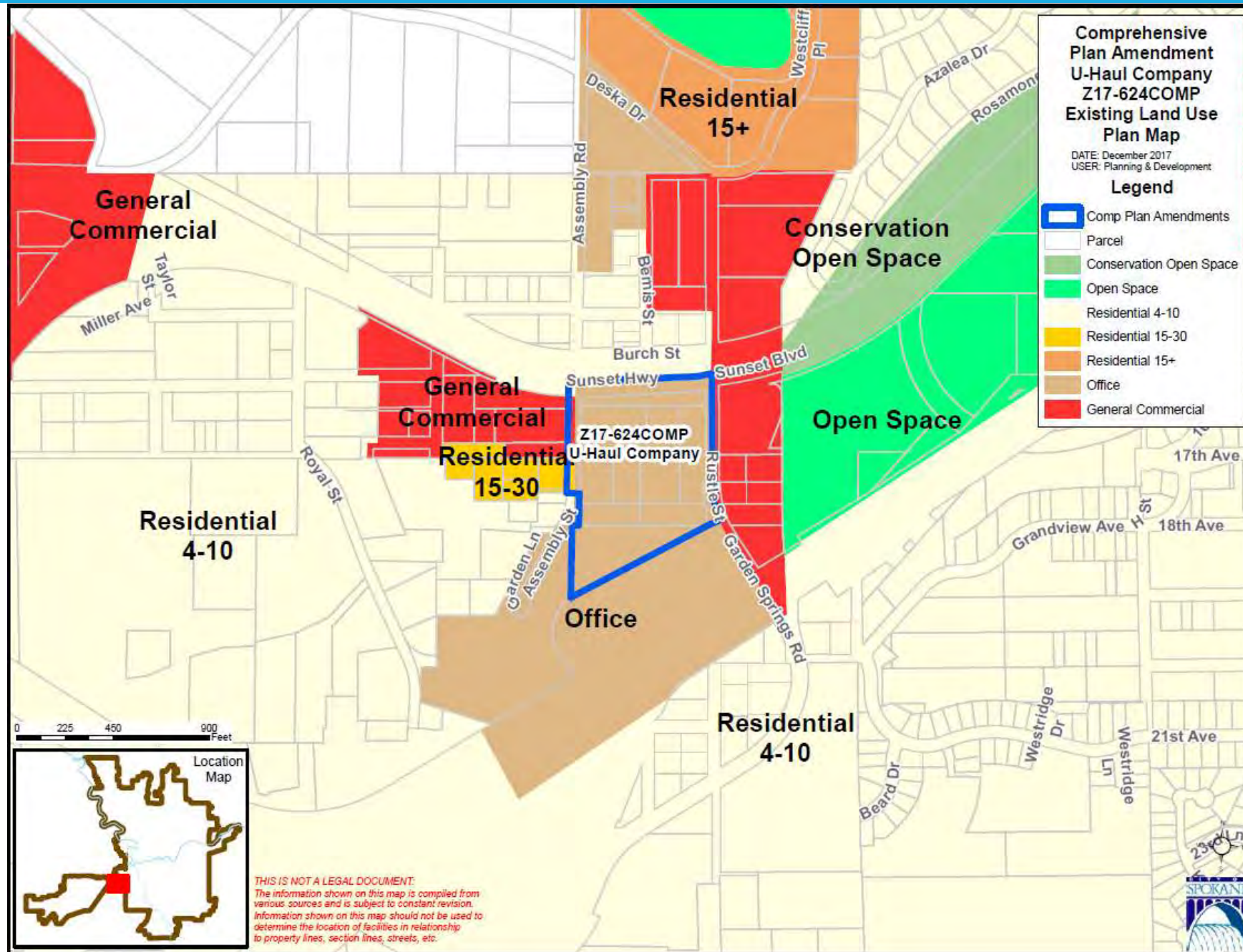
# Z17-624COMP, U Haul

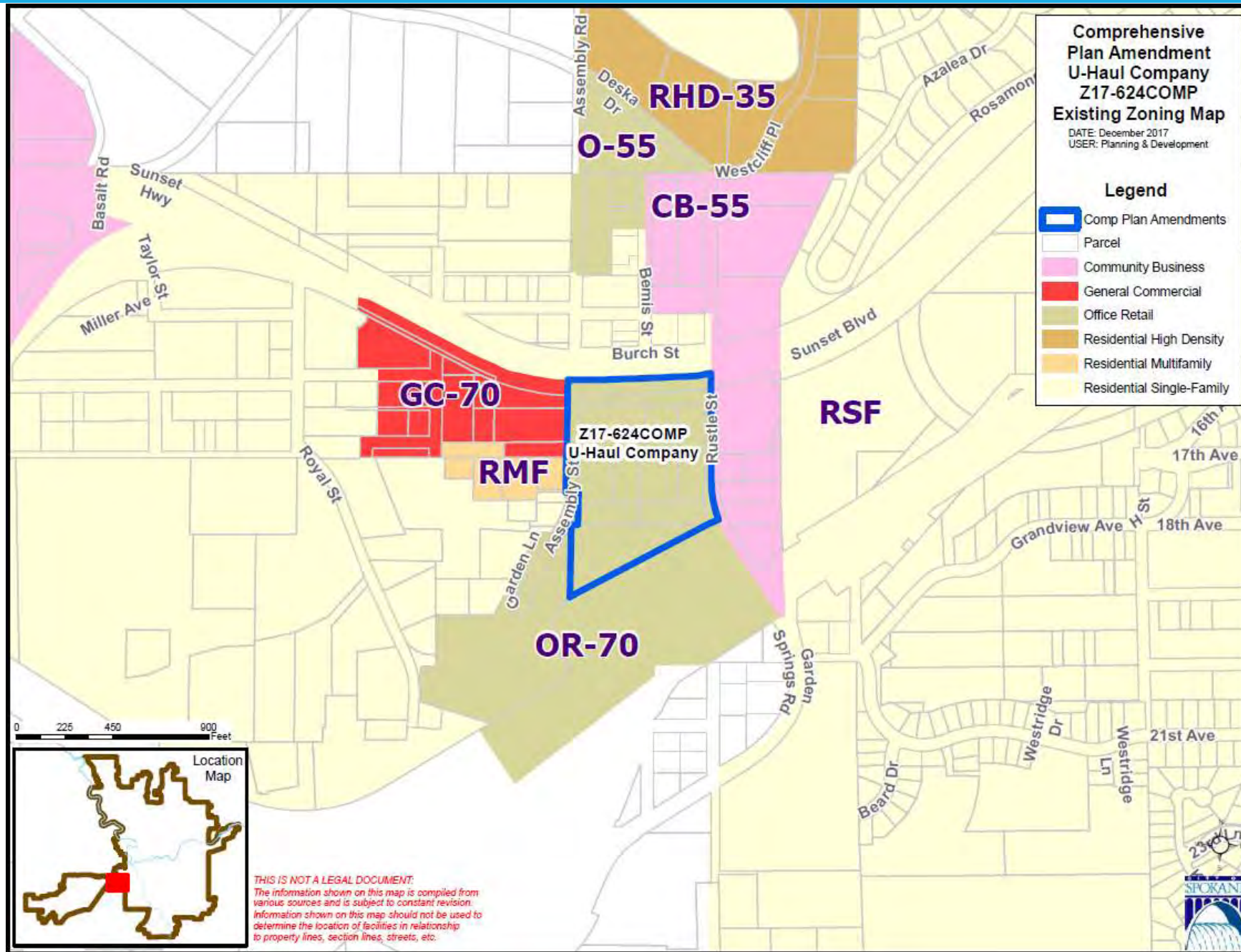
Applicant	U Haul
Representative	Mr. Dwight Hume and Mr. Taudd Hume
General Location	1616 S. Rustle Street, located south of Sunset Highway and west of S. Rustle Street
Requested Change of Land Use Plan Map	Office to Commercial
Requested Zoning Change	O-70 zoning (Office, 70-foot height limit) to GC-70 (General Commercial 70-foot height limit)
Size	10.76 acres
Neighborhood Council Boundary	West Hills



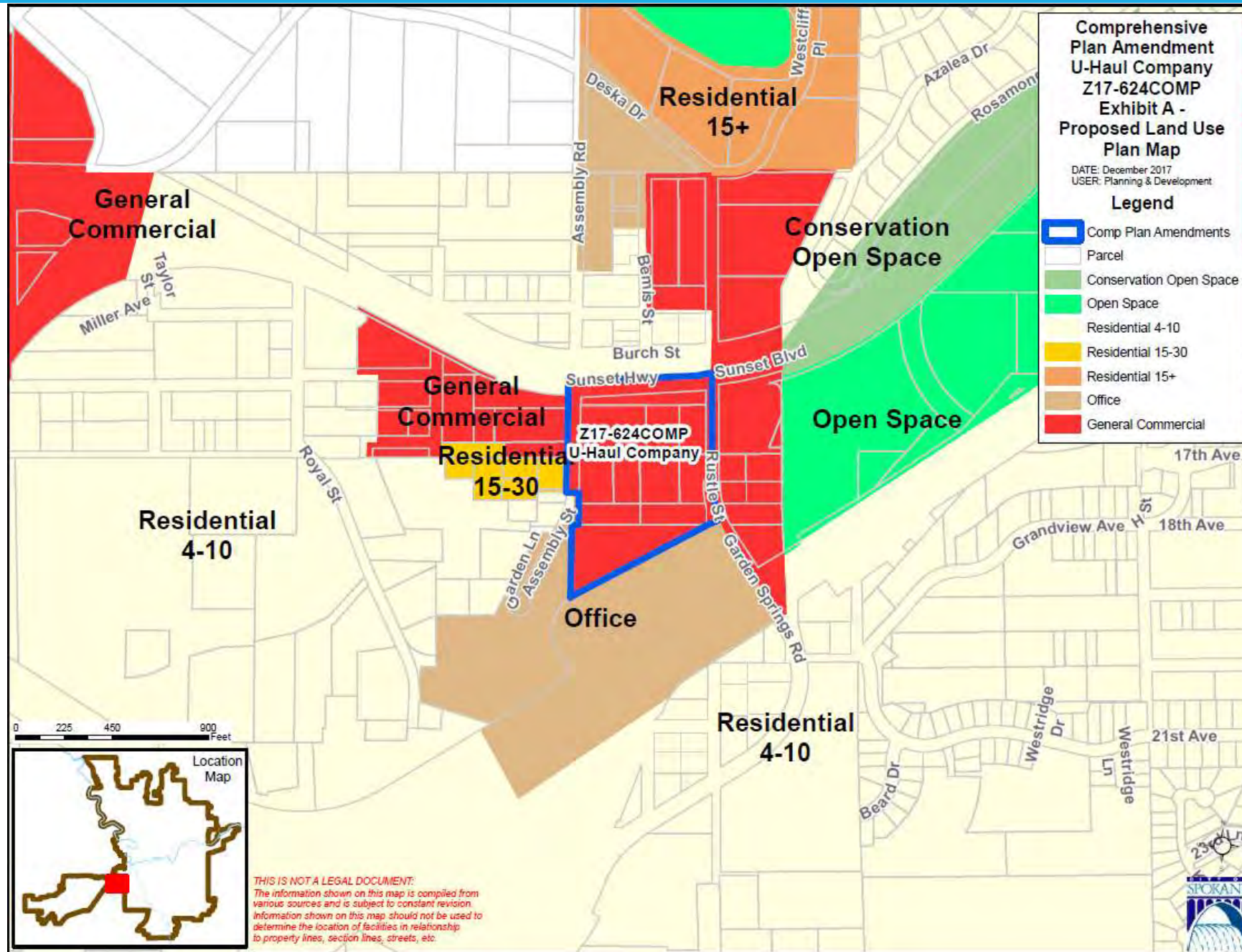


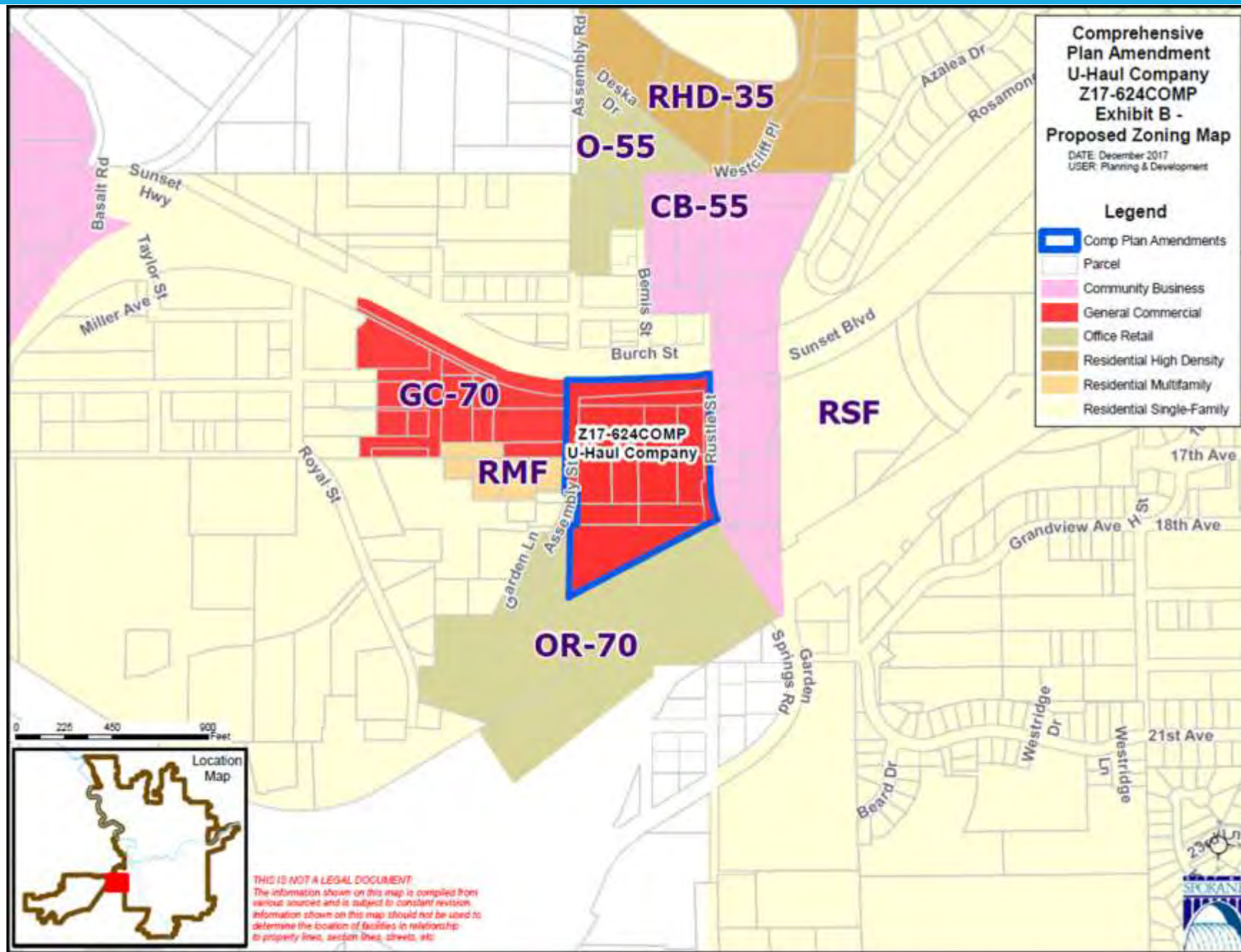














U Haul Rustle St



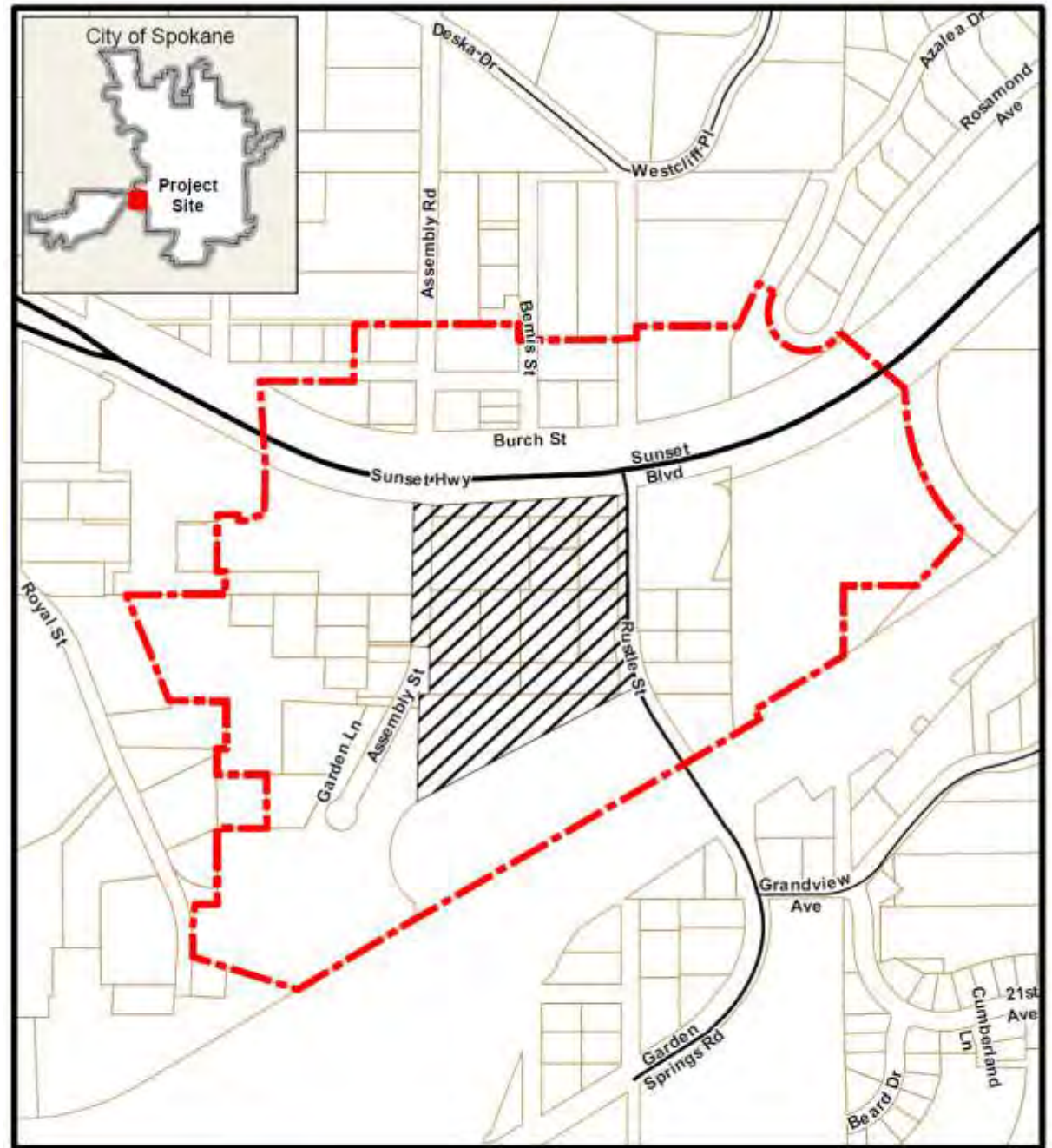


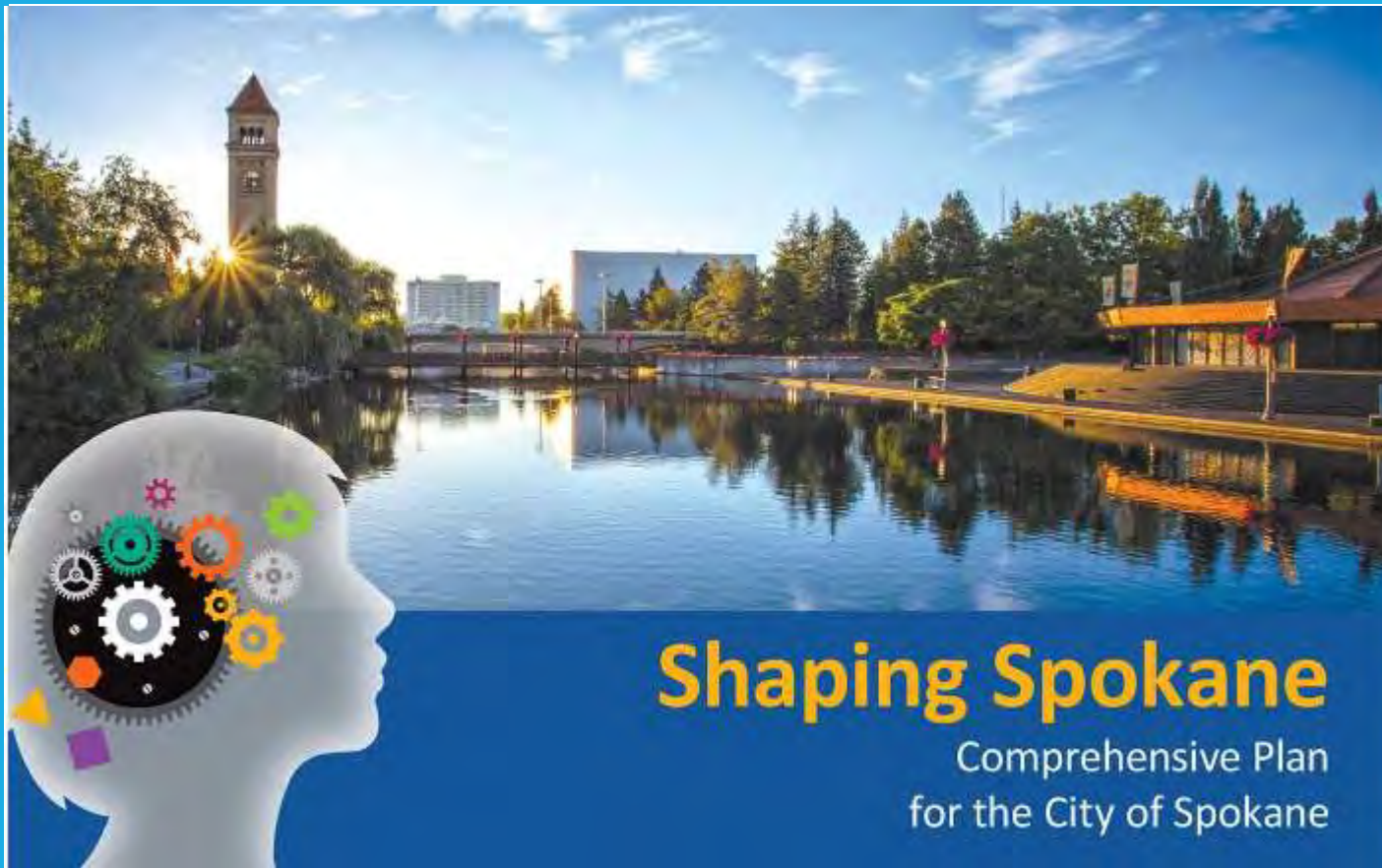
notice of  
application (on  
Sunset Blvd)





# Notification Map





# Applicable Policies





# Comprehensive Plan Policy

## Current LU 1.5, Office Uses

*"Direct new office uses to Centers and Corridors designated on the Land Use Plan Map."*

- "...designations located outside Centers are generally confined to the boundaries of existing Office designations."
- "...office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue."

# Proposed LU 1.8, General Commercial Uses

- *"Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.."*
- "...development in these areas includes freestanding business sites and larger grouped businesses..."
- "Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation."



# Proposed LU 1.8, General Commercial Uses -*Continued*

*"Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.."*

- "...an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation...at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day."

Please see the policy discussion in the Staff report on page 7.

# Current Section 17C.120.100 Office Zone Primary Uses

**Permitted:** Residential, Office, Basic Utilities, Colleges, Community Service, Daycare, Medical Centers, Parks and Open Areas, Religious Institutions, Schools

**Limited:** Group Living (CU), Drive-through Facility, Mobile Food Vending

**Conditional Use:** Commercial Parking, aviation and Surface Passenger Terminals, Essential Public Facilities, Rail Lines and Utility Corridors

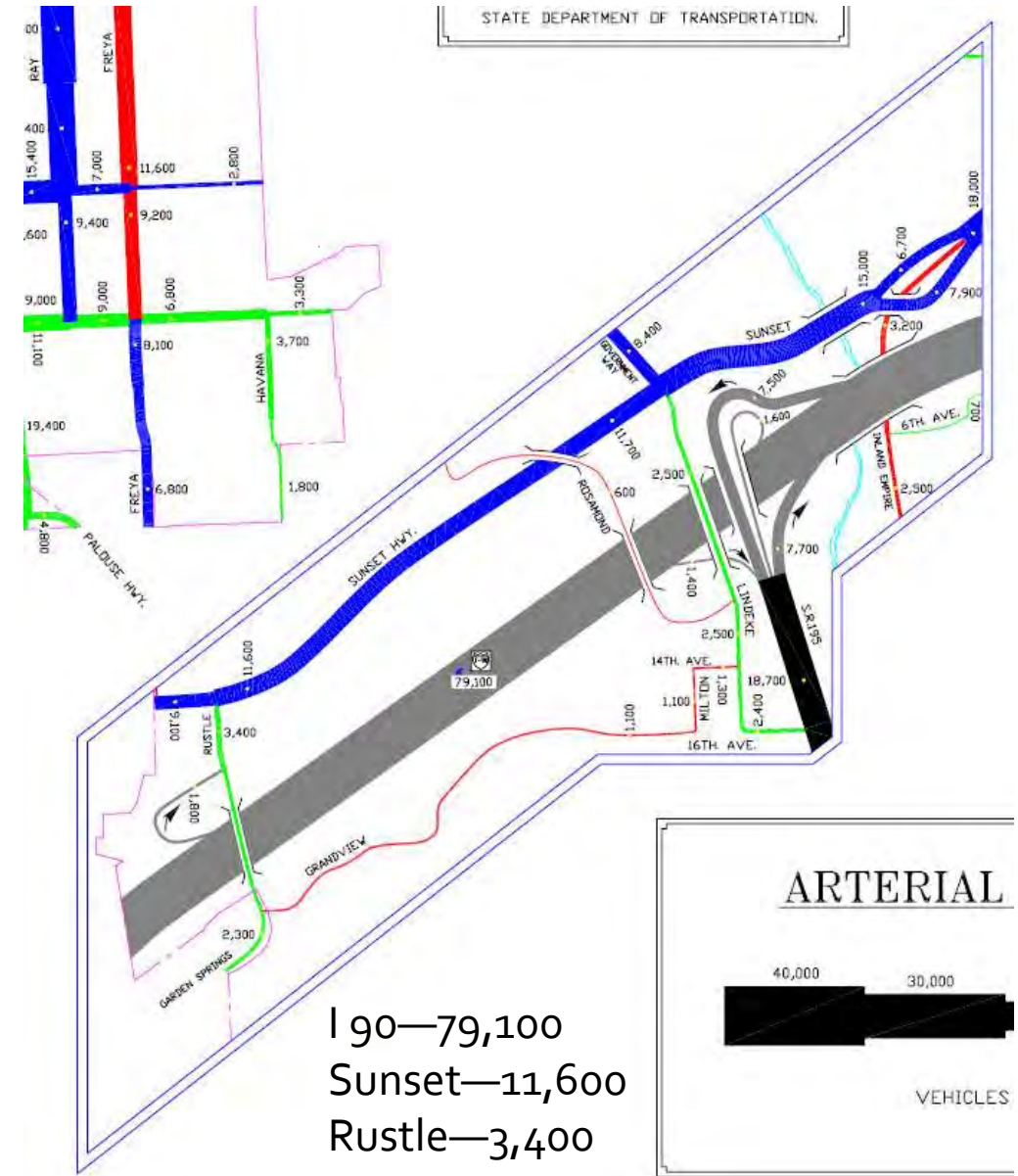
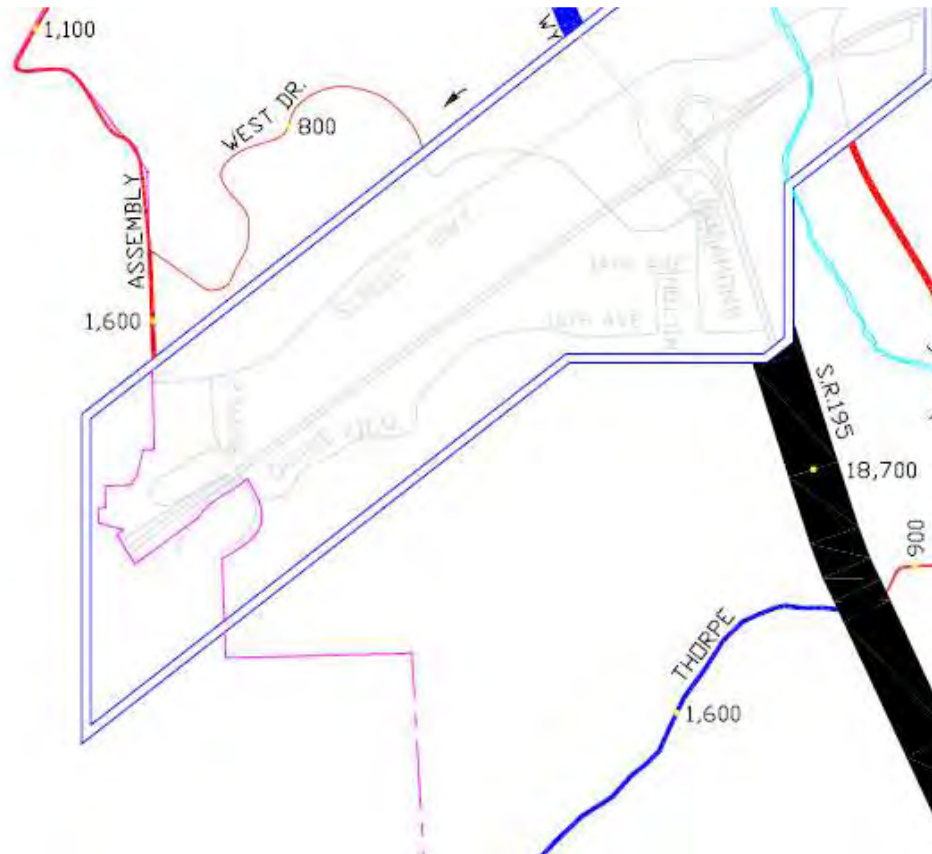
# Proposed Section 17C.120.100 General Commercial Zone Primary Uses

**Permitted:** Residential, Commercial Outdoor Rec, Commercial Parking, Drive-through Facility, Major Event Entertainment, Office, Quick Vehicle Servicing, Retail Sales and Service, Vehicle Repair, Basic Utilities, Colleges, Community Service, Daycare, Medical Centers, Parks and Open Areas, Religious Institutions, Schools

**Limited:** Group Living (CU), Adult Businesses, Mobile Food Vending, Industrial Service (CU), Manufacturing and Production (CU), Warehouse and Freight Movement (CU), Wholesale Sales (CU)

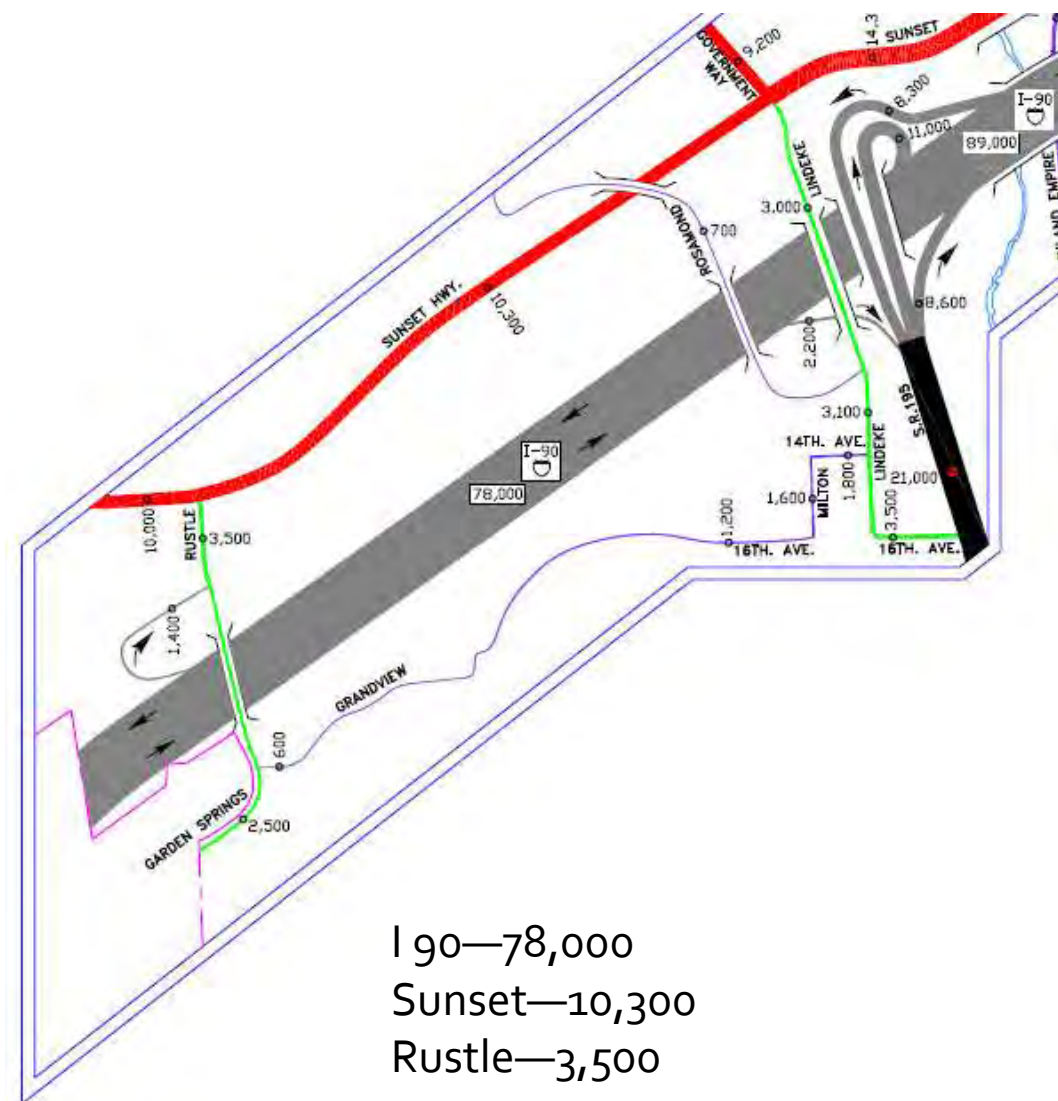
**Conditional Use:** Agriculture, Aviation and Surface Passenger Terminals, Detention Facilities, Essential Public Facilities, Rail Lines and Utility Corridors

# Traffic Flow 2003-2004





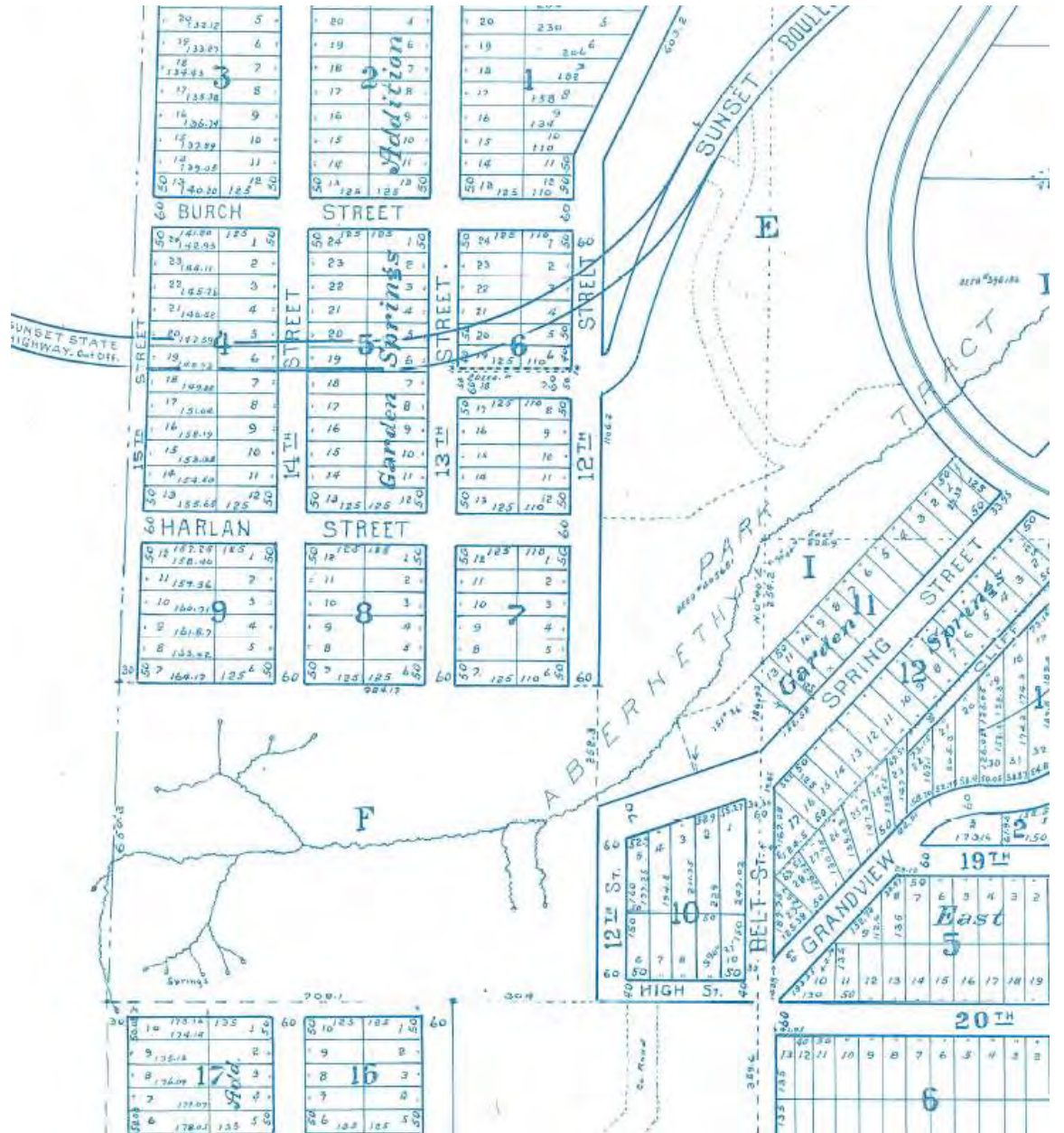
# Traffic Flow 2017 details



190—78,000  
Sunset—10,300  
Rustle—3,500

# Planning History of Block

- This area was annexed into the City of Spokane in 1966.
- Platted as Garden Springs current parcels include portions of blocks 4-9.



# Planning History of Block

- 1975: Zoning map shows the zoning as RI-S.
- 1983: Bank of America requested that the property be rezoned from RS (Residential) to RO-L (Limited Residence Office) ORD C27084.
- 1984: The building was constructed.
- 2003: Bank of America requested an Administrative Zoning Determination of the entire site Z03000065-AD. The determination confirmed the current zoning as RO-L (Limited Residence Office).
- Pre-June 2006 the zoning was Office.
- 2017: BOA sold the property to U Haul

# Public Comment

- None received thus far



# Staff Recommendation

Please see page 12 of the staff report.

“Staff does not offer a specific recommendation on the proposed amendment, pending Plan Commission interpretation of the General Commercial containment policy set forth in LU 1.8...”

# APPLICANT

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# PUBLIC TESTIMONY

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# Clanton Family LLC Z17-621COMP

## 2017/2018 COMPREHENSIVE PLAN AMENDMENTS

Plan Commission Hearing

September 12, 2018

[www.spokanecity.org/projects](http://www.spokanecity.org/projects)

City of Spokane Planning & Development  
Chris Green, AICP, Assistant Planner II  
[cgreen@spokanecity.org](mailto:cgreen@spokanecity.org)





# APPLICATION OVERVIEW

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# Z17-612COMP

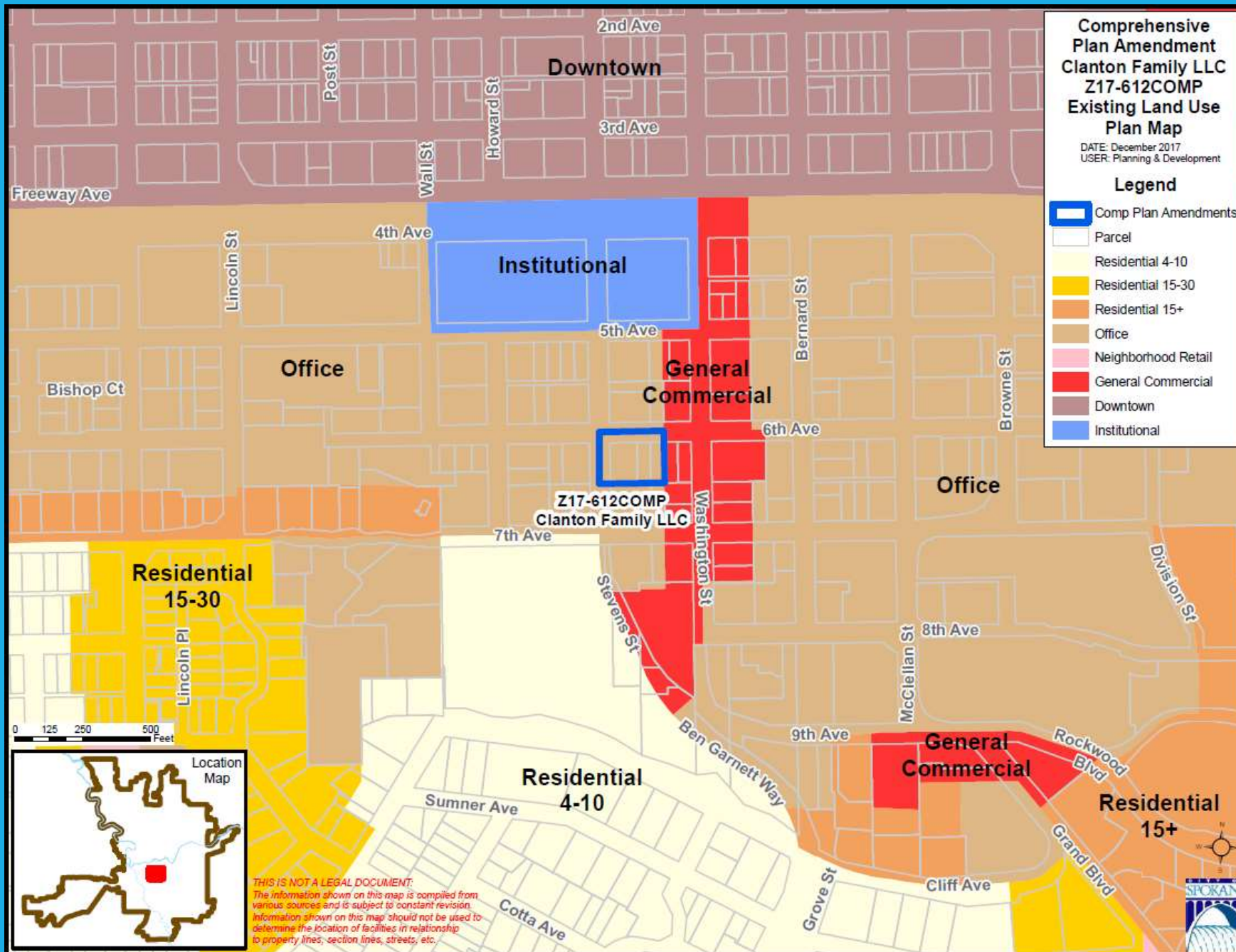
Applicant	Clanton Family LLC
Agent	Dwight Hume, Land Use Solutions and Entitlement
Parcel numbers	35191.5101, .5102 & .5103
General Location	SE corner of W. 6 <sup>th</sup> Avenue & S. Stevens St.
Size of property	0.68 Acres
Current Land Use & Zoning	Office Land Use & OR-150 zoning
Requested Land Use & Zoning	Commercial Land Use, CB-150 zoning
Within Neighborhood Council Boundary	Cliff/Cannon

# Vicinity Map



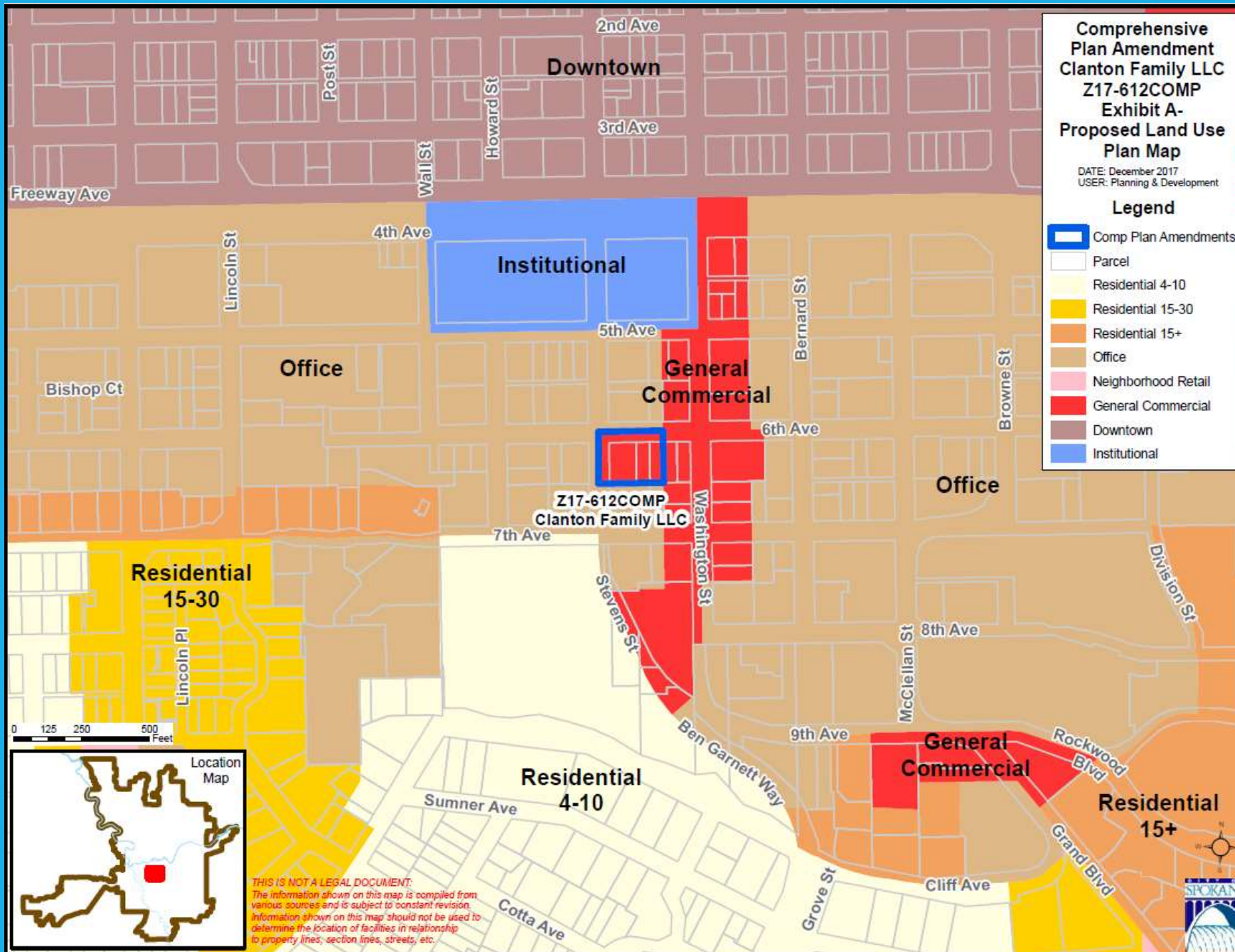


# Existing Land Use

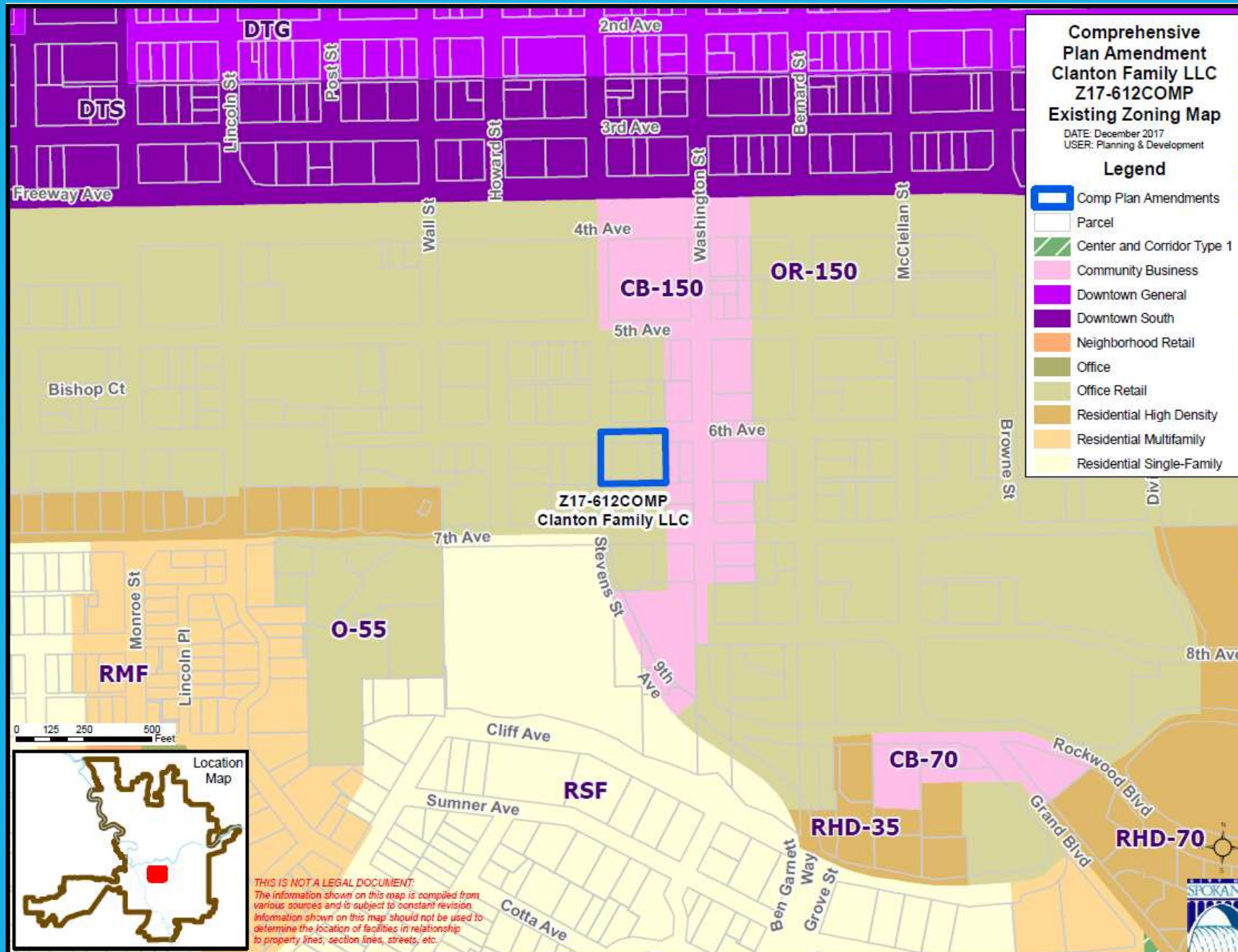




# Proposed Land Use

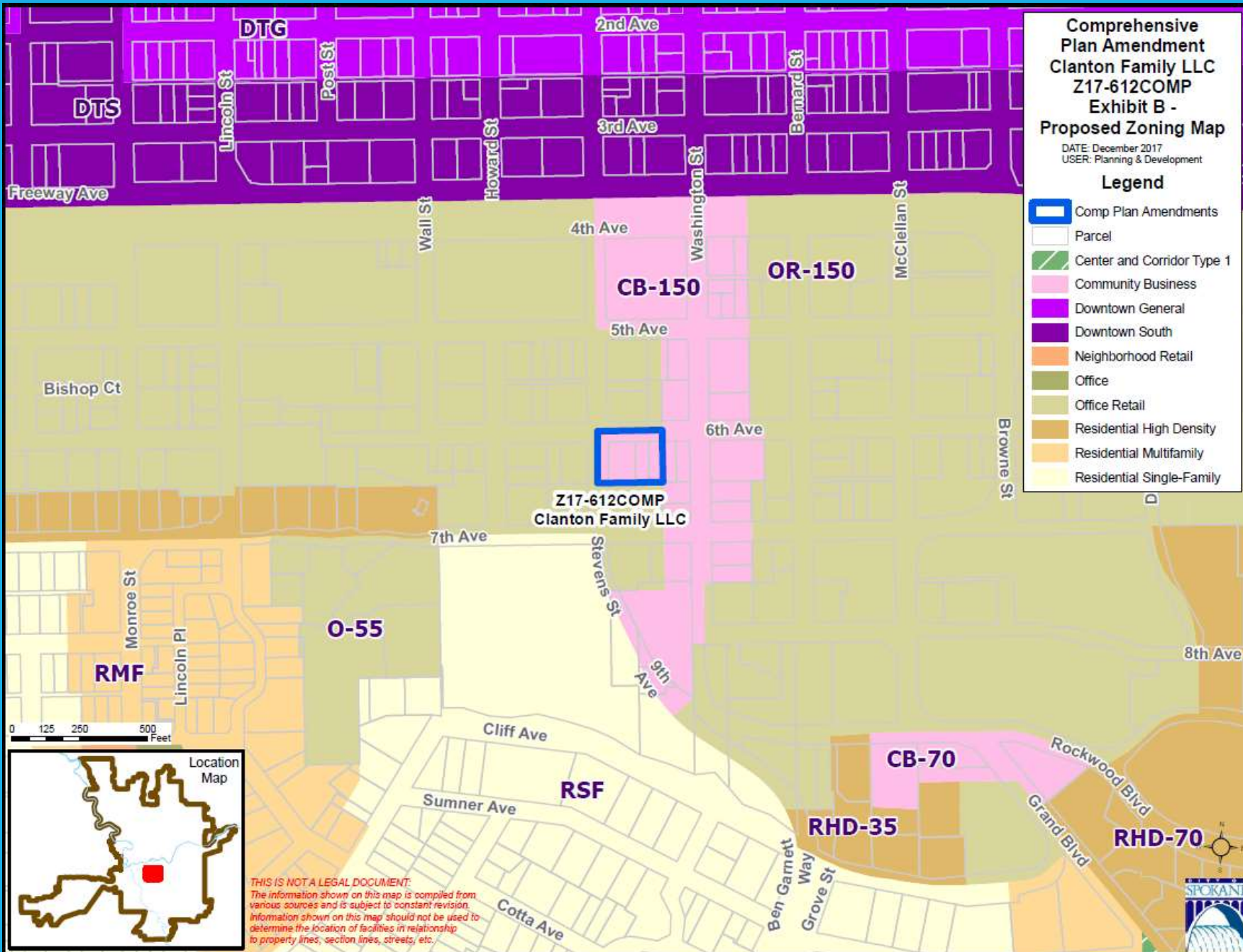


# Existing Zoning





# Proposed Zoning



# Cliff Drive Parkway Height Zone SMC 17C.170.110



**Within the Cliff Drive  
special height district  
no structure may  
exceed:**

- three stories;**
- or**
- the elevation of two  
thousand one  
hundred fifty feet,  
whichever is higher,  
exclusive of any  
antenna, chimney or  
flagpole**



# Arterial Street Designations



- S. Stevens Street is a Principal Arterial at this location
- S. Washington Street is a Principal Arterial at this location
- W. 6<sup>th</sup> Ave is a local street
- Signals @ 6<sup>th</sup> & Steven
- Signal @ 6<sup>th</sup> & Washington

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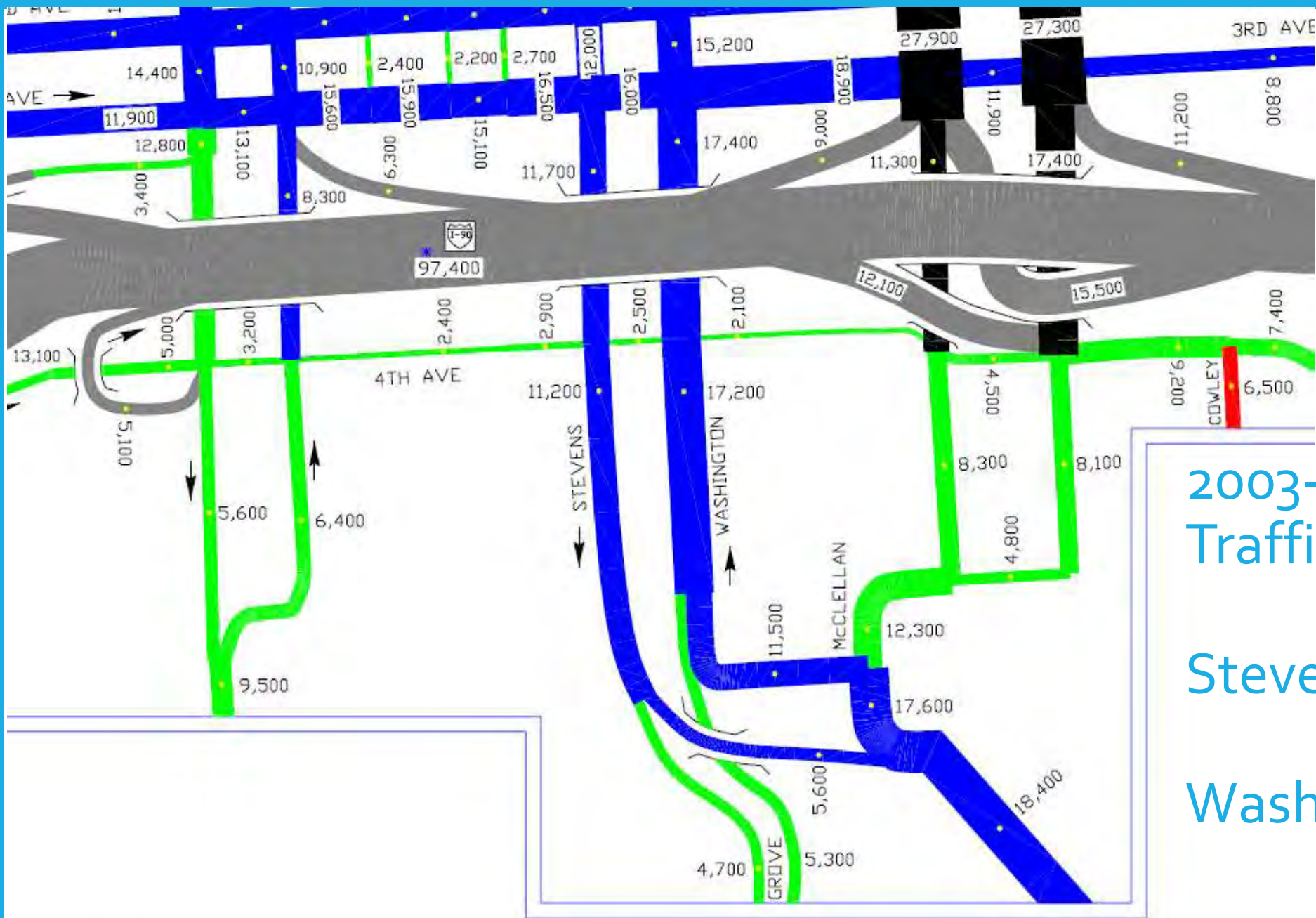


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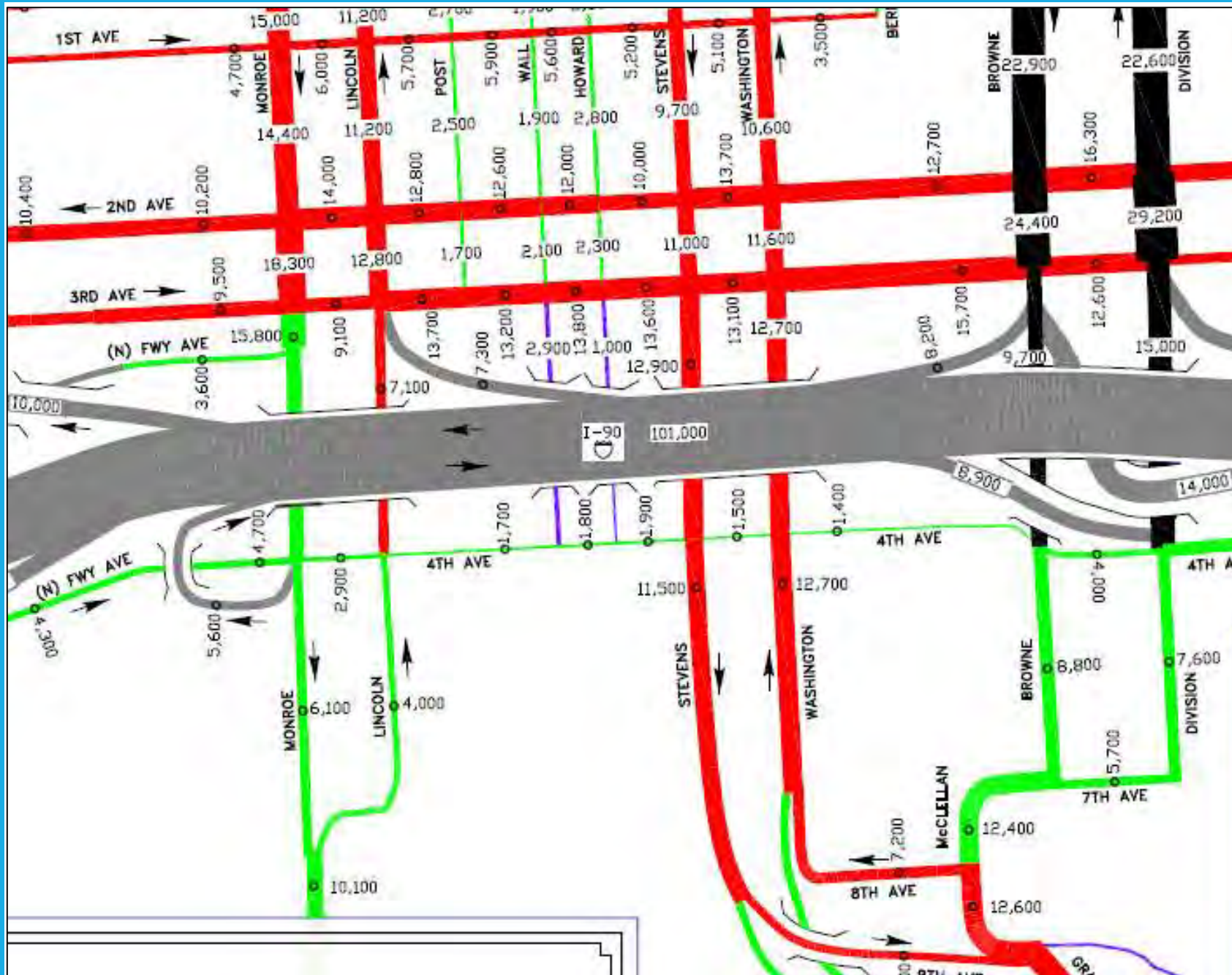


## 2003-2004 Traffic Flow Map

Stevens: 11,200

Washington: 17,200





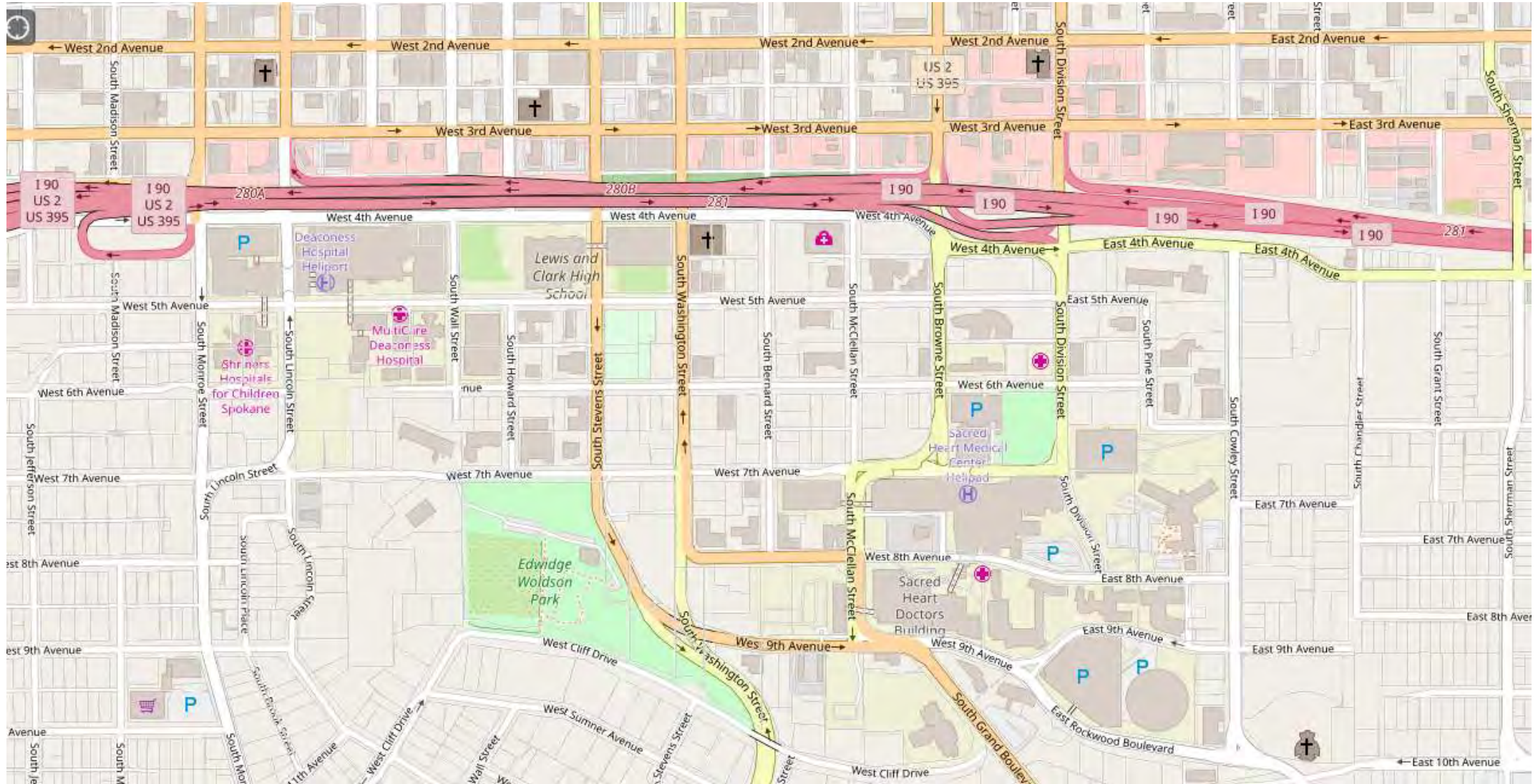
## 2017 Traffic Flow Map

Stevens: 11,500

Washington: 12,700

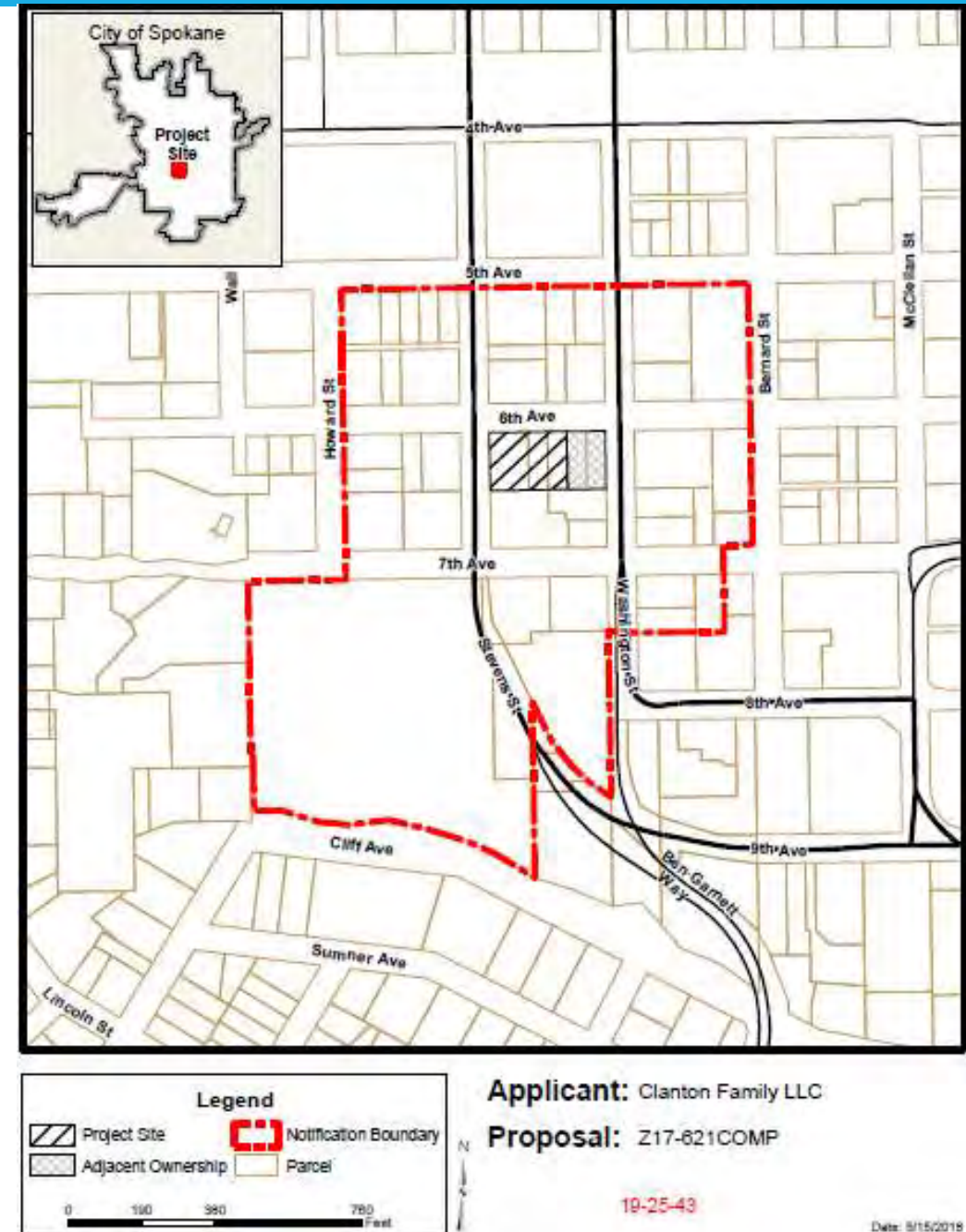


# Open Street Map – shows Medical & School Adjacent



# Notification Map

- Notification provided to property owners, taxpayers, and residents within 400-feet.
- PC Hearing Notice was mailed.
- Adjacent ownership noted.









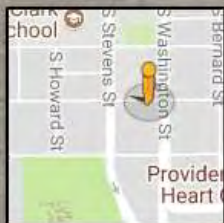




422 W 6th Ave  
Spokane, Washington

Google, Inc.

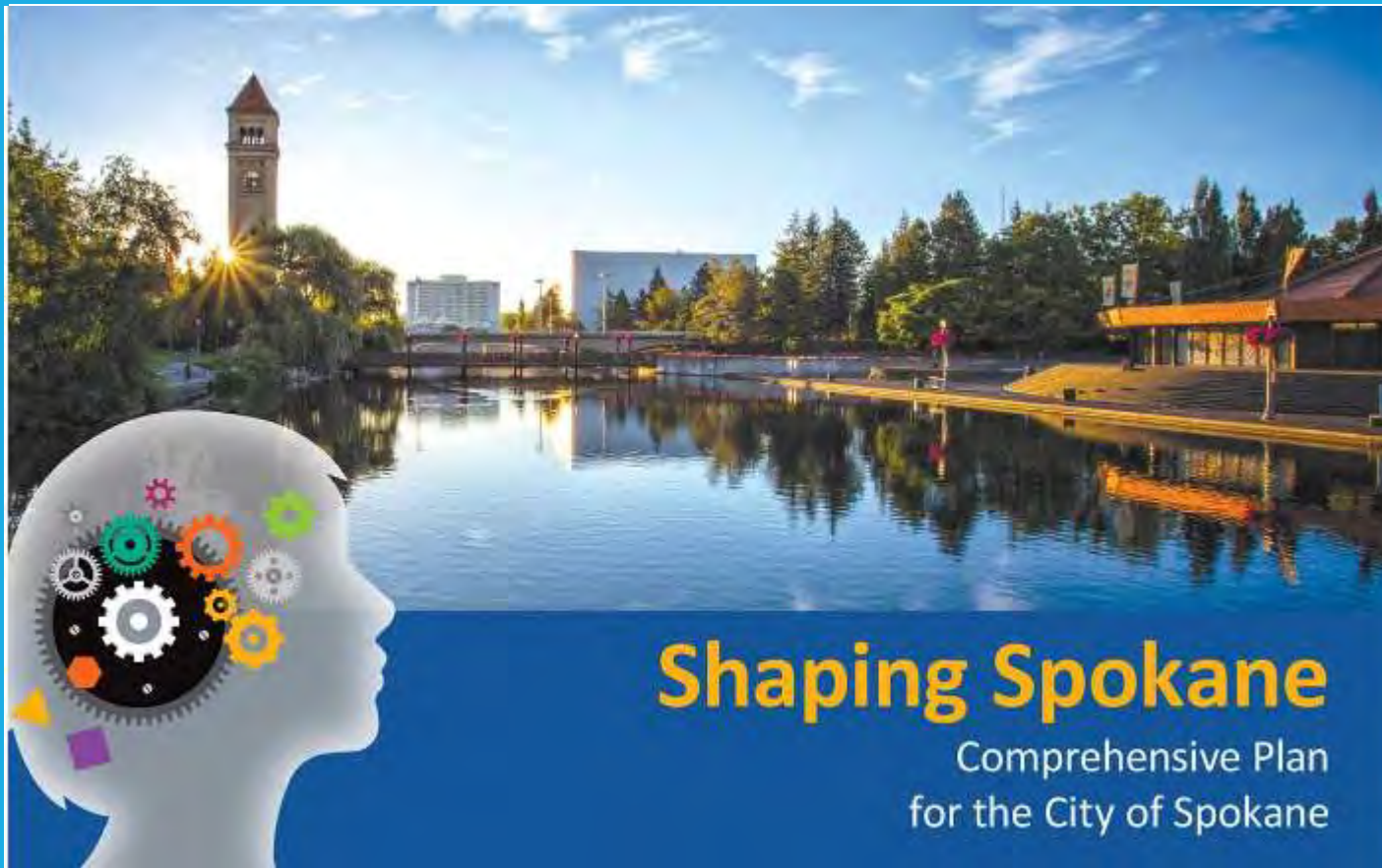
Street View - Jul 2017



Google







# Applicable Policies



# Comprehensive Plan Policy

## Current LU 1.5, Office Uses

*"Direct new office uses to Centers and Corridors designated on the Land Use Plan Map."*

- "...designations located outside Centers are generally confined to the boundaries of existing Office designations."
- "...office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue."

# Current LU 1.5, Office Uses - *continued*

*"Direct new office uses to Centers and Corridors designated on the Land Use Plan Map."*

- "Drive-through facilities associated with offices such as drive-through banks should be allowed only along a principal arterial street..."
- "Ingress and egress for office use should be from the arterial street."



# Current Section 17C.120.100 Office Zone Primary Uses

**Permitted:** Residential, Office, Basic Utilities, Colleges, Community Service, Daycare, Medical Centers, Parks and Open Areas, Religious Institutions, Schools

**Limited:** Group Living (CU), Drive-through Facility, Mobile Food Vending

**Conditional Use:** Commercial Parking, aviation and Surface Passenger Terminals, Essential Public Facilities, Rail Lines and Utility Corridors

# Proposed LU 1.8, General Commercial Uses

- *"Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.."*
- "...development in these areas includes freestanding business sites and larger grouped businesses..."
- "Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation."

# Proposed LU 1.8, General Commercial Uses -*Continued*

*"Direct new office uses to Centers and Corridors designated on the Land Use Plan Map."*

- "...an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation...at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day."

Staff Report Discussion on this – Staff Report pages 12-16



# Proposed Section 17C.120.100 Community Business Zone Primary Uses

**Permitted:** Residential, Commercial Outdoor Rec, Commercial Parking, Drive-through Facility, Major Event Entertainment, Office, Quick Vehicle Servicing, Retail Sales and Service, Vehicle Repair, Basic Utilities, Colleges, Community Service, Daycare, Medical Centers, Parks and Open Areas, Religious Institutions, Schools

**Limited:** Group Living (CU), Adult Businesses, Mobile Food Vending, Industrial Service (CU), Manufacturing and Production (CU), Warehouse and Freight Movement (CU), Wholesale Sales (CU)

**Conditional Use:** Agriculture, Aviation and Surface Passenger Terminals, Detention Facilities, Essential Public Facilities, Rail Lines and Utility Corridors

# Public Comment

- No Public Comment has been received regarding this application.

# Staff Recommendation

Please see page 16 of the staff report.

“Staff believes that the application is consistent with many of the relevant review criteria, and that the Plan Commission’s recommendation will be contingent upon its interpretation of the exemption in LU 1.8 and the competing policies in LU 1.9 which staff believes are intended to protect the economic strength of downtown Spokane, the City’s most vital center.”



# APPLICANT PRESENTATION

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# PUBLIC TESTIMONY

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# Plan Commission Public Hearing 2017/2018 Proposed Annual Amendments to the City's Comprehensive Plan

2017/2018 COMPREHENSIVE PLAN AMENDMENTS

Sept 12, 2018

[www.spokanecity.org/projects](http://www.spokanecity.org/projects)

City of Spokane Planning Services

